

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

March 30, 2011

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Harrison called the meeting to order at 2:00 p..m.

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Geno Grubbs
- Mark Grant
- John Laida
- George Marks
- Kim McMillan
- Robert Nichols
- Bryce Powers

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Audrea M. Harris, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan/Jeff Bryant, City Street Department
- Les Crocker/Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire D
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 2/23/2011

Mr. Harrison asked for a motion for approval of the minutes. Ms. Larson moved to approve the minutes. The motion was seconded by Mr. Nichols and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 3 - 2011 APPLICANT(S): Jerry L. Shelley /  
Lottie B. Shelley

REQUEST: C-5 Single-Family Residential District &  
R-1 Single-Family Residential District  
to R-4 Multiple-Family Residential District

LOCATION: 965 feet +/- east of the centerline intersection of Tiny Town Road and Trenton Road and 200 feet +/- west  
of the centerline intersection of Glenhurst Way and Meadow Knoll Lane.

TAX MAP(S): 017 PARCEL(S): 004.00 ACREAGE: 5.6 +/- CIVIL DISTRICT(S): 2

REASON FOR REQUEST: Only one driveway into the property.

The applicant requested deferral for 30 days.

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CASE NUMBER ZO - 1 - 2011 APPLICANT(S): City Of Clarksville

REQUEST: Amend  
Sign  
District  
to

LOCATION:

TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):

REASON FOR REQUEST:

Mr. Riggins read the case and asked for approval of the Amendments. (see attached)

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Ms. Larson and  
carried unanimously.

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**IV. SUBDIVISIONS:**

CASE NUMBER: S - 98A - 2006      APPLICANT: Bill Mace  
REQUEST: Preliminary Plat Extension Approval of AUTUMN CREEK, SECTION 3  
LOCATION: North of E. Boy Scout Road and west of Needmore Road  
MAP: 018 PARCEL(S): 022.00 (portion)    ACREAGE: 13.51  
# OF LOTS: 41    CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:

NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: March 30, 2013

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CASE NUMBER: S - 57 - 2010      APPLICANT: GC Land Development  
REQUEST: Final Plat Approval of BOYER FARMS SECTION 1  
LOCATION: West of Dunlop Lane & South of Charles Bell Road  
MAP: 34 PARCEL(S): 50.14, 50.16    ACREAGE: 28.88  
# OF LOTS: 28    CIVIL DISTRICT(S): 1st  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 63 - 2010      APPLICANT: J & N Enterprises, Inc.  
REQUEST: Final Plat Approval of TRACY LANE ESTATES  
LOCATION: South of 101st West of Pea Ridge Road & East of Whitfield Road  
MAP: 041 PARCEL(S): 042.01    ACREAGE: 16.75  
# OF LOTS: 42    CIVIL DISTRICT(S): 6th  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 4 - 2011      APPLICANT: Eddie Burchett  
REQUEST: Final/preliminary Plat Approval of EDDIE BURCHETT PROPERTY, TRENTON ROAD, LOT 1  
LOCATION: North of 101st Parkway, south of Needmore Road, east of and adjacent to Trenton Road  
MAP: 041 PARCEL(S): 013.00    ACREAGE: 7.05  
# OF LOTS: 1    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 5 - 2011      APPLICANT: McClardy Partnership  
REQUEST: Final Plat Approval of MCCLARDY MANOR SECTION F  
LOCATION: North of McClardy Road and south of Gunpoint Dr.  
MAP: 031 PARCEL(S): 34.02    ACREAGE: 23.14  
# OF LOTS: 61    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

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CASE NUMBER: S - 6 - 2011      APPLICANT: Fentress Bryant  
REQUEST: Replat Approval of REPLAT OF GREENBRIAR LOTS 18-21  
LOCATION: East of Trenton Road at the end of Hendricks Court  
MAP: 017B PARCEL(S): C 064.00 065.00 066.00    ACREAGE: .704  
# OF LOTS: 4    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Final Replat Approval.

