

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

DRAFT

- MINUTES -

September 28, 2011

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Geno Grubbs
- Mark Kelly
- John Laida
- George Marks
- Robert Nichols
- Bryce Powers
- Larry Rocconi

OTHERS PRESENT:

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

II. APPROVAL OF MINUTES OF MEETING OF:8/24/11

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 21 - 2011 APPLICANT(S): Space For Lease
Trent Knott

REQUEST: M-3 Planned Industrial District
to C-5 Highway & Arterial Commercial District

LOCATION: North of Madison Street and West of 76 Connector
TAX MAP(S): 081 PARCEL(S): 054.01 ACREAGE: 17.27 CIVIL DISTRICT(S): 11
REASON FOR REQUEST:

Mr. Spainhowad read the case and gave the staff recommendation for approval. Request is an extension of C-5 zoning to the south. C-5 zoning is Highway and Arterial Commercial district and this property is located adjacent to a major arterial intersection. The City of Clarksville's traffic engineer's summary indicates a potential LOS "F" for the left turn exiting onto Madison Street during peak hour afternoon times. The staff feels that the left turn exiting to Madison Street will continue to be an issue regardless of the zoning classification of this property.

Mr. Trent Knott, applicant, stated that there is a back exit to Martin Luther King Boulevard that he prefers to use instead of Madison Street.

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Powers and carried with Mr. Rocconi abstaining from the vote.

CASE NUMBER Z - 22 - 2011 APPLICANT(S): C M C Community Action Agency
Agent: Leslie Chiodini, Exec. Director

REQUEST: C-2 General Commercial District &
R-1 Single-Family Residential District
to O-1 Office District

LOCATION: 460 +/- feet west of the Ft. Campbell Blvd. & Lafayette Rd. Intersection fronting on the South side of Lafayette Rd. 500 +/- feet.

TAX MAP(S): 54-E-F PARCEL(S): 007.00 & 007.01 ACREAGE: 5.38 CIVIL DISTRICT(S): 7th

REASON FOR REQUEST: Relocate 8 preschool classrooms, administrative offices of federally-funded private non-profit.

Mr. Spainhoward read the case and gave the staff recommendation for approval. O-1 zoning will serve as a transition between existing C-2 and R-1. Would not be out of character with the surrounding area.

Ms. Leslie Chiodini, applicant, stated that this will allow them to put 51 more students into five additional classrooms.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Nichols and passed with Mr. Grubbs abstaining from the vote.

CASE NUMBER Z - 23 - 2011 APPLICANT(S): Joseph K. Lingauer

REQUEST: R-1 Single-Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: south of the Kelsey Dr. Dover Rd. intersection fronting on the south side of Dover Rd. 150+/- feet. 425+/- feet north of the terminus of Gunnels Dr.

TAX MAP(S): 054 G-F PARCEL(S): 045.00 & 046.00 ACREAGE: 3.82 CIVIL DISTRICT(S): 7th
054 G-F 013.00 (portion)

REASON FOR REQUEST: Truck tire center.

Mr. Spainhoward read the case and gave the staff recommendation for approval. C-5 zoning is a Highway and Arterial Zoning District and this request fronts on an arterial highway. Hwy. 79/Dover Road is a high traffic corridor.

Mr. Lingauer, applicant, stated that he is expanding business.

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

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

CASE NUMBER Z - 24 - 2011 APPLICANT(S): James W. Bell, Jr.

Agent: David H. Dabbs

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

LOCATION: East of Ted Crozier Blvd. & North of Dunlop Lane 500 +/- feet North

TAX MAP(S): 040 PARCEL(S): 004.01 ACREAGE: 25.60 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Potential buyer will need property zoned C-5. This will conform to property already on this tract.

Mr. Spainhoward read the case and gave the staff recommendation for approval. This request is an extension of an existing C-5 zone. C-5 request is not out of character with the surrounding properties.

Mr. Mitchell Ross, agent, stated that there is a potential buyer for the property and the zoning would need to change to accommodate a hotel.

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

CASE NUMBER Z - 25 - 2011 APPLICANT(S): Mack Phillips

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

LOCATION: 500 ft +/- south of intersection of Whitfield & Old Trenton Rd on west side of Old Trenton Rd

TAX MAP(S): 041 PARCEL(S): 115.02 ACREAGE: 10.31 CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: For residential development.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Single family residential development is prevalent in this area. Land Use Opinion Map shows the property as recommended for single family residential. Extension of a residential zone would be compatible with the surrounding area. High demand for single family development due to location.

