

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

August 26, 2009

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
- Eric Burnett
- Joe Creek
- Geno Grubbs
- Mark Grant
- 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
- Jason Blalock, RPC Special Projects Manager/Planner
- Brent Clemmons, RPC GIS Analyst
- John Spainhoward, RPC Planner/Subdivision Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier, City Street Department
- Les Crocker, City Building & Codes Department
- Mike Frost/Monroe Elliott, 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: 7/29/09

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 1 - 2009 APPLICANT(S): City Of Clarksville

REQUEST: Text
to

LOCATION: Property located north and south of Madison Street, east of Seventh and South Seventh Street and east and west of Tenth Street.

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

REASON FOR REQUEST: To extend the Madison Street Corridor Urban Design Overlay, Design Guidelines and Standards, to become adjacent with the Central Business Improvement District boundaries.

Ms. Harris stated that she had talked to Jimmy Settle, who is representing the Clarksville Board of Realtors about some concerns they had with these changes. She stated that those issues had been resolved and the staff is recommending approval of this amendment.

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

CASE NUMBER Z - 29 - 2009 APPLICANT(S): Paul & Sara Mittura

John Davidson (Keller -

REQUEST: R-1 Single Family Residential District
to O-1 Office, Medical, Institutional & Civic District

LOCATION: The southwest corner of Scenic Drive and Vaughn Road

TAX MAP(S): 063 PARCEL(S): 030.00 ACREAGE: 0.80 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Due to increase of commercial demand and rezoning of property nearby proposed parcel.

Ms. Harris read the case and gave the staff recommendation for disapproval. This would be a further encroachment into a well established single family neighborhood that should be protected. The staff recommended disapproval of the O-1 directly across the street in January 2009. There is a natural landscape buffer directly to the south that cannot be disturbed and offers protection to existing homes. If this property was rezoned to O-1, landscape buffers would not be required along Scenic Drive and Vaughn Road. A "B" buffer would be required to the west and south.

Mr. John Davidson, agent, stated that there is commercial zoned property across the street from this proposal.

Mr. Paul Mittura, applicant, stated that when he bought the home there was no commercial in the area, but now there is C-5 commercial zoned property across the street. He stated that as residential zoned property, his property value has decreased \$50,000.

Mr. Dustin Gault, adjacent property owner, stated that he is in opposition and cited traffic as his concern. Mr. Frank Sickel, Scenic Drive, stated that he was also in opposition and stated that the area was buffered by trees and these changes would disrupt the neighborhood.

There being no more discussion, Mr. Thomas moved to recommend deferral of this case to allow the Street Access Committee to determine if access could be granted to Vaughn Road. The motion was seconded by Mr. Grant and carried unanimously.

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

CASE NUMBER CZ - 23 - 2009 APPLICANT(S): Real Property Holdings

Agent: Byrd Surveying, Inc.

REQUEST: AG Agricultural District
to C-5 Highway & Arterial Commercial District

LOCATION: South of Dover Road, 2744+/- feet east of Cook Road

TAX MAP(S): 051 PARCEL(S): 012.00 ACREAGE: 0.48 CIVIL DISTRICT(S): 9

REASON FOR REQUEST: Open storage for equipment.

Ms. Harris read the case and gave the staff recommendation for approval. The location of this property across the highway from the Montgomery County Landfill makes this property undesirable for residential uses. C-5 zoning classification should be located along highway and arterial right-of-ways. Existing C-5 zoning is located nearby to the east. The adjacent residential structure appears to be uninhabited.

Ms. Rachel Wright, Byrd Surveying stated that the property owner wanted to combine this parcel with an adjoining one he owns.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 30 - 2009 APPLICANT: Stones Manor, llc
REQUEST: Final Plat Approval of STONES MANOR SECTION 2, CLUSTER
(PREVIOUSLY COLLINS ESTATES)
LOCATION: South of and adjacent to Rossvie Road, West of Stones Manor Way, East of Rollow Lane.
MAP: 058 PARCEL(S): 005.00, 005.01 p/o ACREAGE: 62.16
OF LOTS: 86 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Final Plat Approval.
VARIANCES REQUESTED: N/A
VAR. STAFF RECOMMENDATION:

