

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

January 24, 2018

2:00 P.M.

329 Main Street

(Meeting Room - Basement)

I. CALL TO ORDER/QUORUM CHECK/PLEDGE TO FLAG

II. APPROVAL OF MINUTES OF RPC MEETING:

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/25/2018 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/1/2018 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/5/2018 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 2/12/2018 - 6:00 P.M.

1. CASE NUMBER: Z-1-2018 APPLICANT(S): Griffey Family Partnership

REQUEST: AG Agricultural District

to R-2 Single-Family Residential District

LOCATION: Property located south of the east terminus of Allen Griffey Road and west of the West Fork Creek

TAX MAP(S): 031 PARCEL #: 040.00 p/o CIVIL DISTRICT: 3rd

REASON FOR REQUEST: The property rezoning is desired to incorporate the parcel into the adjacent Griffey Estates Subdivision.

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5

CASE NUMBER: Z-2-2018 APPLICANT(S): Griffey Family Partnership

REQUEST: AG Agricultural District

to R-2 Single-Family Residential District

LOCATION: Property located in the southwest corner of Allen Griffey Road & Garner Hills Drive

TAX MAP(S): 031 PARCEL #: 040.02 CIVIL DISTRICT: 3rd

REASON FOR REQUEST: The property rezoning is desired to incorporate the parcel into the adjacent Griffey Estates Subdivision.

CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5

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

2. CASE NUMBER: Z-3-2018 APPLICANT(S): Hare, LLC AGENT: Jimmy Bagwell Moore
Design Services

REQUEST: M-2 General Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the north/west frontage of Wilma Rudolph Blvd., 1,100 +/- feet southwest of the Wilam Rudolph Blvd.& Wylma Van Allen Place intersection.

TAX MAP(S): 056 PARCEL #: 063.00 CIVIL DISTRICT: 12th

REASON FOR REQUEST: Zone change is requested to make entire property one zone and connect C-5 to the south and north.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9

3. CASE NUMBER: ZO-1-2017 APPLICANT(S): Regional Planning Commission

REQUEST: Text Amendment - Temporary Signs Amendment

CASE NUMBER: CZ-1-2018 APPLICANT(S): Tina Orgain

REQUEST: AG Agricultural District

to R-2D Two-Family Residential District

LOCATION: Property fronting on the east frontage of Sango Drive, east of the Sango Drive & Old Sango Road intersection.

TAX MAP(S): 082 PARCEL #: 124.00 CIVIL DISTRICT: 11th

REASON FOR REQUEST: Rezone to R-2D to create three (3) residential lots.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A

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

4. CASE NUMBER: CZ-2-2018 APPLICANT(S): Phyllis Casebolt AGENT: Bobby Powers

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property located in the southwest corner of the Charles Bell Road & Dunlop lane intersection.

TAX MAP(S): 034 PARCEL #: 049.03 CIVIL DISTRICT: 1st

REASON FOR REQUEST: To conform with nearby developed neighborhoods in order to develop approximately 9 lots.

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: N/A

V. SUBDIVISIONS:

1. CASE NUMBER: S-58-2017 APPLICANT: ADVANCED DE. CONST. CO. INC.
REQUEST: Preliminary Plat Approval of ADVANCED DEV CONST CO. INC. PROPERTY E. PINE MOUNTAIN ROAD LOTS 1 & 2
LOCATION: South of and adjacent to the 101st Airborne Parkway, east of and adjacent to the terminus of E. Pine Mountain Road.
MAP: 042 PARCEL: 030.00 ACREAGE: 3.18
OF LOTS: 2 CIVIL DISTRICT(S): 3

2. CASE NUMBER: S-77-2017 APPLICANT: EXIT 8 PROPERTIES
REQUEST: Preliminary Plat Approval of ROSSVIEW COMMONS SECTION 2 LOTS 1-3
LOCATION: South of and adjacent to Hancock Road (S.R 237), immediately southwest of the intersection of Hancock Road and International Boulevard.
MAP: 058 PARCEL: 001.00 ACREAGE: 3.26
OF LOTS: 3 CIVIL DISTRICT(S): 6

3. CASE NUMBER: S-88-2017 APPLICANT: EXIT 8 PROPERTIES
REQUEST: Final Plat Approval of INTERNATIONAL BOULEVARD RIGHT-OF-WAY DEDICATION
LOCATION: Located south of the intersection of Hankook Road and International Boulevard.
MAP: 058 PARCEL: 001.00 (portion) ACREAGE: 0.52
OF LOTS: 0 CIVIL DISTRICT(S): 6

4. CASE NUMBER: S-92-2017 APPLICANT: IMER DEVELOPMENT LLC
REQUEST: Final Plat Approval of WEST CREEK FARMS 3A
LOCATION: West of Peachers Mill Road and south of and adjacent to Henry Place Blvd.
MAP: 019 PARCEL: 004.02 ACREAGE: 35.47
OF LOTS: 90 CIVIL DISTRICT(S): 3

CASE NUMBER: S-95-2017 APPLICANT: CHRIS BLACKWELL
REQUEST: Final Plat Approval of LIBERTY PARK 5A (CLUSTER)
LOCATION: West of and adjacent to SR 374, east of and adjacent to Putnam Drive.
MAP: 053 PARCEL: 007.06 ACREAGE: 4.04
OF LOTS: 7 CIVIL DISTRICT(S): 8

V. SUBDIVISIONS (CONT.):

- 5. CASE NUMBER: S-1-2018 APPLICANT: CURTIS AND MARSHA JOHNSON
REQUEST: Preliminary Approval of CURTIS JOHNSON PROPERTY SINCLAIR DRIVE LOTS 2-4
LOCATION: North of and adjacent to the intersection of Sinclair Drive and Providence Blvd., South of Cave Springs Road, East of Danko Lane and West of Cave Street.
MAP: 054E PARCEL: A 005.00, 006.00 ACREAGE: 4.03
OF LOTS: 3 CIVIL DISTRICT(S): 7

VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:

1. CASE NUMBER: SR-38-2017 APPLICANT: MAURICE AND SHERITA BUSSEY
AGENT: CAL BURCHETT
DEVELOPMENT: M.A.S.S. AUTO SALES
PROPOSED USE: RETAIL
LOCATION: 2465 HWY 41-A BYPASS
MAP: 081-I-B-020.00 ACREAGE: 2.15 CIVIL DISTRICT: 11

2. CASE NUMBER: SR-1-2018 APPLICANT: JAKE WELCH
AGENT: BRITT LITTLE
DEVELOPMENT: SOUTH ELEVENTH STREET 6-PLEX
PROPOSED USE: MULTI FAMILY
LOCATION: 405 S. ELEVENTH STREET
MAP: 066-L-B-22.00 & 23.00 ACREAGE: 0.39 CIVIL DISTRICT: 12

3. CASE NUMBER: AB-4-2017 APPLICANT: ROBERT E. WHITE
AGENT: CINDY GREENE
DEVELOPMENT: ROBERT E. WHITE
PROPOSED USE: ABANDONMENT
LOCATION: NORTH OF FRANKLIN STREET, SOUTH OF STRAWBERRY ALLEY
MAP: 066-G-G-6, 7, 9, 11, 12,13 ACREAGE: 0.00987 CIVIL DISTRICT: 12

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. AUDIT REPORT FY 16-17
- C. ELECTION OF CHAIR / VICE CHAIR