

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**January 25, 2017**

**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: 12/28/2016**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 1/26/2017 - 4:30 P.M.**

**CITY COUNCIL PUBLIC HEARING & FIRST READING: 2/2/2017 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 2/6/2017 - 6:00 P.M.**

**COUNTY COMMISSION FORMAL MEETING: 2/13/2017 - 6:00 P.M.**

1. CASE NUMBER: Z-1-2017    APPLICANT(S): Grace Bible Church Of Clarksville    AGENT: Mid State Investments

REQUEST: R-1 Single-Family Residential District / R-2 Single-Family Residential District  
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west frontage of Peachers Mill Rd, 400 +/- feet north of the Peachers Mill Rd. & Pine Mountain Rd. intersection.

TAX MAP(S): 43-D-E    PARCEL #: 29.00    CIVIL DISTRICT: 3

REASON FOR REQUEST:

CO. COMM. DISTRICT: 12    CITY COUNCIL WARD: 3

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2. CASE NUMBER: Z-2-2017    APPLICANT(S): Grace L Harless

REQUEST: R-1 Single-Family Residential District  
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west frontage of Peachers Mill Rd., west of the Peachers Mill Rd. & Carter Rd. intersection.

TAX MAP(S): 43-E-A    PARCEL #: 11.00    CIVIL DISTRICT: 3

REASON FOR REQUEST: Best use of property which currently has manufactured home on it and in poor condition. To be removed and replaced with multi-family

CO. COMM. DISTRICT: 16    CITY COUNCIL WARD: 2

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

3. CASE NUMBER: CZ-25-2016 APPLICANT(S): Johnny Tucker  
REQUEST: AG Agricultural District  
to R-1 Single-Family Residential District  
LOCATION: Property fronting on the south frontage of Woodlawn Rd. 1,450+/- feet east of the Woodlawn Rd. & Vick Ln. intersection.  
TAX MAP(S): 52 PARCEL #: 118.00 CIVIL DISTRICT: 9th  
REASON FOR REQUEST: To allow for development of a single-family subdivision.  
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

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4. CASE NUMBER: CZ-1-2017 APPLICANT(S): G B P Properties  
REQUEST: R-1 Single-Family Residential District  
to C-5 Highway & Arterial Commercial District  
LOCATION: Property east of Highway 48/13 & south of Ramblewood Dr.  
TAX MAP(S): 101 PARCEL #: 25.02 p/o CIVIL DISTRICT: 17  
REASON FOR REQUEST: To extend current C-5 zoning to the west to a usable size.  
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A

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5. CASE NUMBER: CZ-2-2017 APPLICANT(S): Kevin Huh AGENT: Christian Black  
REQUEST: R-4 Multiple Family Residential District  
to R-1 Single-Family Residential District  
LOCATION: Portions of property located north & south of Ramblewood Dr.  
TAX MAP(S): 90 PARCEL #: 54.00 p/p CIVIL DISTRICT:  
REASON FOR REQUEST: To conform with surrounding R-1 zoning.  
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A

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

6. CASE NUMBER: CZ-3-2017 APPLICANT(S): Beverly Ross

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

LOCATION: Property located on the south frontage of Dover Rd. (US Highway 79) , 2,060 +/- feet east of the  
Stewart County/Montgomery County line.

TAX MAP(S): 50 PARCEL #: 4.00 p/o CIVIL DISTRICT: 9th

REASON FOR REQUEST: C-5 portion of property no longer used as commercial business. In order for property  
to be sold using a V A loan, it must all be zoned AG/Res.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A

