

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

September 23, 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/Chris Cowen, 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: 8/26/2009

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 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.

Mr. Riggins 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 he was present to answer any questions. He stated that the owner has no plans for development at this time.

Mr. Paul Mittura, applicant, stated that he is already semi surrounded by commercial property and the property across the street has been cleared.

Mr. Norris asked how many present were in opposition and there were 10 people present in opposition. Mr. Dustin Gault, 2830 Scenic Drive, stated that he was in opposition. He cited commercial areas encroaching into existing residential neighborhood. He stated that Scenic Drive was not designed for commercial traffic. He added that he has a petition with 101 signatures in opposition.

There being no more discussion, Mr. Thomas moved to recommend approval. The motion was seconded by Mr. Marks and carried with two in opposition.

CASE NUMBER Z - 30 - 2009 APPLICANT(S): Charles T. & Pamela M. Jerles

REQUEST: R-1 Single Family Residential District

to C-2 General Commercial District

LOCATION: North of Bellamy Lane, 565+/- west of Bellamy Lane and Warfield Boulevard intersection.

TAX MAP(S): 041 PARCEL(S): 085.00 ACREAGE: 1.4 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Future development or sale.

Mr. Riggins read the case and gave the staff recommendation for approval. This would be an extension of existing commercial zone from the north, south and east. A "D" landscape buffer would be required to the west. Established commercial uses in area. The area is in transition in part due to relocation of hospital.

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

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

CASE NUMBER Z - 31 - 2009 APPLICANT(S): James Slate

REQUEST: C-4 Highway Interchange District
to C-5 Highway & Arterial Commercial District

LOCATION: Southeast corner of the New South Drive and Highway 76 intersection.

TAX MAP(S): 063P PARCEL(S): C 005.00 ACREAGE: 1.55 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: To allow for more retail/business locations.

Mr. Riggins read the case and gave the staff recommendation for disapproval. C-4 is intended primarily for automobile and other vehicular service establishments, transient sleeping accommodations and eating and drinking establishments. C-4 district is also intended to provide services for interstate oriented traffic. This property is entirely surrounded by existing C-4 zoning. C-5 zone district allows for multiple uses that are incompatible with the intent of the C-4 zone district. I-24 and the overpass are clearly visible from this property.

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

CASE NUMBER CZ - 25 - 2009 APPLICANT(S): H & H Sheet Metal Fabricators, Inc.

REQUEST: C-5 Highway & Arterial Commercial District
AG Agricultural District
to M-2 General Industrial District

LOCATION: Northeast corner of the Shadybrook Lane and Highway 79 intersection.

TAX MAP(S): 010 PARCEL(S): 010.00 ACREAGE: 33.05 CIVIL DISTRICT(S): 1

REASON FOR REQUEST: We have a tract sold providing zone change to M-2; concrete mix plant is needing to locate here to supply HSC.

Mr. Riggins read the case and gave the staff recommendation for disapproval. Inadequate infrastructure. Adequate fire protection cannot be provided at this time. Major water line upgrade is required from Mint Springs Farms Subdivision (approximately one mile). This would not be an extension of M-2 zoning.

Mr. Jimmy Kent Wilson, property owner, stated that he was approached by the several companies looking to relocate to this site if this rezoning were approved.

Mr. Bob Broome, 5225 Guthrie Highway, stated that he was in opposition. He stated that this would devalue his property. M-2 does not fit into this area, dust, chemical contamination, noise, traffic, and congestion were concerns. He added that there was already lots of M-2 already zoned and ready to go.

Mr. Lanny Lococo, 330 Shady Brook Lane, stated he was also in opposition and cited environmental issues, dust, noise and not appealing to look at as his concerns.

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

CASE NUMBER CZ - 26 - 2009 APPLICANT(S): Richard L. Tipton

Agent: Sharib T, Grimes

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

LOCATION: In the southeast right-of-way of Paul B Huff Parkway, 1600+/- feet south of Appleton Drive intersection.

TAX MAP(S): 044 PARCEL(S): 062.02 ACREAGE: 4.23 CIVIL DISTRICT(S): 3
062.01 (P)

REASON FOR REQUEST: Subject property already taxed as commercial property; building was constructed to use as maintenance & storage of work vehicles & machinery and want to build another barn on property.

This case was withdrawn by the applicant prior to the meeting.

IV. SUBDIVISIONS:

CASE NUMBER: S - 54 - 99 APPLICANT: Gordon Seay

REQUEST: Preliminary Plat Extension Approval of AUTUMNWOOD FARMS
(PRELIMINARY EXTENSION)

LOCATION: South of Tiny Town Road, north of Hazelwood Road, and west of Hazelwood Subdivision

MAP: 018 PARCEL(S): 016.00 (portion) ACREAGE: 466.84

OF LOTS: 1049 CIVIL DISTRICT(S): 2

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 begins.
2. Approval by the City Street Department of all road and drainage plans before construction begins.

