

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

May 30, 2012

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Ms. Larson called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Mark Kelly
- John Laida
- Robert Nichols
- Bryce Powers

OTHERS PRESENT:

- David A. Riggple, Director of Planning
- Audrea M. Smithson, RPC Planning Manager
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC 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/Justin Crosby, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Elizabeth Warner, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 4/25/12

Ms. Larson asked for a motion for approval of the minutes. Mr. Kelly moved to approve the 4/25/12 minutes. The motion was seconded by Mr. Laida and carried unanimously. Mr. Nichols moved to recommend approval for the 5/16/12 minutes. The motion was seconded by Mr. Kelly and carried unanimously. Mr. Kelly moved to recommend approval of the 5/9/12 minutes. The motion was seconded by Mr. Laida and carried unanimously. Mr. Ripple then asked for deferral of cases S-28-12 and S-31-12 for 30 days and SR-11-12 and SR-15-12 pending additional information. There being no more discussion, Mr. Powers moved to recommend deferral. The motion was seconded by Mr. Grubbs and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 1 - 2012 APPLICANT(S): City Of Clarksville

REQUEST: Various
to the
to

LOCATION:

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

REASON FOR REQUEST:

Mrs. Smithson stated that the staff recommends deferral.

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

CASE NUMBER Z - 17 - 2012 APPLICANT(S): Busbee Development Enterprises

Agent: Wayne Wilkinson

REQUEST: O-1 Office District
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting 940 +/- feet on the south side of the 41-A Bypass 1,800 +/- feet northeast of the 41-A Bypass & Ashland City Rd. intersection

TAX MAP(S): 081 PARCEL(S): 59.00, 59.02, 59.03, ACREAGE: 6.70 CIVIL DISTRICT(S): 11th 60.00

REASON FOR REQUEST: To conform with current use and adjacent zoning.

Mr. Spainhoward read the case and stated the staff conclusion is that the application appears to be in order for Regional Planning Commission Action. The proposed development consistent with Growth Plan (as in the City) and future Land Use Opinion Map which shows commercial in the area. Proposal is compatible with adjacent land uses and would require buffer against the residential at time of site plan. Traffic assessment completed. No change in current level of service (LOS) E at full build out of development. Adequate water available in the area. However, the Gas and Water has indicated that no gravity sewer is available at this time. Street Department did not indicate any drainage issues.

Mr. Wayne Wilkinson, agent, stated he was present to answer any questions.

Mr. Nichols asked what type of buffer will be installed. Mr. Wilkinson stated that he did not know, there are no development plans submitted at this time.

Mr. Kelly asked is sewer upgrades will be the developers responsibility and Mr. Spainhoward answered yes, the developer be responsible for those upgrades.

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

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

CASE NUMBER Z - 18 - 2012 APPLICANT(S): Trane Company #1

Agent: Jihad Hallany; Vision Eng L L C

REQUEST: M-3

to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the southeast corner of the Wilma Rudolph Blvd. & Dunlop Lane.

TAX MAP(S): 041 PARCEL(S): 025.00 p/o ACREAGE: 2.747 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: To facilitate construction and operation of full service 8,692 sq ft restaurant.

Mr. Spainhoward read the case and stated the application seems to be in order for Regional Planning Commission action. Proposed development is consistent with Growth Plan (as in the City) and future Land Use Opinion Map which shows commercial in the area. Proposal is compatible with adjacent land uses. No traffic assessment was required due to the lack of change in the intensity of development. Adequate utilities (water and sewer) are available in the area. Street Department did not indicate any drainage issues.

Mr. Jihad Hallany, agent for Cheddar's Restaurant, was present to answer any questions.

Mr. Powers stated that he is a member of Access Appeals Board and has concerns in regard to access to Wilma Rudolph Blvd..

Mr. Jack Frazier, City Street Department, stated that he is comfortable with the proposed configuration but the Access Board will have to vote on the request.

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

CASE NUMBER Z - 19 - 2012 APPLICANT(S): Mainstreet Investments Todd Halliday & Mark

REQUEST: C-2 General Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west side of Country Lane 730 +/- feet south of the Madison Street & Country Lane intersection.

