

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

April 28, 2010

DRAFT

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Gary Norris, Chairman
- Mabel Larson, Vice Chairman
- Joe Creek
- Geno Grubbs
- Mark Grant
- Mike Harrison
- John Laida
- George Marks
- Ricky Thomas

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 Cowen, City Street Department
- Les Crocker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 3/24/2010

Mr. Norris asked for a motion for approval of the minutes. Mr. Marks moved to approve the minutes. The motion was seconded by Mr. Laida and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 3 - 2009 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment - Relative to eminent domain, billboard replacement

to

LOCATION:

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

REASON FOR REQUEST:

Mr. Riggins read the request and gave the staff recommendation for disapproval. Mr. Riggins stated that this case was deferred from last month's meeting and since then he has met with the city attorney and had the wording changed to only apply to allow for replacement of billboards for eminent domain or city initiative. He stated that he had both versions of the amendment to review. The expanded version is what is on the agenda today, but both versions can be voted on.

Mr. Grant stated that he would make a motion to discuss the second version of the amendment to be presented to City Council. Mr. Harrison made a motion for discussion. The motion was seconded by Mr. Grubbs and carried unanimously.

Mr. Grant then made a motion to amend the resolution to apply only the eminent domain. The motion was seconded by Mr. Harrison and carried.

CASE NUMBER Z - 10 - 2010 APPLICANT(S): Pat Suiter

Agent: Vernon Weakley

REQUEST: AG Agricultural District' to R-2 Single Family Residential District

LOCATION: Property located NW of the Intersection of Tylertown Rd & Suiter Rd. Fronting on the West Side of Suiter Rd. for a distance of 3,450 +/-feet. Bordered by Tylertown Subdivision on the West & the TN/KY

TAX MAP(S): 009 PARCEL(S): 001.00 (portion) ACREAGE: 98 +/- CIVIL DISTRICT(S): 2

REASON FOR REQUEST: To develop an upscale subdivision with sidewalks, street lights (decorative), uniform mailboxes and other amenities.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The property has a full compliment of services available. There is other R-2 zoning in the general area with R-1 immediately adjacent. The Lane Use Opinion Map shows the property as recommended for single family residential. Existing street stubs from single family subdivision provide connectivity.

Mr. Vernon Weakley, agent, stated that he was present to answer any questions.

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

CASE NUMBER CZ - 6 - 2010 APPLICANT(S): Cheryl Cline

REQUEST: C-2 General Commercial District to C-1 Neighborhood Commercial District

LOCATION: Property Located at the Southeast corner of the intersection of State Hwy 149 & Palmyra Road.

TAX MAP(S): 115 PARCEL(S): 011.02 ACREAGE: 2.5 CIVIL DISTRICT(S): 19

REASON FOR REQUEST: Wanting to upgrade store and bring in fried chicken, livers and gizzards.

Mr. Spainhoward read the request and gave the staff recommendation for approval. Approval of this request will allow for the property owner to continue to operate as they are presently with an attached residence provided Board of Zoning Appeals approval is granted. Approval of the request would limit or narrow the range of retail services and uses that would be more suitable for this area.

Cheryl Cline, applicant, stated that she is present to answer any questions.

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

III. CITY & COUNTY ZONING CASES (CONT.):

CASE NUMBER CZ - 7 - 2010 APPLICANT(S): Earleen Smith
Agent: Bob Tidwell

REQUEST: AG Agricultural District
to R-1 Single Family Residential District

LOCATION: Located 1.160 +/- feet North of the intersection of Durham Road & Memory Lane fronting on the east side of Durham Road 430 +/- feet.

TAX MAP(S): 083 PARCEL(S): 056.01 ACREAGE: 20.33 CIVIL DISTRICT(S): 5

REASON FOR REQUEST: To conform with other properties around it.

Mr. Spainhoward read the request and gave the staff recommendation for approval. This would be an extension of R-1 zoning to the east. Adequate infrastructure is in place to support the development. Lane Use Opinion Map shows single family in this area.

Mr. Bob Tidwell, agent, stated that he was present to answer any questions.