CASE NUMBER: S - 31 - 2009 APPLICANT: Jimmy Settle
REQUEST: Final Plat Approval of FIELDCREST
LOCATION: North of 76 Bypass & South of and adjacent to Gunn Road
MAP: 058 PARCEL(S): 012.04 (p) ACREAGE: 31.50 +/-
OF LOTS: 14 CIVIL DISTRICT(S): 5th
STAFF RECOMMENDATION: Final Plat Approval.
VARIANCES REQUESTED: N/A
VAR. STAFF RECOMMENDATION:

CASE NUMBER: S - 38 - 2009 APPLICANT: Les Crocker
REQUEST: Final Plat Approval of MARIJANE S. CROCKER AND THE CROCKER
RENTAL PARTNERSHIP PROPERTY (LOT 6)
LOCATION: East of Ft. Campbell Blvd. North of Maple St. and West of Rebecca Lane.
MAP: 054c-g PARCEL(S): 035.00, 041.00, 041.03 ACREAGE: 4.926
OF LOTS: 2 CIVIL DISTRICT(S): 7th
STAFF RECOMMENDATION: Final Plat Approval.
VARIANCES REQUESTED: None
VAR. STAFF RECOMMENDATION:

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 39 - 2009 APPLICANT: Springhouse Partners, LLC.

REQUEST: Preliminary Plat Approval of SPRINGHOUSE SUBDIVISION

LOCATION: Tracy Lane, South of Oak Arbor Subdivision

MAP: 041 PARCEL(S): 042.02 ACREAGE: 14.695

OF LOTS: 26 CIVIL DISTRICT(S): 6th

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

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 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.
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.

VARIANCES REQUESTED: None

VAR. STAFF RECOMMENDATION:

CASE NUMBER: S - 40 - 2009 APPLICANT: J & N Enterprises, Inc.

REQUEST: Preliminary Plat Approval of ARKADELPHIA ESTATE, SECTION A

LOCATION: 1 mile South of Port Royal Road along Highway 79-Wilma Rudolph Blvd

MAP: 010 PARCEL(S): 039.00 ACREAGE: 11.11

OF LOTS: 11 CIVIL DISTRICT(S): 1st

STAFF RECOMMENDATION: WITHDRAWN at the request of the Project Engineer

VARIANCES REQUESTED: None

VAR. STAFF RECOMMENDATION:

CASE NUMBER: S - 41 - 2009 APPLICANT: Marshall Ross

REQUEST: Preliminary Plat Approval of OLD SPEES ACRES

LOCATION: East of North Liberty Church Road and south of Sunshine Drive

MAP: 44 PARCEL(S): 80.00, 80.01 (portion) ACREAGE: 2.91

OF LOTS: 8 CIVIL DISTRICT(S): 8

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

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 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.
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.
4. Additional right-of-way and road improvements will be required of the developer, by the City Street Department and the Clarksville Fire Department at construction plan approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 42 - 2009 APPLICANT: Marshall Ross
REQUEST: Preliminary Plat Approval of DURHAM FIELDS SECTION 1
LOCATION: West Margin of Durham Road between Sango Road & Trough Springs Road
MAP: 086 PARCEL(S): 004.04 ACREAGE: 10.37
OF LOTS: 5 CIVIL DISTRICT(S): 5th
STAFF RECOMMENDATION: WITHDRAWN at the request of the Project Engineer

CASE NUMBER: S - 43 - 2009 APPLICANT: Marshall Ross
REQUEST: Preliminary Plat Approval of SOUTHERN HERITAGE, SECTION 1C
LOCATION: Wooten Road East of Dotsonville Road
MAP: 068 PARCEL(S): 049.03 ACREAGE: 15.78
OF LOTS: 22 CIVIL DISTRICT(S): 8th

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.