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**V. SUBDIVISIONS:**

1. CASE NUMBER: S-83-2016 APPLICANT: BILL MACE  
REQUEST: Final Plat Approval of THE VILLAS AT HERITAGE POINTE  
LOCATION: East of and adjacent to Heritage Pointe Drive, south of Abby Creek Road and north of Tiny Town Road.  
MAP: 008 PARCEL: 013.05 ACREAGE: 3.26  
# OF LOTS: 9 CIVIL DISTRICT(S): 2  
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2. CASE NUMBER: S-85-2016 APPLICANT: JENNIFER & RICHARD STEVENS  
REQUEST: Replat Approval of REPLAT OF IDAHO SPRINGS LOTS 19, 20, 21, 28, 29, 30  
LOCATION: 519 Woodstock Lane  
MAP: 056K PARCEL: A 030.00 ACREAGE: .74  
# OF LOTS: 2 CIVIL DISTRICT(S): 12  
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3. CASE NUMBER: S-87-2016 APPLICANT: CLINTON BARGER  
REQUEST: Preliminary Plat Approval of POPLAR HILLS SECTION 7  
LOCATION: West of Mcadoo Creek Road east of and adjacent to the current terminus of Dabney Lane.  
MAP: 087 PARCEL: 095.01 ACREAGE: 5.02  
# OF LOTS: 10 CIVIL DISTRICT(S): 15  
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4. CASE NUMBER: S-88-2016 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP C/O JOHN HADLEY  
REQUEST: Final Plat Approval of MAGNOLIA PLACE SECTION 2 (CLUSTER)  
LOCATION: North of Dover Road, south of Lafayette Road and east of N. Magnolia Drive.  
MAP: 043 PARCEL: 036.00 ACREAGE: 24.30  
# OF LOTS: 76 CIVIL DISTRICT(S): 7  
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5. CASE NUMBER: S-89-2016 APPLICANT: CHRIS BLACKWELL  
REQUEST: Preliminary Plat Approval of LIBERTY PARK SECTION 5 (CLUSTER)  
LOCATION: North of Dover Road, west of SR 374, east of and adjacent to the termini of Parkside Drive and Putnam Drive.  
MAP: 053 PARCEL: 007.03 & 007.05 ACREAGE: 48.73  
# OF LOTS: 120 CIVIL DISTRICT(S): 8  
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**V. SUBDIVISIONS (CONT.):**

6. CASE NUMBER: S-1-2017 APPLICANT: CHRIS BLACKWELL  
REQUEST: Preliminary Plat Approval of RICH ELLEN RIDGE  
LOCATION: South and east of Highway 149, northeast of the intersection of Hematite Road and the Highway 149 intersection, and immediately south of Rich Ellen Park.  
MAP: 099 PARCEL: 020.04 ACREAGE: 23.10  
# OF LOTS: 35 CIVIL DISTRICT(S): 18  
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7. CASE NUMBER: S-2-2017 APPLICANT: TRIPLE J  
REQUEST: Final Plat Approval of TINY TOWN PLAZA  
LOCATION: North of and adjacent to Tiny Town Road, .2 miles west of the Sand Piper Drive.  
  
MAP: 008 PARCEL: 011.00 ACREAGE: 6.94  
# OF LOTS: 6 CIVIL DISTRICT(S): 2  
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8. CASE NUMBER: S-3-2017 APPLICANT: RINGGOLD MILL PROPERTIES, LLC  
REQUEST: Preliminary Plat Approval of RINGGOLD MILL PROPERTIES FORT CAMPBELL BOULEVARD LOT 1  
LOCATION: East of and adjacent to Fort Campbell Boulevard approximately 270' south of the intersection of Fort Campbell Boulevard and State Line Road.  
MAP: 005E PARCEL: A 002.00 ACREAGE: .81  
# OF LOTS: 1 CIVIL DISTRICT(S): 3  
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**VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:**

1. CASE NUMBER: SR-1-2017      APPLICANT: FAITH MISSION MINISTRIES  
AGENT: DAVE HOBBS  
DEVELOPMENT: FAITH MISSION MINISTRIES  
PROPOSED USE: RELIGIOUS FACILITY/CHURCH  
LOCATION: 1251 B FT. CAMPBELL BLVD.  
MAP: 054-C-G-035.00 & 041.03      ACREAGE: 4.32      CIVIL DISTRICT: 7

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2. CASE NUMBER: SR-2-2017      APPLICANT: CLINTON BARGER  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: DUNLOP LANE WAREHOUSE  
PROPOSED USE: WAREHOUSE  
LOCATION: 1375 DUNLOP LANE  
MAP: 040, 007.00 (P)      ACREAGE: 3.39      CIVIL DISTRICT: 6

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3. CASE NUMBER: SR-3-2017      APPLICANT: JOHNNY PIPER  
AGENT: J. CHRIS FIELDER  
DEVELOPMENT: SPEC RETAIL  
PROPOSED USE: RETAIL  
LOCATION: 2033 FT. CAMPBELL BLVD.  
MAP: 030-H-D-003.00      ACREAGE: 1.39      CIVIL DISTRICT: 3

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**VII. PLANNING DIRECTOR'S REPORT:**

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. QUARTERLY BUDGET TO ACTUAL STATEMENT
- C. ACCEPTANCE OF FY 2015-16 AUDIT
- D. LANDSCAPE VARIANCE FOR SR-2-2017
- E. ELECTION OF OFFICERS (CHAIR & VICE CHAIR)