VARIANCES REQUESTED: For excessive cul-de-sac lengths and block lengths, as shown on the plat, due to topography and existing stub outs left from adjoining developments.

VAR. STAFF RECOMMENDATION:

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.

CASE NUMBER: S - 46 - 2009 APPLICANT: Nannie Darnell Heirs, C/o Ray Darnell

REQUEST: Replat Approval of REPLAT OF LOTS 1-17 CAMPBELL HEIGHTS

LOCATION: Southeast corner of Tiny Town Road (SR236) and Fort Campbell Blvd. (US 41-A/SR12). Currently a used car dealership.

MAP: 005M-A PARCEL(S): 001.00 ACREAGE: 5.414

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

STAFF RECOMMENDATION: Final Replat Approval.

VARIANCES REQUESTED: N/A

VAR. STAFF RECOMMENDATION:

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 47 - 2009 APPLICANT: Debra Butts
REQUEST: Preliminary Plat Approval of MEADOW LANE, SECTION E
LOCATION: Intersection of Sequoia Lane & Pea Ridge Road
MAP: 041 PARCEL(S): 107.00 p/o ACREAGE: 4.79
OF LOTS: 5 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: n/a
VAR. STAFF RECOMMENDATION:

CASE NUMBER: S - 48 - 2009 APPLICANT: Mark Reynolds
REQUEST: Final Plat Approval of REPLAT OF LOTS 63, 64 & FINAL PLAT OF LOT
64A CAMELOT HILLS, SECTION 1
LOCATION: Camelot Drive & Arthurs Court
MAP: 031L-G PARCEL(S): 006.00 & 007.00 ACREAGE: .53
OF LOTS: 3 CIVIL DISTRICT(S): 3rd

STAFF RECOMMENDATION: Final Replat Approval of Lots 63 & 64 and Final Approval of Lot 64a

VARIANCES REQUESTED: N/A
VAR. STAFF RECOMMENDATION:

CASE NUMBER: S - 49 - 2009 APPLICANT: Herbie Baggett
REQUEST: Preliminary Plat Approval of PRELIMINARY REPLAT OF LOT # 67 & LOTS 68
& 69 CARNEY & SAVAGE SUBDIVISION
LOCATION: East of Reynolds Street at the end of Poplar Court
MAP: 066E-M PARCEL(S): 008.00 ACREAGE: 0.68
OF LOTS: 3 CIVIL DISTRICT(S): 12

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. Completion of R.O.W. improvements to include completion of paving & compliant turn around.

VARIANCES REQUESTED: N/A
VAR. STAFF RECOMMENDATION:

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 50 - 2009 APPLICANT: J & N Enterprises, Inc.

REQUEST: Preliminary Plat Approval of TRACY LANE ESTATES

LOCATION: South of 101st West of Pearidge Road & East of Whitfield Road

MAP: 041 PARCEL(S): 042.01 ACREAGE: 16.745

OF LOTS: 42 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.
4. Shared drive accesses shall be required along Tracy Lane and shall be approved by the Clarksville Street Department.

VARIANCES REQUESTED: N/A

VAR. STAFF RECOMMENDATION:

Mr. Spainhoward read the case and gave the staff recommendation.

Mr. Kenneth Bau, 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. Grubbs and carried unanimously.

CASE NUMBER: S - 51 - 2009 APPLICANT: Hickory Wilds, LLC

REQUEST: Final Plat Approval of HICKORY WILDS SECTION 1C, CLUSTER

LOCATION: North of Dunlop Lane, South of Kirkwood Road, North of Judge Tyler Duke Dr. and adjacent to John Tyler Duke Blvd.

MAP: 039 PARCEL(S): 016.05, 016.07, 0.16.08 ACREAGE: 11.8

OF LOTS: 20 CIVIL DISTRICT(S): 1st

STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: MP - 63 - 2009 APPLICANT: Frank Wallace

REQUEST: Minor Approval of THE FRANK WALLACE PROPERTY, LOT 1, OLD SANGO RD.

LOCATION: Adjacent to Old Sango Rd.