CASE NUMBER: S - 44 - 2009 APPLICANT: CMcss
REQUEST: Final Plat Approval of WEST CREEK COYOTE TRAIL RIGHT OF WAY DEDICATION
LOCATION: West Creek Coyote Trail is located off Peachers Mill Road
MAP: 019.00 PARCEL(S): 004.00 ACREAGE: 7.4
OF LOTS: 0 CIVIL DISTRICT(S): 3rd

STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

CASE NUMBER: S - 45 - 2009 APPLICANT: Ok san miles & ok hui gutierrez
REQUEST: Minor Plat Approval of MINOR PLAT OF OK SAN MILES PROPERTY LOTS 1 & 2
LOCATION: 233 Tiny Town Road
MAP: 005m-a PARCEL(S): 021.02 ACREAGE: 1.13
OF LOTS: 2 CIVIL DISTRICT(S): 3rd

STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 13 - 2009 APPLICANT: curtis glenn
REQUEST: Replat Approval of REPLAT LOTS 85 86, GREENSPOINT, SECTION
1B
LOCATION: Barkers Mill Road
MAP: 7n PARCEL(S): f-39.40 ACREAGE: 1.43
OF LOTS: 2 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 68 - 2009 APPLICANT: R.c. Properties
REQUEST: Replat Approval of REPLAT OF LOTS 26 + 27, PORT ROYAL
ESTATES, SECTION 2
LOCATION: Northeast corner of Trieste Trail & Miramare Way
MAP: 0600 PARCEL(S): B 019.00 + 020.00 ACREAGE: 6.55
OF LOTS: 2 CIVIL DISTRICT(S): 5th
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 69 - 2009 APPLICANT: Bradley Jackson
REQUEST: Minor Approval of CLAYTON R. MAYFIELD PROPERTY, BITER
RD., LOT 1
LOCATION: Adjacent to Biter Rd.
MAP: 142 PARCEL(S): 141.04(P) ACREAGE: 2.00
OF LOTS: 1 CIVIL DISTRICT(S): 22ND
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 70 - 2009 APPLICANT: Bill Mace
REQUEST: Replat Approval of REPLAT LOTS 163 + 164 PLANTATION ESTATES
SECTION 5A
LOCATION: Located north of Tiny Town Rd., North of Twelve Oaks Blvd., North of and adjacent to Scarlet Way
MAP: 071 PARCEL(S): "F" 004.00 + 005.00 ACREAGE: 0.82
OF LOTS: 2 CIVIL DISTRICT(S): 3rd
STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 71 - 2009 APPLICANT: Jeffrey Alink
REQUEST: Minor Approval of ALINK PROPERTY, LOT 1, SULPHUR SPRINGS
RD.
LOCATION: Adjacent to Sulphur Springs Rd.
MAP: 130 PARCEL(S): 020.00(P) ACREAGE: 4.51
OF LOTS: 1 CIVIL DISTRICT(S): 14th
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 82 - 2008 APPLICANT: Harry Covington Jr. Mantal Trust
REQUEST: Minor Plat Approval of A MINOR PLAT OF THE HARRY CORINGTON
JR. MANTAL TRUST PROPERTY
LOCATION: Morris Road/ Mr. C Drive
MAP: 33 PARCEL(S): 17.00 ACREAGE: 2
OF LOTS: 1 CIVIL DISTRICT(S): 6th
STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Norris explained that these cases were heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

Mr. Spainhoward read the cases and asked for endorsement of MP-82-2008, MP-13-2009, MP-68-2009, MP-69-2009, MP-70-2009 and MP-71-2009. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Marks and carried unanimously.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 33 - 2008 APPLICANT: PEOPLE'S CLINIC
ADDENDUM Agent: Young, Hobbs Associates

DEVELOPMENT: PEOPLE'S CLINIC, PHASE 2

PROPOSED USE: MEDICAL OFFICE EXPANSION

LOCATION: 305 DOVER ROAD

MAP: 54-E-F-8.03 ACREAGE: 1.05 +/-

CIVIL DIST.: 11

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

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

CASE NUMBER: SR - 24 - 2009 APPLICANT: IMAGINE RENTAL, LLC
Agent: Tsquare Engineering

DEVELOPMENT: LA QUINTA INN OF CLARKSVILLE

PROPOSED USE: HOTEL

LOCATION: 3020 MR. C DRIVE

MAP: 33-H-C-12.06 ACREAGE: 2.00 +/-

CIVIL DIST.: 6

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

CONDITIONS: 1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading and drainage plans by the City Street Department.