Mrs. Johnnie Buhler, adjacent property owner, stated that she was in opposition and stated that she would like to see larger lots.

There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Rocconi and passed with Mr. Kelly abstaining.

CASE NUMBER Z - 26 - 2011 APPLICANT(S): Industrial Development Board C/o Mike Evans

REQUEST: M-2 General Industrial District
to R-2 Single-Family Residential District

LOCATION: south of the TN/KY line, West of Arvin Dr. & North of the terminus of Fox Meadow Way.

TAX MAP(S): 006 PARCEL(S): 001.00 ACREAGE: 25.16 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: To develop property into a residential subdivision similar to Fox Meadow.

Mr. Spainhoward read the report and gave the staff recommendation for approval. Property is completely surrounded by residential uses. R-2 request is an extension of an existing R-2 zone. Adequate utilities are available for the area and in-fill development with higher density should be encouraged where utilities are already available.

Mr. Vernon Weakley, agent, stated that 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 (CONT.):

CASE NUMBER CZ - 11 - 2011 APPLICANT(S): Janet Mcnew

REQUEST: R-1 Single-Family Residential District
to EM-1 Single Family Mobile Home Estate District

LOCATION: 1360 Cumberland Heights Road

TAX MAP(S): 091C-A PARCEL(S): 014.01 ACREAGE: 1.38 CIVIL DISTRICT(S): 13

REASON FOR REQUEST: REPLACE DAMAGED SINGLE-WIDE WITH NEW SINGLE-WIDE

This case was deferred by the applicant.

CASE NUMBER CZ - 12 - 2011 APPLICANT(S): Pleasant View Baptist Church ..

Agent: Danny Deffendoll

REQUEST: R-1 Single Family Residential District
to EM-1 Single Family Mobile Home Estate District

LOCATION: 800+/- feet west of the Cumberland Heights Rd. & Church Rd. intersection. Fronting on the south side of Church Rd. 180 +/- feet

TAX MAP(S): 091 C-A PARCEL(S): 043.01, 043.02 ACREAGE: 2.00 CIVIL DISTRICT(S): 13th (portion)

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. EM-1 is currently located in the vicinity on Hogue Road and other EM- 1 requests have been approved in the area. Parcel is located within the rural area of the growth plan. EM-1 is an allowable zone district within the rural areas. Zoning would not adversely affect the surrounding property.

Mr. Billy Ray Suiter, 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. Nichols and carried unanimously.

CASE NUMBER CZ - 13 - 2011 APPLICANT(S): L. C. & Margret Connell

B & S Development

Agent: J. P. Lowe

REQUEST: AG Agricultural District &
R-1 Single-Family Residential District
C-5 Highway & Arterial Commercial District
to M-1 Light Industrial District

LOCATION: South of the International Blvd & Rossview Road intersection and front on the south side of Rossview Road 1,450+/- feet.

TAX MAP(S): 057 PARCEL(S): 021.00 (portion) ACREAGE: 157.00 +/- CIVIL DISTRICT(S): 6th
058 004.00 & 001.00(portion)

REASON FOR REQUEST: This site is currently under consideration by a large national company to construct a regional distribution center.

Mr. Spainhoward read the case and gave the staff recommendation for approval. This property is in close proximity to the Clarksville Montgomery County Industrial Park and will allow for expansion of industrial uses on private land. Property is closely located to I-24 and Exit 8 interchange and allows developments quick access to the interstate system. Minimum "D" buffer would be required in the PGA adjacent to residential uses at time of development.

Mr. J.P. Lowe, agent, stated that 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 with Mr. Rocconi abstaining from the vote.

IV. SUBDIVISIONS:

CASE NUMBER: S - 10a - 2007 APPLICANT: Jimmy Bagwell of Moore Designs

REQUEST: Preliminary Plat Extension Approval of RINGGOLD CREEK ESTATES (ORDINANCE 69
-2004-05)

LOCATION: LOCATED NORTH OF 101ST AIRBORNE DIVISION PARKWAY, NORTH OF LITTLE WEST
FORK CREEK, EAST OF RINGGOLD ROAD

MAP: 30 PARCEL(S): 11 ACREAGE: 182.06

OF LOTS: 373 CIVIL DISTRICT(S): 3

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

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

New expiration: September 28, 2013

CASE NUMBER: S - 12a - 2006 APPLICANT: Jimmy Bagwell of Moore Designs

REQUEST: Preliminary Plat Extension Approval of COLLINS ESTATES, CLUSTER

LOCATION: East of Interstate 24, south of Rossvie Road and Rollow Lane

MAP: 058 PARCEL(S): 00.500 ACREAGE: 296

OF LOTS: 604 CIVIL DISTRICT(S): 1

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

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

New expiration: September 28, 2013

CASE NUMBER: S - 22 - 2011 APPLICANT: Bill Mace

REQUEST: Final Plat Approval of SOLITUDE RIGHT OF WAY 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: 2.90