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

CASE NUMBER CZ - 8 - 2010 APPLICANT(S): Rowland Smith
Agent: Lawson Mabry & Chad Byard

REQUEST: AG Agricultural District
to R-1 Single Family Residential District

LOCATION: North of US 41-A south, South of Sango Road, west and adjacent to Bagwell Road, north of Smith Brothers Lane

TAX MAP(S): 087 PARCEL(S): 033.00 (p) ACREAGE: 73.64 CIVIL DISTRICT(S): 10

REASON FOR REQUEST: Single family development.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Extension of existing R-1 zone from the East. Utilities are available to the site and have been approved by the Gas and Water Committee. Several other single family R-1 subdivisions are developing in the area.

Mr. Lawson Mabry, agent, stated that he was present to answer any questions.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 32a - 2009 APPLICANT: Fleming, Johnson & Russell
REQUEST: Final Plat Approval of MEADOWLAND SECTION 2
LOCATION: Located South of Trough Springs Road, North of Interstate 24, Adjacent to Memory Lane
MAP: 086 PARCEL(S): 005.01 ACREAGE: 26.92 +/-
OF LOTS: 32 CIVIL DISTRICT(S): 5th
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS
VARIANCES REQUESTED: To reduce the 20' drainage/utility easement parallel to Interstate 24 to a 10' drainage/utility easement, due to SSDS areas.
VAR. STAFF RECOMMENDATION: Approval.

CASE NUMBER: S - 6 - 2010 APPLICANT: Bill Mace
REQUEST: Preliminary Plat Approval of TYLERTOWN CROSSINGS (FORMERLY EXIT 1 PARK)
LOCATION: South of and adjacent to Tylertown Road. Approximately 400' east of the intersection of Tylertown Road and Trenton Road.
MAP: 8 PARCEL(S): 7.00 ACREAGE: 45.07
OF LOTS: 25 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Lot 25 of the proposed preliminary plat may or may not receive vehicular access off of Tylertown Road. If the lot does not get approved for this access by the Street Department, internal vehicular access will be required.
2. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
3. Approval by the City Street Department of all road, drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
4. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
5. Terms of the purchase of the traffic signal must be worked out prior to the submittal of construction plans.

CASE NUMBER: S - 7 - 2010 APPLICANT: Larry Metcalf
REQUEST: Preliminary Plat Approval of BILTMORE COMMERCIAL SECTION 1A
LOCATION: Located north of Kraft Street, east and adjacent to Wilma Rudolph Blvd
MAP: 56 PARCEL(S): 68 ACREAGE: 1.14
OF LOTS: 4 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 12 - 2010 APPLICANT: Jeff Burkhart
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE SECTION 4A
LOCATION: 12 Oaks Boulevard
MAP: 007 PARCEL(S): 1.07 ACREAGE: 13.82
OF LOTS: 59 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days.

VARIANCES REQUESTED: Variance to allow a 1600' block length (maximum allowed is 1500'). Reason given by owner is the location of existing road stubs.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 13 - 2010 APPLICANT: Jeff Burkhart
REQUEST: Final Plat Approval of FIELDS OF NORTHMEADE SECTION 4B
LOCATION: 12 Oaks Boulevard
MAP: 007 PARCEL(S): 7.66 ACREAGE: 7.66
OF LOTS: 35 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days.

CASE NUMBER: S - 14 - 2010 APPLICANT: R & R Land Development
REQUEST: Final Plat Approval of FARMINGTON SECTION 1B
LOCATION: North of Farmington Section 1, at the end of Covey Rise Circle
MAP: 039 PARCEL(S): 025.00 ACREAGE: 4.74
OF LOTS: 4 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 15 - 2010 APPLICANT: Pool House Properties
REQUEST: Final Plat Approval of FARMINGTON SECTION 2
LOCATION: North of Farmington Section 1 at the end of Covey Rise Circle & the end of Edgewater Lane
MAP: 039 PARCEL(S): 025.06 ACREAGE: 21.86
OF LOTS: 39 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 16 - 2010 APPLICANT: Vernon Weakley
REQUEST: Preliminary Plat Approval of PROMENADE HILLS, SECTION 1
LOCATION: South of the intersection of the Trough Springs Road and Cedarmon Drive intersection
MAP: 082 PARCEL(S): 028.00 ACREAGE: 20.80
OF LOTS: 39 CIVIL DISTRICT(S): 5

STAFF RECOMMENDATION: Preliminary Plat Approval subject to the following condition(s)

1. Approval by the Clarksville Gas and Water Department and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
3. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
4. Second Reading for the extension of the utilities must be approved by the City Council prior to submitting a final plat application.