MAP: 082 PARCEL(S): 160.01 ACREAGE: 4.5

OF LOTS: 1 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 66 - 2009 APPLICANT: Jim Thomas
REQUEST: Replat Approval of REPLAT LOTS 88 + 89 FOX MEADOW, SECTION 1B
LOCATION: West of Pembroke Drive, East of Hwy 41-A North, North of Tiny Town Rd.
MAP: 006H PARCEL(S): 002 + 003 ACREAGE: 0.32
OF LOTS: 2 CIVIL DISTRICT(S): 3rd
STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 76 - 2009 APPLICANT: Hawkins & Lafferty
REQUEST: Replat Approval of REPLAT OF LOTS 53 & 54, RIVERBEND LANDING (CLUSTER)
LOCATION: Intersection of East Accipter Circle of Powell Rd.
MAP: 064D PARCEL(S): A 053.00 + 054.00 ACREAGE: 0.97
OF LOTS: 2 CIVIL DISTRICT(S): 6th
STAFF RECOMMENDATION: Approval

CASE NUMBER: MP - 80 - 2009 APPLICANT: C. Booth
REQUEST: Replat Approval of REPLAT LOT 48, CAMELOT HILLS SECTION 1
LOCATION: Adjacent to Arthurs Court
MAP: 031L PARCEL(S): 054.00 ACREAGE: 0.423
OF LOTS: 1 CIVIL DISTRICT(S): 3rd
STAFF RECOMMENDATION: Approval

PLANNING COMMISSION ACTIONS: Mr. Norris stated that these cases were heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. See discussion for S-50-2009.

Mr. Spainhoward read the cases and asked for endorsement of cases MP-63-2009, MP-66-2009, MP-76-2009 and MP-280-2009.

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -30 -2009 APPLICANT: JAMES MAYNARD
Agent: Moore Design Services

DEVELOPMENT: WEST PEACHTREE APARTMENTS
PROPOSED USE: MULTI FAMILY - 168 UNITS
LOCATION: 1750 PEACHERS MILL ROAD
MAP: 31, 2.00 ACREAGE: 40.58 +/-
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 from the Fire Department.
 4. Approval of a landscape plan, to include lighting note.

CASE NUMBER: SR -31 -2009 APPLICANT: JOHN MCCONNELL
Agent: Weakley Brothers Engineering

DEVELOPMENT: CLARKSVILLE SPEEDWAY
PROPOSED USE: WAREHOUSE BUILDING
LOCATION: 1600 NEEDMORE ROAD
MAP: 18, 40.00 ACREAGE: 76.00 +/-
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 septic system and location by the Division of Ground Water Protection.

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

CASE NUMBER: SR - 32 - 2009 APPLICANT: KRISTINE SMITH
Agent: Dbs & Associates

DEVELOPMENT: CLARKSVILLE SKATE PARK
PROPOSED USE: SKATE PARK
LOCATION: 110 DENNY ROAD
MAP: 81-H-E-13.02 ACREAGE: 6.40 +/-
CIVIL DIST.: 11

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. Show blue line stream and required buffer area.
 3. Approval from the Building and Codes Department.
 4. Approval from the Fire Department.
 5. Approval of a landscape plan.

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

Mr. Leroy Richmond, adjacent property owner, stated that he has concerns regarding this case. He asked about traffic on Denny Road and if the road is to be widened. He also had questions if a fence would be required. Ms. Russell answered that a "D" landscape buffer would be required and lighting would be directed inward with shields.

DBS employee stated that this will be a outdoor skateboard and bike BMX park. Mr. Jack Frazier, City Street Department, stated that there are no plans to widen Denny Road.

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

CASE NUMBER: SR - 33 - 2009 APPLICANT: TODD MORRIS
Agent: Dbs & Associates

DEVELOPMENT: LAFAYETTE VILLAGE
PROPOSED USE: MULTI FAMILY - 67 UNITS
LOCATION: 542 LAFAYETTE ROAD
MAP: 43, 14.01 ACREAGE: 4.39 +/-
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, drainage and water quality plans by the City Street Department. Label the 100 year flood elevation.
 3. Approval of a landscape plan.

PLANNING COMMISSION ACTIONS: Mr. Norris stated that these cases were heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. See discussion for SR-32-2009.

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

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

VI. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Mr. Riggins stated that the budget report will be presented next month.

B. AUTHORIZATION TO INITIATE TEXT AMENDMENT RELATIVE TO BILLBOARDS AND DOWNTOWN SIDEWALK SIGN AGE: Mr. Riggins explained the request and asked for authorization to initiate heo process and present a proposal regarding billboards to be submitted to the Planning Commissions meeting next month for their consideration. He also asked for authorization to initiate changes to the ordinance to allow sandwich signs, portable signs that are removed at the end of business hours. He asked for approval to initiate changes There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Grant and carried unanimously.

C. TRANSPORTATION PROJECTS UPDATE: Mr. Riggins stated that Stan Williams will give an update of road projects. He stated that a lot of the projects are waiting on the budgeting process. He then presented a slide presentation and gave updates on the different projects.

D. TRAINING DATE: Mr. Riggins stated that the training date for the Planning Commissioner's will be November 4, 2009 from 3 p.m. to 7:00 p.m.

E. PLANNING COMMISSION DATES: Mr. Riggins stated that the November 2009 meeting will be on November 24, 2009. The December dates will not change.

VII. ADJOURNMENT:

The meeting was adjourned at 3:30 p.m.

ATTEST:

GARY NORRIS, CHAIR