CASE NUMBER: SR - 25 - 2009 APPLICANT: JEFF PURVIS
Agent: David Adkins

DEVELOPMENT: QUEEN CITY METALS

PROPOSED USE: SALVAGE YARD EXTENSION

LOCATION: 1301 TYLERTOWN ROAD

MAP: 08, 2.11 ACREAGE: 5.9 +/-

CIVIL DIST.: 6

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

CONDITIONS: 1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of a landscape plan.

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

CASE NUMBER: SR -26 -2009 APPLICANT: PEACHERS MILL LLC
Agent: Dbs & Associates

DEVELOPMENT: RENAISSANCE AT PEACHERS MILL
PROPOSED USE: MULTI FAMILY - 216 UNITS
LOCATION: 2195 PEACHERS RIDGE DRIVE
MAP: 31, 1.00 (P) ACREAGE: 16.388 +/-
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.
 2. Approval of all grading, drainage and water quality plans by the City Street Department.
 3. Approval of a Traffic Impact Study by the City Traffic Engineer prior to issuance of any building permits. Street will need to be completed and recorded and any necessary road improvements must be installed and operational prior to issuance of any certificates of occupancy.
 4. Approval from the Fire Department.
 5. Approval of a landscape plan.

CASE NUMBER: SR -28 -2009 APPLICANT: NIA ASSOCIATION
Agent: Young, Hobbs Associates

DEVELOPMENT: NIA ASSOCIATION
PROPOSED USE: OFFICE/RETAIL
LOCATION: 375 DOVER ROAD
MAP: 54-G-E-16.03 ACREAGE: 0.89 +/-
CIVIL DIST.: 7

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.

CASE NUMBER: SR -29 -2009 APPLICANT: BRIAN R. AND DON WOLFF
Agent: Moore Design Services

DEVELOPMENT: WOLFF AUTO
PROPOSED USE: MAINTENANCE BUILDING
LOCATION: 711 PROVIDENCE BLVD.
MAP: 54-E-C-11.00 & 11.01 ACREAGE: 6.881 +/-
CIVIL DIST.: 7

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

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

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

CASE NUMBER: SR - 27 - 2009 APPLICANT: OAKWOOD FREE BAPTIST CHURCH

Agent: Young, Hobbs Associates

DEVELOPMENT: OAKWOOD FREE WILL BAPTIST CHURCH

PROPOSED USE: CHURCH BUILDING

LOCATION: 2552 CHURCH LANE

MAP: 70, 3.01 ACREAGE: 1.79 +/-

CIVIL DIST.: 9

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

CONDITIONS: 1. Approval from the Department of Ground Water protection for septic system location.

PLANNING COMMISSION ACTIONS: Mr. Norris explained that these cases were heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

Ms. Russell read the cases and gave the staff recommendation. There being no more discussion, Mr. Marks moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

VI. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: There being no discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Burnett and carried unanimously.

B. 12-MONTH WAITING PERIOD FOR ZONING APPLICATIONS: Ms. Harris read the the information and gave the staff recommendation for the 12 month waiting period to begin at the end of the day on the deadline date following application. Ricky Thomas requested that it be amended as follows: The 12 month waiting period will begin at the end of the day on the deadline date following application, regardless of the governing bodies vote.

C. AUTHORIZATION TO INITIATE AMENDMENT TO CITY ZONING ORDINANCE RELATIVE TO SIGN ORDINANCE (RELATIVE TO TRAVEL EASEMENTS): Ms. Harris read the information and stated that this is to correct a flaw regarding signage. She requested for authorization from the Planning Commission for permission to study signs for travel easement. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

D. AUTHORIZATION TO INITIATE AMENDMENT TO COUNTY ZONING RESOLUTION RELATIVE TO LANDSCAPE BUFFERS: Ms. Harris read the information and stated that this change comes from a request from a county commissioner. She asked the Planning Commission for approval to move forward with this amendment. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

E. ACCEPTANCE OF LOW BID FOR LARGE FORMAT SCANNER: Mrs. Judy Burkhart stated that in the budget for this year there is money for a large format scanner. The County Building and Codes Department had gotten a lower bid for their scanner than what the Planning Commission had found and Mrs. Burkhart asked for permission to go on the county's low bid too. There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 2:30 p.m.

ATTEST:

GARY NORRIS, CHAIR