VARIANCES REQUESTED: Variance to allow a 675' cul-de-sac on Nectar Court (maximum allowed is 500'. Reason given by the applicant is on and off site topography as well as surrounding land uses.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 17 - 2010 APPLICANT: Cumberland Land Development
REQUEST: Final Plat Approval of MEADOW WOOD PARK, SECTION 1C
LOCATION: West of I-24, east of Warfield Blvd, north of Kim Drive, west of Big Sky Drive, adjacent to White Face Drive
MAP: 040 PARCEL(S): 019.02 ACREAGE: 8.21
OF LOTS: 23 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 18 - 2010 APPLICANT: Autumn Winds Commercial
REQUEST: Final Plat Approval of OCTOBER ROAD RIGHT OF WAY DEDICATION
LOCATION: South of Interstate 24, north of Warfield Blvd, east of and adjacent to Ted Crozier Blvd.
MAP: 040 PARCEL(S): 004.04 ACREAGE: ROW=1.03
OF LOTS: 0 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 19 - 2010 APPLICANT: Bill Mace

REQUEST: Preliminary Plat Approval of SOLITUDE PRELIMINARY EASEMENT DEDICATION

LOCATION: South of Interstate 24, north of Sango Road, east of and adjacent to S. Woodson Road.

MAP: 082 PARCEL(S): 091.00 ACREAGE: 2.920

OF LOTS: 0 CIVIL DISTRICT(S): 5

STAFF RECOMMENDATION: DISAPPROVAL

1. Inadequate fire flow to provide fire protection for all future residents of this development.
2. County Emergency Management Agency has serious concerns relative to maintenance of private water line and fire hydrants being the responsibility of the Home Owners Association.
3. Article IX, Item 3. a. states: Where adequate public water supply is available, the subdivider shall construct a system of water mains including a water stub terminal outside curb lines for each lot which shall connect with such public water supply and serve adequately all lots and tracts within the subdivision.

VARIANCES REQUESTED: Variance to allow a cul-de-sac in excess of the maximum allowed 500'.

VAR. STAFF RECOMMENDATION: N/A

Mr. Parker read the case and gave the staff recommendation. He stated that currently there is a 4" water line on South Woodson Road maintained by City Gas and Water Department.

Mr. Cal McKay, engineer, stated that it is not feasible to extend sewer to the area. There is an approved master meter and 4" water lines to the area. Regional Planning Commission requires 6" lines and Gas and Water Department does not want fire hydrants hooked up to the existing 4" water lines.

Mr. Billy Hadley, Real Estate Agent, stated that there is a demand for this type of development.

Mr. Mark Riggins, City Gas and Water Department, stated that 6" water lines have certain guidelines that must be followed. If a water pumper truck hooked up to a 4" water line, it would collapse the line.

Mr. Riggins explained that if a plat is disapproved, reasons have to be stated for the disapproval. The applicant can then meet the reasons cited and then reapply when those conditions have been met.

Mr. Mace stated that the Homeowner's Association would take care of the water lines and he stated that it is not feasible to extend sewer to the area.

Mr. Norris asked Mr. Riggins about deferring this case and then having a special called meeting to try and work out these concerns, he asked Mr. Riggins if that would be acceptable and Mr. Riggins responded that he would be receptive to a special called meeting, but unless the fire protection concerns are met, the staff's recommendation for disapproval would stand.

There being no more discussion, Mr. Thomas moved to recommend disapproval. The motion was seconded by Mr. Marks and carried with Mr. Harrison voting for approval.