TAX MAP(S): 081 PARCEL(S): 050.00 ACREAGE: 20.94 +/- CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: For an apartment complex.

Mr. Spainhoward read the case and stated the application appears to be in order for Regional Planning Commission Action. Proposed development is consistent with Growth Plan (as in the City) and future Land Use Opinion Map which shows a mixture of commercial, multi-family and single family in the area. Proposal is compatible with adjacent land uses, including abutting commercial goods and services to support the proposed development and including recreational facilities (associated with Rotary Park) which the proposed multi-family development would support. A Traffic Assessment is not being required by the Street Department due to Country Lane being low volume commercial and pavement width being sufficient to handle the potential traffic from the new zoning. Adequate utilities (water and sewer) are available in the area. The Street Department has indicated a blue line stream in the area.

Mr. Kelly asked if the Blue Line Stream will be addressed during development and Mr. Spainhoward stated it would be at that time.

Mr. Mark Holleman and Mr. Todd Halliday, applicants, stated they were present to answer any questions.

There being no more discussion, Mr. Nichols moved to recommend approval as per staff report. The motion was seconded by Mr. Powers and carried unanimously.

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

CASE NUMBER Z - 20 - 2012 APPLICANT(S): Mildred Johnson Family Partnership

REQUEST: R-1A Single-Family Residential District
to R-2A Single-Family Residential District

LOCATION: Portions of parcels located at the southwest corner of the Tiny Town Rd. & Tobacco Rd. intersection.
TAX MAP(S): 006.00 PARCEL(S): 56.00 p/o, 56.04 p/o, 56.05 p/o, 56.06 p/o, 56.07 n/o, 57.00 n/o
ACREAGE: 60.15 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: More dense single-family development; resulting in 1 more lot on the property.

Mr. Spainhoward read the case and stated the application appears to be in order for Regional Planning Commission Action. Proposed development is consistent with Growth Plan (as in the City) and future Land Use Opinion Map which shows single family in the area with commercial frontage on Tiny Town Road. It achieves a number of Growth Plan residential goals: this development would promote denser development in the area with adequate infrastructure and it also supports the creation of housing stock to continue to meet the needs of the troops at Fort Campbell. Traffic Assessment has been submitted and reviewed by the Street Department. Adequate utilities (water and sewer) are available in the area. The Street Department has indicated that sinkholes may exist on the site.

Mr. Nichols asked about airport study regarding development in flight paths from Ft. Campbell. Mr. Spainhoward stated that during development height limitations will have to be submitted.

Mr. Mabry, agent, stated that they would be increasing density by one lot compared to R-1A cluster. He met with Mr. Patterson, Airport Authority, and this would not be in the approach zone and houses will not exceed 75' in height. He will notify FAA before construction.

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

CASE NUMBER Z - 21 - 2012 APPLICANT(S): Batson East Land Company Inc

Agent: Civil Site Design Group - Chris

REQUEST: C-5 Highway & Arterial Commercial District
AG Agricultural District
to R-4 Multiple-Family Residential District

LOCATION: Portion of property located at the terminus of South Hampton Place, Cobalt Dr. & Postwood Dr.
TAX MAP(S): 032 PARCEL(S): 13.00 p/o ACREAGE: 32.21 CIVIL DISTRICT(S): 2nd
REASON FOR REQUEST: For multi-family development.

Mr. Spainhoward read the case and stated the application appears to be in order for Regional Planning Action. Proposed development is consistent with Growth Plan (as in the City) and future Land Use Opinion Map which shows a mixture of commercial and multi family in the area. Proposal is compatible with adjacent multi-family land uses, creates a buffer between single family and commercial uses, and is supported by convenient goods and services on Wilma Rudolph Blvd. Traffic Assessment has been reviewed and approved by the City Street Department. Acceptable levels of service on Wilma Rudolph Blvd. will remain if developed. Adequate utilities (water and sewer) are available in the area. The Street Department has indicated that there are drainage issues.

Mr. Chris Goodman, agent, stated he was present to answer any questions.

Mr. Kelly stated he was concerned about drainage issues.