OF LOTS: 0 CIVIL DISTRICT(S): 5

STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 32 - 2011 APPLICANT: WB Builders, LLC

REQUEST: Final Plat Approval of BENTLEY MEADOWS SECTION 1 (CLUSTER)

LOCATION: South of Highway 41A on the west side of Excell Road

MAP: 088 PARCEL(S): 038.00 ACREAGE: 32.89

OF LOTS: 86 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 33a - 2009 APPLICANT: Bill Mace
REQUEST: Preliminary Plat Extension Approval of AUTUMN CREEK VILLAGE
LOCATION: North of Boy Scout Road, West of Needmore Road W. SCOUT ROAD
MAP: 018 PARCEL(S): 022.00 (p) ACREAGE: 54.80 +/-
OF LOTS: 123 CIVIL DISTRICT(S): 2nd

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

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

New expiration: September 28, 2013

CASE NUMBER: S - 33 - 2011 APPLICANT: Nancy Louise Bumpus
REQUEST: Preliminary Plat Approval of DEER HOLLOW ESTATES, SECTION 2
LOCATION: East side of Walnut Grove Road, west of Red Fox Trail
MAP: 044 PARCEL(S): 014.00 ACREAGE: 9.2
OF LOTS: 7 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

CASE NUMBER: S - 35 - 2011 APPLICANT: Bill Mace
REQUEST: Final Plat Approval of AUTUMN CREEK, SECTION 3A
LOCATION: North of E. Boy Scout Road and west of Needmore Road
MAP: 018 PARCEL(S): 022.00 (portion) ACREAGE: 4.78
OF LOTS: 17 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 40 - 2011 APPLICANT: John Hadley
REQUEST: Preliminary Plat Approval of SOMERSET SECTION 3
LOCATION: North of Basham Lane, east of Roanoke Road, and south of Shenandoah Street
MAP: 040 PARCEL(S): 031.01 ACREAGE: 9.25
OF LOTS: 29 CIVIL DISTRICT(S): 6

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, and erosion control 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.

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

Mr. Cal McKay, agent, stated that this case meets all criteria for approval. This was originally approved in 2004 and has same layout as before.

Jamie McKaney, adjacent property owner, stated that she was in opposition. She stated that the residents had an independent study done regarding drainage and passed out information to the Planning Commission. Her concerns were about the drainage and the existing drainage easement that will be encroached upon.

Mr. Jack.Frazier, City Street Department, stated that the applicant's design engineer followed the city's drainage standards, He has not seen the independent study submitted by Ms. McKaney.

There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Kelly and passed by a vote of four yes and 0 no's, Mr. Harrison, Mr. Laida, Mr. Rocconi and Ms. Larson abstaining from the vote.

CASE NUMBER: S - 47 - 2011 APPLICANT: James H. Maynard
REQUEST: Preliminary/final Plat Approval of PEACHTREE SECTION 5
LOCATION: End of Dwight Eisenhower Drive east of Peachers Mill Road
MAP: 031 PARCEL(S): 004.00 ACREAGE: 15.78
OF LOTS: 53 CIVIL DISTRICT(S): 3

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

CASE NUMBER: S - 49 - 2011 APPLICANT: GC Land Development
REQUEST: Final Plat Approval of BOYER FARMS SECTION 2
LOCATION: West of Dunlop Lane & South of Charles Bell Road at the terminus of Randle Brother Lane
MAP: 34 PARCEL(S): 50.14, 50.16 ACREAGE: 13.26
OF LOTS: 23 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Final Plat Approval.

VARIANCES REQUESTED: GC Land Development is requesting a variance on the cul-de-sac length for Randle Brothers Lane which exceeds the mazimum allowed for cul-de-sacs of 500'. The applicant has stated the reasoning for the request is that "Randle Brothers Lane has

VAR. STAFF RECOMMENDATION: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 54 - 2011 APPLICANT: Andy Phillips
REQUEST: Preliminary Plat Approval of ROBIN LYNN HILLS SECTION 5
LOCATION: East of Dotsonville Road and north of Wooten Road at the end of Rusty Lane
MAP: 067 PARCEL(S): 002.00 & 002.01 ACREAGE: 16.77
OF LOTS: 16 CIVIL DISTRICT(S): 8

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, 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 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: The applicant has requested a variance to allow Robin Lynn Hills to be approved without a street stub to the south due to topography and flood plain conditions.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 55 - 2011 APPLICANT: Villages Terrace Group
REQUEST: Final Plat Approval of VILLAGE TERRACE (ENHANCED ZONING)
LOCATION: Northeast corner of the Villages Subdivision and southwest of Excell Road
MAP: 081 PARCEL(S): 123.07 ACREAGE: 11.34
OF LOTS: 44 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Final Plat Approval.