CASE NUMBER: S - 20 - 2010 APPLICANT: Billy Mace

REQUEST: Final Plat Approval of GRAYS RUN SUBDIVISION (PREVIOUSLY CALLED A PRELIMINARY SUBDIVISION PLAT

LOCATION: South side of Grays Chapel Road approximately 890' west of Devers Road

MAP: 147 PARCEL(S): 027.00 ACREAGE: 18.854

OF LOTS: 10 CIVIL DISTRICT(S): 16

STAFF RECOMMENDATION: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 21 - 2010 APPLICANT: Burney Family Partnership
REQUEST: Preliminary Plat Approval of CHANNING PLACE ROAD (EASEMENT DEDICATION)

LOCATION: North of Madison Street and west of Hillcrest Drive

MAP: 080 C-A PARCEL(S): 008.06 ACREAGE: 0.09

OF LOTS: 0 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the City Street Department of all road, drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
2. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
3. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

CASE NUMBER: MP - 85 - 2009 APPLICANT: Todd Biter
REQUEST: Replat Approval of REPLAT OF GREEN ACRES, LOTS 59 + 60
LOCATION: East of Fort Campbell Blvd, south of state line rd., north of and adjacent to Durrett Drive
MAP: 005E PARCEL(S): A 006.00 + 007.00 ACREAGE: 0.46

OF LOTS: 2 CIVIL DISTRICT(S): 3rd

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 109 - 2009 APPLICANT: Robert Schutz
REQUEST: Replat Approval of REPLAT PORT ROYAL ESTATES, SECTION 1
LOT 34 + SECTION 2 LOT 31

LOCATION: West of adjacent to Trieste Trail

MAP: 060O PARCEL(S): B 014.00 + 016.00 ACREAGE: 7.85

OF LOTS: 2 CIVIL DISTRICT(S): 5th

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 7 - 2010 APPLICANT:
REQUEST: Replat Approval of FIELDS OF NORTHMEADE, SECTION 1A LOT 187

LOCATION:

MAP: PARCEL(S): ACREAGE:

OF LOTS: CIVIL DISTRICT(S):

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 8 - 2010 APPLICANT: James Maynard
REQUEST: Replat Approval of REPLAT RINGGOLD ESTATES-SECTION 1 LOTS
3 & 4 CLARKSVILLE ORDINANCE 69-2005-04
LOCATION: North of 101st Airborne Division Pkwy, South of Little West Fort Creek, East of Ringgold Rd,
adjacent to Ishee Drive
MAP: 30 PARCEL(S): 11 ACREAGE: .93
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 12 - 2010 APPLICANT: Brent Gupton
REQUEST: Minor Plat Approval of BRENT PARDUE GUPTON PROPERTY
LOCATION: NE corner of Ashland City Road and Oak Plains Road
MAP: 126 PARCEL(S): 057.15 ACREAGE: 1.94
OF LOTS: 1 CIVIL DISTRICT(S): 14
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 14 - 2010 APPLICANT: The Nannie W. Bell Revocable Living Trust
REQUEST: Minor Plat Approval of BELL PROPERTY
LOCATION: East of Ann Drive and west of Bell Road
MAP: 032 PARCEL(S): 53.02 ACREAGE: 1.50
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 17 - 2010 APPLICANT: Linda Mann
REQUEST: Minor Plat Approval of LINDA MANN PROPERTY LOT 1
LOCATION: West of Cumberland Heights Road, on the south side of Hogue Road
MAP: 78 PARCEL(S): 022.00 ACREAGE: 1.595
OF LOTS: 1 CIVIL DISTRICT(S): 13
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 18 - 2010 APPLICANT: MRG Homes, Inc
Mark R. Grant
REQUEST: Replat Approval of FOX MEADOWS SECTION 2, LOTS 169 & 170
LOCATION: North and east of the intersection of Tiny Town and Hwy 41A
MAP: 6H PARCEL(S): G 27 and 28 ACREAGE: .32
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 19 - 2010 APPLICANT: Robert W. Clark
REQUEST: Minor Plat Approval of ROBERT CLARK, BEND ROAD LOT 2
LOCATION: Northwest of the intersection of Bend Road and Norman Lane
MAP: 89 PARCEL(S): 031.01 ACREAGE: 1.50
OF LOTS: 1 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 20 - 2010 APPLICANT: Norco Construction
REQUEST: Replat Approval of FIELDS OF NORTHMEADE , 2B REPLAT OF 285
& 286
LOCATION: Fields of Northmeade, Section 2B
MAP: 007 PARCEL(S): 001.05 ACREAGE: .36
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 26 - 2010 APPLICANT: Roger Demonbrun
REQUEST: Final Approval of BRYAN DYCE PROPERTY, SULPHUR SPRINGS
ROAD LOT 1
LOCATION: Southwest of sulphur springs road and Woods road intersection
MAP: 130 PARCEL(S): 035.00 ACREAGE: 1.50
OF LOTS: 1 CIVIL DISTRICT(S): 14
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 29 - 2010 APPLICANT: Mark R. Grant
REQUEST: Replat Approval of FOX MEADOW SECTION 2 LOTS 167 & 168
LOCATION: Fox Meadow Section on Fox Meadow Way
MAP: 006H PARCEL(S): G 25 & 26 ACREAGE: .32
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 30 - 2010 APPLICANT: IDB of Montgomery county
REQUEST: Minor Plat Approval of TENNESSEE VALLEY AUTHORITY 161 KV SWITCHING STATION, LOT 1
LOCATION: North of Highway 79, south of Tylertown Road and west of Jim Johnson Road
MAP: 009 PARCEL(S): 014.01 ACREAGE: 3.21
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Approval.
VARIANCES REQUESTED: To remove all front, side and rear drainage/utility easements from lot 1.
VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 32 - 2010 APPLICANT: Ronnie Seay
REQUEST: Final Approval of RONNIE SEAY PROPERTY SHADY GROVE ROAD LOT 3
LOCATION: South side of Shady Grove Road, east of Pace Road
MAP: 104 PARCEL(S): 051.16 ACREAGE: 4.01
OF LOTS: 1 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