Mr. Jack Frazier, stated that drainage detention will be required at development phase.

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

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

CASE NUMBER Z - 22 - 2012 APPLICANT(S): Storage Systems, L L C
Tom Cunningham

REQUEST: C-2
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the north side of Warfield Blvd. 615 +/- feet northwest of the Ted A. Crozier Blvd. & Warfield Blvd.

TAX MAP(S): 041 PARCEL(S): 085.02 ACREAGE: 4.15 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: To permit the development of self-storage, office and retail space.

Mr. Spainhoward read the case and stated the application appears to be in order for Regional Planning Commission Action. Proposed development is consistent with Growth Plan (as in the city) and future Land Use Opinion Map which shows commercial in the area. Proposal is compatible with adjacent commercial land uses and supports surrounding residential uses. It has an approved site plan (including landscape plan) that met all requirements under the previous Zoning Ordinance. Under the current Zoning classification, C-2 does not allow self-storage/mini warehousing. No traffic assessment was required. Adequate utilities (water and sewer) are available in the area. The Street Department has indicated that there are no drainage issues.

Mr. Tom Cunningham, agent, stated that he was present to answer any questions.

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

CASE NUMBER CZ - 5 - 2012 APPLICANT(S): Estate Of Robert Joel Plummer C/o Thomas N.
Agent: Thomas N, Bateman

REQUEST: AG Agricultural District
to C-4 Highway Interchange District

LOCATION: Property located west of the Oakland Road & Guthrie Highway intersection.

TAX MAP(S): 016 PARCEL(S): 023.00 ACREAGE: 18.5 +/- CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: This property adjoins C-4 zoned property and much of the surrounding property is commercial and the highest and best use of the property is C-4.

Mr. Spainhoward read the case and stated the application appears to be in order for Regional Planning Commission action. Proposed development is consistent with Growth Plan (as in the UGB) and Lane Use Opinion Map which shows commercial in the area. Proposal is compatible with adjacent highway commercial land use in the I-24 interchange area. Realignment of Oakland Road is under study. Adequate water is available in the area, however, the Gas and Water Department has indicated that n gravity sewer is available at this time. County Building and Codes did not indicate any drainage issues.

Mr. Bateman agent, stated he was present to answer any questions.

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 5 - 2012 APPLICANT(S): Estate Of Robert Joel Plummer C/o Thomas N.
Agent: Thomas N, Bateman

REQUEST: AG Agricultural District
to C-4 Highway Interchange District

LOCATION: Property located west of the Oakland Road & Guthrie Highway intersection.

TAX MAP(S): 016 PARCEL(S): 023.00 ACREAGE: 18.5 +/- CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: This property adjoins C-4 zoned property and much of the surrounding property is commercial and the highest and best use of the property is C-4.

Mr. Spainhoward read the case and stated the application appears to be in order for Regional Planning Commission action. Proposed development is consistent with Growth Plan (as in the UGB) and future Land Use Opinion Map which shows commercial in the area. Proposal is compatible with adjacent highway commercial land use in the I-24 interchange area. Realignment of Oakland Road is under study. Adequate water is available in the area; however, the Gas and Water Department has indicated that no gravity sewer is available at this time. County Building and Codes did not indicate any drainage issues.

Mr. Bateman agent, stated he was present to answer any questions.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 22 - 2012 APPLICANT: Marvin C. Pitts
REQUEST: Final Plat Approval of MARVIN C. PITTS PROPERTY GUTHRIE
HIGHWAY LOT 1
LOCATION: At the intersection of Solar Way and Guthrie Highway
MAP: 016 PARCEL(S): 010 ACREAGE: 1.28
OF LOTS: 1 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approved