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CASE NUMBER: MP - 100 - 2010      APPLICANT: Burchett properties  
REQUEST: Minor Plat Approval of NEW SOUTH SUBDIVISION LOT 1  
LOCATION: West of I-24, south of State Route 76, west of New South Drive  
MAP: 063P PARCEL(S): C 012.00 & 013.00    ACREAGE: 1.93  
# OF LOTS: 1    CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 3 - 2011      APPLICANT: Bernard and judy Kaczmarek  
REQUEST: Replat Approval of REPLAT OF CUMBERLAND HEIGHTS SECTION  
B LOTS 40 & 41  
LOCATION: Near the intersection of Hardwood and Hilltop  
MAP: 067E PARCEL(S): B 010.00    ACREAGE: 1.35  
# OF LOTS: 1    CIVIL DISTRICT(S): 13  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 6 - 2011      APPLICANT: Clarksville Foundry  
REQUEST: Minor Plat/replat Approval of FINAL PLAT OF THE CLARKSVILLE FOUNDRY  
PROPERTY LOT 1 AND A REPLAT OF LOTS 1 &  
LOCATION: Located at 1140 Red River Street  
MAP: 066D PARCEL(S): A 008.00    ACREAGE: 2.89  
# OF LOTS: 1    CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 7 - 2011 APPLICANT: Arthur Reynolds  
REQUEST: Replat Approval of REPLAT OF CAMELOT HILLS LOTS 45 AND 46  
LOCATION: Near the intersection of Arthurs Court and Camelot Drive  
MAP: 031L PARCEL(S): F 051.00 & 052.00 ACREAGE: .94  
# OF LOTS: 2 CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 8 - 2011 APPLICANT: Marilyn Cherry  
REQUEST: Replat Approval of REPLAT OF SOMERSET SECTION 2, LOT 65  
LOCATION: At the terminus of Fairfax Drive  
MAP: 040P PARCEL(S): J 016.00 ACREAGE: .21  
# OF LOTS: 1 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 10 - 2011 APPLICANT: Wade H. Morgan  
REQUEST: Replat Approval of REPLAT OF LONE OAKS SECTION 4A LOT 24  
LOCATION: South of Highway 13, east of Highway 48, east of and adjacent to Station Road  
MAP: 0132P PARCEL(S): A 018.00 ACREAGE: 1.85  
# OF LOTS: 1 CIVIL DISTRICT(S): 22  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 12 - 2011 APPLICANT: George Watson  
REQUEST: Minor Plat Approval of GEORGE WATSON PROPERTY ROBB AVENUE  
LOT 1  
LOCATION: South of Kraft Street, north of College Street, west of and adjacent to Robb Avenue  
MAP: 055O PARCEL(S): D017.00, 018.00 and 044.00 ACREAGE: .54  
# OF LOTS: 1 CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTION: Mr. Harrison stated that these cases are heard on a consent agenda and if anyone wanted to have a case heard separately to let him know at this time.

Mr. Parker read the cases and asked for endorsement of cases MP-100-2010, MP-3-2011, MP-6-2011, MP-7-2011, MP-8-2011, MP-10-2011 and MP-12-2011.

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

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**V. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR -6 -2011 APPLICANT: MOUNT HERMAN SOUTHERN BAPTIST

Agent: Ronald Fielder

DEVELOPMENT: MOUNT HERMAN SOUTHERN BAPTIST CHURCH

PROPOSED USE: SUNDAY SCHOOL ADDITION

LOCATION: 2204 JARRELL RIDGE ROAD

MAP: 126,053.00 ACREAGE: 1.60

CIVIL DIST.: 14

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all grading and drainage plans by the County Building and Codes Department.
  2. Approval from the Division of Groundwater Protection.
  3. Minor Plat completed.

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CASE NUMBER: SR -7 -2011 APPLICANT: CLARKSVILLE FOUNDRY, INC.

Agent: J. Chris Fielder

DEVELOPMENT: THE FOUNDRY WAREHOUSE

PROPOSED USE: WAREHOUSE ADDITION

LOCATION: 1140 RED RIVER STREET  
(695 RED RIVER STREET NEW BLDG)

MAP: 066-D-A-06.07, 08.00 ACREAGE: 2.89

CIVIL DIST.: 12

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all grading, drainage and water quality plans by the City Street Department.

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CASE NUMBER: SR -8 -2011 APPLICANT: TURNER AND REALTY, INC.

Agent: J. Chris Fielder

DEVELOPMENT: DOLLAR GENERAL

PROPOSED USE: RETAIL STORE

LOCATION: 1479 TINY TOWN ROAD

MAP: 018,00.203 ACREAGE: 1.92

CIVIL DIST.: 3

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include as-builts.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval of a landscape plan.

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**V. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: AB -2 -2011 APPLICANT: JAMES R. PROCTOR

DEVELOPMENT: PROCTOR ABANDONMENT

PROPOSED USE: ABANDONMENT

LOCATION: NORTH OF CROSSLAND AVENUE AND SOUTH OF MADISON STREET

MAP: SOUTH OF 65-P-J 12-17;NORTH OF ACREAGE: 0.834

CIVIL DIST.: 12

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

**CONDITIONS:** Retention of an easement for storm water and surface drainage, and for public utilities.

Ms. Russell read the case and gave the staff recommendation.

Mr. Proctor, applicant, asked that the unimproved alley be abandoned.

Ms. Renee Abbott, adjacent property owner, stated that she wants the city to keep property or divide it equally between properties. Her preference was for the city to keep it so that it could provide for a wider buffer along Mr. Proctor's property.

There being no more discussion, Mr. Grant moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

PLANNING COMMISSION ACTIONS: Mr. Harrison explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. See AB-2-2011.

Ms. Russell read the cases and gave the staff recommendations.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Laida and carried unanimously.

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**VI. PLANNING DIRECTOR'S REPORT:**

A. BUDGET REPORT: Mr. Riggins stated that the monthly budget report was included in the commissioner's packets and asked for their approval. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Laida and carried unanimously.

B. BUDGET, FISCAL YEAR 2011-12: Mr. Riggins stated that he was asking for the Planning Commissioners endorsement to send the proposed FY 2011-12 budget to city and county for their approval. He explained the major points of the budget. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

**VII. ADJOURNMENT:**

The meeting was adjourned at 2:25 p.m.

**ATTEST:**

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**MICHAEL HARRISON, CHAIR**