Mr. Norris explained that these cases are heard on a consent agenda and if anyone would like a case heard separately to let him know at this time. See discussion for S-19-2010.

Mr. Parkers read the cases and asked for endorsement for cases MP-109-2009, MP-7-2010, MP-8-2010, MP-12-2010, MP-14-2010, MP-18-2010, MP-20-2010 and MP-26-2010.

There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Harrison and carried with Mr. Grant abstaining from MP-18-2010 and MP-29-2010.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -37 -2009 APPLICANT: CIVIL RESOURCE CONSULTANTS, LLC
Agent: Daniel R. Newbill

DEVELOPMENT: SUDDEN SERVICE NO. 59
PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS
LOCATION: 3885 TRENTON ROAD
MAP: 017,004.02 ACREAGE: 5.64 +/-
CIVIL DIST.: 2

STAFF RECOMMENDATION: Withdrawn

CASE NUMBER: SR -5 -2010 APPLICANT: BILL MACE
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: HERITAGE POINTE, LOT 2
PROPOSED USE: OFFICE
LOCATION: 520 HERITAGE POINTE DRIVE
MAP: 08,13.06(P) ACREAGE: 0.78 +/-
CIVIL DIST.: 2

STAFF RECOMMENDATION: Withdrawn at applicant's request

CASE NUMBER: SR -6 -2010 APPLICANT: TODD MORRIS
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: CHANNING PLACE COMMERCIAL
PROPOSED USE: RETAIL
LOCATION: 1849 MADISON STREET
MAP: 80-C-A-10.01 ACREAGE: 1.08 +/-
CIVIL DIST.: 11

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR - 10 - 2010 APPLICANT: CLAYTON HAMPTON
Agent: Weakley Brothers Engineering
DEVELOPMENT: TWO RIVERS FREE WILL BAPTIST CHURCH
PROPOSED USE: CHURCH
LOCATION: 3400 TRENTON ROAD
MAP: 017,037.00 ACREAGE: 4.42 +/-
CIVIL DIST.: 2

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

- CONDITIONS: 1. Approval of all drainage and grading plans by the City Street Department
2. Copy of the T.D.O.T. permit.
3. Approval of a landscape plan.

CASE NUMBER: SR - 11 - 2010 APPLICANT: JEFF BURKHART
Agent: Weakley Brothers Engineering
DEVELOPMENT: TRENTON VILLAGE COMMERCIAL
PROPOSED USE: CONVENIENCE STORE AND RECREATION
LOCATION: 390 & 394 NEEDMORE ROAD
MAP: 041,013.00 ACREAGE: 3.15 +/-
CIVIL DIST.: 2

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

- CONDITIONS: 1. Approval of all utility plans by the Office of the City Engineer.
2. Approval of all drainage, grading, water quality and access plans by the City Street Department.
3. Copy of the T.D.O.T. permit.
4. Approval from the City Fire Department.
5. Subdivision plat completed.
6. Approval of a landscape plan.