CASE NUMBER: S - 24 - 2012 APPLICANT: Holly Point LLC
REQUEST: Preliminary Plat Approval of WILLARD OAKS SECTION 2
LOCATION: North of Old Sango Road, west of Brown Cemetery Road at the current terminus of Prince Drive.
MAP: 082 PARCEL(S): 140.00 ACREAGE: 23.85
OF LOTS: 54 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions
1. 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.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, striping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
VARIANCES REQUESTED: A variance request for block length on Prince Drive which exceeds the maximum allowed of 1500'. The reason for the request is due to the subdivision being located between two existing subdivisions that do not have road stubs.
VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 28 - 2012 APPLICANT: Chad Byard
REQUEST: Final Plat Approval of HIDDEN SPRINGS SECTION 1A (CLUSTER)
LOCATION: North of Garrettsburg Road and west of Britton Springs Road
MAP: 029 PARCEL(S): 042:00 ACREAGE: 37.43
OF LOTS: 76 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 34 - 2012 APPLICANT: Batson-East Land Company, LLC
REQUEST: Preliminary Row Approval of SOUTH HAMPTON PLACE ROW DEDICATION
LOCATION: At the current terminus of South Hampton Place
MAP: 032 PARCEL(S): 013.00 (Portion) ACREAGE: .99
OF LOTS: 0 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

- 1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
- 2. Approval b the City Street Department of all road, drainage, grading, and erosion plans before construction begins. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage and erosion control plan.
- 3. 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.

CASE NUMBER: MP - 62 - 2011 APPLICANT: James Connerth
REQUEST: Minor Plat Approval of COMMERCE PLACE LOTS 1 & 2
LOCATION: East of South 11th Street, west of Glen Street, south of and adjacent to Commerce Street and north of and adjacent to Wisdom Street
MAP: 066E PARCEL(S): K 007.00 ACREAGE: 1.4
OF LOTS: 2 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 5 - 2012 APPLICANT: WBW C/o Benny WEakley
REQUEST: Replat Approval of REPLAT OF ELLINGTON GAIT LOTS34 & 35
LOCATION: North side of Primrose Court near its terminus.
MAP: 040P PARCEL(S): K 086.00 & 087.00 ACREAGE: 1.54
OF LOTS: 2 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 10 - 2012 APPLICANT: Wildwood Partners
REQUEST: Replat Approval of REPLAT OF EAGLES POINT BUSINESS PARK LOTS 1 & 2
LOCATION: 101 Hatchers Lane
MAP: 041N PARCEL(S): A 029.00 ACREAGE: 1.573
OF LOTS: 2 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 18 - 2012 APPLICANT: Betty Johnston
REQUEST: Replat Approval of REPLAT OF SUBTLETY ACRES LOTS 1, 2, & 3
LOCATION: East of Fantasy Lane, west of Ridgeland Drive, and adjacent to Old Russellville Pike
MAP: 0561 PARCEL(S): 005.00-007.00 ACREAGE: 1.2
OF LOTS: 2 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 20 - 2012 APPLICANT: James Maynard
REQUEST: Replat Approval of REPLAT OF RINGGOLD ESTATES SECTION 1
LOT 248
LOCATION: East terminus of Ishee Drive, south side of Ishee Drive
MAP: 030E PARCEL(S): C 042.00 ACREAGE: .64
OF LOTS: 1 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 25 - 2012 APPLICANT: Arther Reynolds
REQUEST: Replat Approval of REPLAT OF ROANOKE LOTS 28 &30
(ENHANCED ZONING)
LOCATION: 104-112 Roanoke Station Circle
MAP: 040I PARCEL(S): F 001.00, 002.00, & 003.00 ACREAGE: .7
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 27 - 2012 APPLICANT: V & R Motels
REQUEST: Replat Approval of REPLAT OF THE HARRY COVINGTON JR
PROPERTY, LOTS D1 AND D2
LOCATION: south of I-24 and east of Wilma Rudolph Boulevard
MAP: 033 H PARCEL(S): 012.02 ACREAGE: 2.36
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: MP - 29 - 2012 APPLICANT: Delta Yarbrough
REQUEST: Minor Plat Approval of DELTA YARBROUGH PROPERTY, LOUISE
CREEK ROAD, LOTS 2 & 3
LOCATION: North side of Louise Creek Road, west of intersection of Louise Creek and Louise
MAP: 142 PARCEL(S): 118.01 ACREAGE: 4.05
OF LOTS: 2 CIVIL DISTRICT(S): 22
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 11 - 2012 APPLICANT: CHARLES T. MCINTOSH

Agent: Billy Ray Suiter

DEVELOPMENT: MCINTOSH BUILDING

PROPOSED USE: WAREHOUSE/OFFICE

LOCATION: 150 KRAFT STREET

MAP: 055-M-A-016.03 ACREAGE: 1.191

CIVIL DIST.: 12

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR - 12 - 2012 APPLICANT: JACKIE UNNERSTALL

Agent: Billy Ray Suiter

DEVELOPMENT: DRIVE-THRU BEVERAGE

PROPOSED USE: RETAIL

LOCATION: 1611 FT. CAMPBELL BLVD.