NOTE: Planning Director shall not sign the final plat until receipt of "Exhibit C" from the Project Engineer.

CASE NUMBER: S - 56 - 2011 APPLICANT: Bill MAce
REQUEST: Final Plat Approval of AUTUMN CREEK VILLAGE SECTION I
LOCATION: North of Boy Scout Road, West of Needmore Road and south of Jackie Lorraine Drive
MAP: 018 PARCEL(S): 022.00 (p) ACREAGE: 12.88
OF LOTS: 32 CIVIL DISTRICT(S): 2nd

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

CASE NUMBER: S - 57 - 2011 APPLICANT: Meadow Wood Park Group
REQUEST: Final Plat Approval of MEADOW WOOD PARK, SECTION 1D
(ORDINANCE 69-2004-05)
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: 5.97
OF LOTS: 25 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 58 - 2011 APPLICANT: Madison Street Commons LLC (Contact Anne Nicholas Weis)
REQUEST: Final Plat Approval of MADISON STREET COMMONS OUTLOTS 1-3
LOCATION: Northwest of the intersection of Madison Street and Memorial Drive
MAP: 080B PARCEL(S): B 018.00 ACREAGE: 3.63
OF LOTS: 3 CIVIL DISTRICT(S): 11 & 12
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer

CASE NUMBER: S - 59 - 2011 APPLICANT: Clear Sky Inc
REQUEST: Final Plat Approval of GATEWAY CROSSING SECTION 2 AND A TRAVEL EASEMENT
LOCATION: Southwest of I-24, south of Wilma Rudolph, east of and adjacent to Ted Crozier Sr. Boulevard
MAP: 040 PARCEL(S): 004.16 ACREAGE: 2.37
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 60 - 2011 APPLICANT: Greenspace Partners (Bryce Powers)
REQUEST: Replat Approval of REPLAT OF CLOVER HILLS SECTION 3B LOTS 223-225
LOCATION: East of I-24, south of Highway 76, west of N. Woodson Road, north of and adjacent to Superior Lane
MAP: 063K PARCEL(S): A 034.00-036.00 ACREAGE: 1.07
OF LOTS: 3 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Final Replat Approval.

CASE NUMBER: S - 61 - 2011 APPLICANT: Allen Moser
REQUEST: Preliminary Plat Approval of SWAN LAKE VILLAGES SECTION 2
LOCATION: Old Dunbar Cave Road, North and east of its intersection
MAP: 056L PARCEL(S): D 002.00 ACREAGE: 1.84
OF LOTS: 4 CIVIL DISTRICT(S): 6
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 by the City Street Department of all road, drainage, grading, and erosion control 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.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 14 - 2011 APPLICANT: Bill Mace

REQUEST: Replat Approval of REPLAT OF GRAYS RUN LOT 5

LOCATION: 1.1 Miles east of Old Highway 48 & south of and adjacent to Grays Chapel Road

MAP: 147 PARCEL(S): 026.02 ACREAGE: 3.014

OF LOTS: 1 CIVIL DISTRICT(S): 16

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 48 - 2011 APPLICANT: Mack & Leann Phillips

REQUEST: Minor Plat Approval of MACK J. PHILLIPS PROPERTY, LYLEWOOD ROAD, LOTS 1 & 2

LOCATION: South of Highway 79, south of and adjacent to Lylewood Road

MAP: 075 PARCEL(S): 043.00 (portion) ACREAGE: 2.296

OF LOTS: 2 CIVIL DISTRICT(S): 9

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 52 - 2011 APPLICANT: Mack & Leann Phillips

REQUEST: Minor Plat Approval of MACK J. PHILLIPS PROPERTY, LYLEWOOD ROAD, LOT 3

LOCATION: South of Highway 79, south of and adjacent to Lylewood Road

MAP: 075 PARCEL(S): 043.00 (portion) ACREAGE: 2.296

OF LOTS: 2 CIVIL DISTRICT(S): 9

STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 59 - 2011 APPLICANT: Bryce Powers