Note: Parking requirements may change for the proposed recreational building once floor plans have been submitted.

CASE NUMBER: SR - 12 - 2010 APPLICANT: CALVARY BAPTIST CHURCH
Agent: Weakley Brothers Engineering
DEVELOPMENT: CALVARY MISSIONARY BAPTIST CHURCH
PROPOSED USE: FELLOWSHIP HALL
LOCATION: 1650 PARADISE HILL ROAD
MAP: 080-G-G-001.00 ACREAGE: 1.7 +/-
CIVIL DIST.: 12

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

.....

V. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR - 13 - 2010 APPLICANT: OK SAN MILES

Agent: Dbs & Associates Engineering

DEVELOPMENT: EAGLES PLAZA III

PROPOSED USE: RESTAURANT

LOCATION: 231 TINY TOWN ROAD

MAP: 005-M-A-021.02 ACREAGE: 1.13 +/-

CIVIL DIST.: 3

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the City Engineer.
 2. Approval of all drainage, grading, water quality and access plans by the City Street Department.
 3. Approval of a landscape plan.

CASE NUMBER: SR - 14 - 2010 APPLICANT: APOSTOLIC PENTECOSTAL

Agent: Suiter Surveying And Land Planning

DEVELOPMENT: APOSTOLIC LIGHTHOUSE UNITED PENTECOSTAL

PROPOSED USE: WORSHIP CENTER

LOCATION: 1602 ASHLAND CITY ROAD

MAP: 080-P-A-1.00 & 2.00 ACREAGE: 5.64 +/-

CIVIL DIST.: 12

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Mr. Norris explained that these cases are heard on a consent agenda and if anyone would like a case heard separately to let him know at this time.

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. Harrison and carried unanimously.

VI. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Mr. Riggins explained that the budget information was distributed in the commissioner's packets. There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Ms. Larson and passed unanimously.

B. SUBDIVISION REGULATIONS AMENDMENT: Mr. Riggins stated that he felt there are some areas that need to be clarified. He asked for the Planning Commissioner's approval to begin that process. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

C. SITE REVIEW FEES DEFERRALS: Mr. Riggins stated that deferral fees are being charged for subdivision deferrals. He asked for approval to do the same for Site Reviews after two deferrals have been requested. The amount would be \$250.00. There being no more discussion, Mr. Harrison moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

D. RETREAT MEMO: Ms. Burkhart asked for dates that would be acceptable for the retreat so she can make arrangements.

E. BILL PAYMENT POLICY: Ms. Burkhart stated that the Planning Commission has changed banks, the new bank First Federal Saving Bank, offered a banking service called Biz Pay, free of charge, which would give our agency the option of paying our bills over the internet. Ms. Burkhart explained that new procedures should be adopted in order to use this service (copy attached). These procedures were presented and explained to the Commission. There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Creek and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:35 p.m.

ATTEST:

GARY NORRIS, CHAIR



Regional Planning Commission
Clarksville / Montgomery County



**POLICY FOR APPROVING
RPC BILL PAYMENTS**

In order to use the free bill pay feature offered by our new bank, a new method of approving/scheduling payments must be developed.

The current policy calls for the Director and the Chair, Vice Chair, or Planning Manger to sign all checks before they are mailed to our vendors/suppliers.

Because of the documentation needed to be sent with several of our checks, payments (checks) will have to be prepared by the Office Manager. All others can be processed through BizPay (the automatic bill payment feature offered through First Federal).

In order to streamline the process and be better able to track these transactions, the Office Manager will develop a list of all bills to be paid. This list will be approved by the Chair or Vice Chair. When approval for payment has been received, the checks will be processed, at which time the Director and Planning Manager (or Chair, Vice Chair or any combination of the four) will sign each check. After checks have been signed, the Planning Manager/designate will mail them to the vendors.

Attest:

Chair

Adopted:

Date