MAP: 043-B-A-014.01 ACREAGE: 0.935

CIVIL DIST.: 3

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

CONDITIONS: 1. Landscape plan approval.

CASE NUMBER: SR - 13 - 2012 APPLICANT: AKEBONO BRAKE CLARKSVILLE PLANT

Agent: Rick Harper

DEVELOPMENT: AKEBONO BRAKE

PROPOSED USE: WAREHOUSE ADDITIONS

LOCATION: 780 INTERNATIONAL BLVD.

MAP: 033,013.05 ACREAGE: 87.13

CIVIL DIST.: 6

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: SR - 14 - 2012 APPLICANT: JEFF BURKHART

Agent: Vernon Weakley

DEVELOPMENT: TINY TOWN RETAIL CENTER

PROPOSED USE: RETAIL

LOCATION: 1933 TINY TOWN ROAD

MAP: 008,013.11 ACREAGE: 1.91

CIVIL DIST.: 2

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

CONDITIONS: 1. Approval of all grading and drainage plans by the City Street Department.
2. Approval of a landscape plan.

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

CASE NUMBER: SR - 15 - 2012 APPLICANT: TOM CUNNINGHAM
Agent: Weakley Brothers Engineering

DEVELOPMENT: LANGFORD PLACE
PROPOSED USE: MULTI FAMILY
LOCATION: 185 HILLCREST DRIVE
MAP: 080-C-A-005.16 ACREAGE: 2.33
CIVIL DIST.: 11

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: AB - 5 - 2012 APPLICANT: HIDDEN VALLEY PARTNERS
Agent: Bryce Powers

DEVELOPMENT: HIDDEN VALLEY PARTNERS
PROPOSED USE: ABANDONMENT
LOCATION: SOUTH SIDE OF EAST JOHNSON CIRCLE
MAP: 79-O-D BETWEEN ACREAGE: 0.0869
CIVIL DIST.: 12

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: AB - 6 - 2012 APPLICANT: JAMES L. CORLEW, SR.
Agent: Bryce Powers

DEVELOPMENT: JAMES L. CORLEW, SR.
PROPOSED USE: ABANDONMENT
LOCATION: SOUTH OF COLLEGE ST, NORTH OF MAIN ST, EAST OF 7TH ST, WEST OF 8TH ST.
MAP: 066-F-B-BETWEEN 10, 14, 15, 18, 19 ACREAGE: 0.1019 +/-
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.

PLANNING COMMISSION ACTIONS: Ms. Larson explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let her know at this time.

Ms. Russell read the cases.

There being no more discussion, Mr. Grubbs moved to recommend approval of the site reviews and abandonments. The motion was seconded by Mr. Laida and carried with Mr. Powers abstaining from AB-5-2012.

VII. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Mr. Ripple stated that the April 2012 budget information was included in the packets asked for approval. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

B. STATUS OF GRIEVANCE CONTRACT: Mr. Ripple explained that the Regional Planning Commission had retained Mr. Rowland Leathers Attorney from Nashville, Tennessee to oversee the grievance complaint.

C. STATUS OF BUILDING UPGRADES (EXTERIOR PAINTING AND PARKING LOT IMPROVEMENTS): Mr. Ripple explained the status of the building and parking lot improvements.

D. WAIVE FILING FEE FOR AMERICAN RED CROSS APPLICATION FOR MSCD: Mr. Ripple explained that the Red Cross Building needs repairs to the roof and the owner requested the fee be waived. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 2:40 p.m.

ATTEST:

MICHAEL HARRISON, CHAIR