REQUEST: Minor Plat Approval of BRYCE AND KAREN POWERS PROPERTY, HIGHWAY 12, LOT 1

LOCATION: Northwest of the intersection of Highway 12 and Elk Drive

MAP: 088 PARCEL(S): 022.00 ACREAGE: 1.42

OF LOTS: 1 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Approval.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -32 -2011 APPLICANT: HIGHPOINTE ROW PARTNERS
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: FIRST STREET AND MARION CONDOS
PROPOSED USE: MULTI FAMILY - 6 UNITS
LOCATION: MARION STREET AND N. FIRST STREET
MAP: 066-G-B-2.00,3.00,25.00 ACREAGE: 0.47
CIVIL DIST.: 12

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

- CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer. Upgrades will be required to provide adequate fire protection.
2. Approval of grading, drainage and erosion control plans by the City Street Department.
3. Approval from the Fire Department.

Note: Landscape plan will be approved through the CBID.

CASE NUMBER: SR -33 -2011 APPLICANT: MICHAEL CONNERETH
Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: CONNERETH APARTMENTS
PROPOSED USE: MULTI FAMILY - 13 UNITS
LOCATION: 531 WISDOM STREET
MAP: 066-E-K-007.00 ACREAGE: 0.95
CIVIL DIST.: 12

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 grading, drainage and erosion control plans by the City Street Department.
3. Approval from the Fire Department.
4. Minor plat completed.

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

CASE NUMBER: SR - 34 - 2011 APPLICANT: JIMMY SETTLE

Agent: Dbs & Associates Cal Mckay

DEVELOPMENT: THE COMMONS RV PARK

PROPOSED USE: RV PARK

LOCATION: ROLLOW LANE

MAP: 039, 025.08(P) ACREAGE: 39.07

CIVIL DIST.: 1

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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

Mr. Mitchell Ross, agent for applicant, stated that this use is a specific permitted use in the Zoning Resolution. He then read off the staff conditions and how the applicant had completed those requirements. He stated that this has been zoned C-5 since 2005 and the property was purchased from the developers of Farmington Subdivision. Mr. Ross added that there would be a 1600' square foot building for showers and restrooms. Mr. Ross stated that a landscape Level D buffer would be required between the two zones.

Mr. Patrick Long, adjacent property owner, stated that he was in opposition and stated negative home values, security, aesthetics and loss of community as his concerns.

Mr. George Dean, attorney retained by Farmington Subdivision residents, stated that there is no definition in the County Zoning Resolution regarding C-5 adjacent to R₁ or R₂ zoning.

Mr. Rick Reda, adjacent property owner, stated that he too was in opposition. He stated that he felt the Growth Plan needed revision.

Mr. Powers asked about a use determination from Mr. Rod Streeter, County Building and Codes Director. Mr. Streeter stated he was in favor of a deferral to investigate further into this matter.

There being no more discussion, Mr. Nichols moved to defer this for 30 days. The motion was seconded by Mr. Grubbs and passed unanimously.

CASE NUMBER: SR - 35 - 2011 APPLICANT: HARRY CROCKER

Agent: Suiter Surveying Land Planning, Inc.

DEVELOPMENT: RC PROPERTIES COMMERCIAL

PROPOSED USE: AUTOMOTIVE REPAIR

LOCATION: 211 KRAFT STREET

MAP: 055-M-B-005.00 ACREAGE: 0.909

CIVIL DIST.: 12

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 grading, drainage and erosion control plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval from the Building and Codes Department.

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

CASE NUMBER: SR -36 -2011 APPLICANT: CLEAR SKY INC.

Agent: Dbs & Associates Jamison Townsend

DEVELOPMENT: GATEWAY CROSSING, LOTS 2 & 3

PROPOSED USE: RETAIL

LOCATION: DUNLOP LANE

MAP: 040,004.16 ACREAGE: 2.37

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 grading, drainage and erosion control plans by the City Street Department.
 3. Approval of a landscaping plan.
 4. Subdivision plat completed.

CASE NUMBER: AB -4 -2011 APPLICANT: JOHN T. ROCHFORD

Agent: Bill Morton

DEVELOPMENT: JOHN T. ROCHFORD

PROPOSED USE: ABANDONMENT

LOCATION: CURRENT ROAD

MAP: NORTH OF 016-H-A-055.00 AND ACREAGE: 0.86 +/-

CIVIL DIST.: 2

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CONDITIONS: Deferred at Applicant's request.

PLANNING COMMISSION ACTIONS: Mr. Harrison explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. See discussion for SR-34-2011.

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

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