

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

February 21, 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: 2/22/2018 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 3/1/2018 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 3/5/2018 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 3/12/2018 - 6:00 P.M.

1. CASE NUMBER: Z-4-2018 APPLICANT(S): Paul Landrum

REQUEST: O-1 Office, Medical, Institutional and Civic District

to R-4 Multiple-Family Residential District

LOCATION: Two parcel located at the southern terminus of Landrum Place.

TAX MAP(S): 065-N-J PARCEL #: 017.00 & 018.00 CIVIL DISTRICT: 11

REASON FOR REQUEST:

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 10

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

REQUEST: Text Amendment - Temporary Signs Amendment

REASON FOR REQUEST: Temporary Sign Ordinance Amendment (Political Signs) State Legislation Change

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

3. CASE NUMBER: CZ-3-2018 APPLICANT(S): Generation Constructors, Llc AGENT: Anthony Daley
REQUEST: AG Agricultural District

to C5 Highway and Arterial Commercial District

LOCATION: Property fronting on the west frontage of Lylewood Road, 595 +/- feet north of the Lylewood Road & Woodlawn Park Road intersection.

TAX MAP(S): 070 PARCEL #: 068.00 CIVIL DISTRICT: 9

REASON FOR REQUEST: The property is unusable for residential building mini-storage building. property is located in an area adjacent to other commercial properties.

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

4. CASE NUMBER: CZ-4-2018 APPLICANT(S): George And Clemmie Gardner

REQUEST: M-2 General Industrial District

to AG Agricultural District

LOCATION: Property located on the south frontage of the Highway 41, 1,500 +/- feet east of the Highway 41 & Pineywoods Road intersection.

TAX MAP(S): 011 PARCEL #: 027.00 CIVIL DISTRICT: 1

REASON FOR REQUEST: We want 10 acres to be changed from Industrial to Agricultural.

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

5. CASE NUMBER: CZ-5-2018 APPLICANT(S): Stapp Investments Llc AGENT: B. Nathan Hunt Patton & Pittman

REQUEST: AG Agricultural District

to C-5 Highway & Arterial Commercial District

LOCATION: Property located in the southwest corner of the Highway 41-A South & Bagwell Road intersection.

TAX MAP(S): 087 PARCEL #: 055.00 CIVIL DISTRICT: 10

REASON FOR REQUEST: The building located on the subject property was originally built for commercial purposes. the proposed zone change is compatible with the surrounding lots and should not impact or disrupt neighbors or traffic flow. (Kayak Sales Business)

CO. COMM. DISTRICT: 3 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-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

3. CASE NUMBER: S-2-2018 APPLICANT: BRANDON BRADFORD
REQUEST: Preliminary Plat Approval of BELLAMY ESTATES
LOCATION: East of and adjacent to Bellamy Lane at the intersection of Bellamy Lane and Otis Smith Drive, northeast of Warfield Blvd.
MAP: 040 PARCEL: 027.00 ACREAGE: 1.39
OF LOTS: 6 CIVIL DISTRICT(S): 6

4. CASE NUMBER: S-3-2018 APPLICANT: DURRETT INVESTMENT COMPANY
REQUEST: Preliminary Plat Approval of WEST CREEK VILLAGE
LOCATION: South of and adjacent to West Creek Coyote Trail, west of Peachers Mill Road.
MAP: 018 PARCEL: 035.03 ACREAGE: 3.29
OF LOTS: 8 CIVIL DISTRICT(S): 3

5. CASE NUMBER: S-4-2018 APPLICANT: GORDON SEAY
REQUEST: Preliminary Plat Approval of HICKORY WILD SECTION 3A
LOCATION: At the current terminus of Shield Drive, east of John Duke Tyler Blvd.
MAP: 034 PARCEL: 052.03 ACREAGE: 10.66
OF LOTS: 23 CIVIL DISTRICT(S): 1

V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-5-2018 APPLICANT: DONALD H. EADS
REQUEST: Final/replat Approval of REPLAT OF TURNERS COVE, SECTION 1 LOTS 28-29 FINAL
PLAT OF DONALD H. EADS PROPERTY DUNLOP LANE LOT 1 (ALSO SEE CASE NUMBER MP-88
-2017)
LOCATION: 1531 & 1535 Eads Court and 1790 Dunlop Lane.
MAP: 039h PARCEL: A 046.00 & 047.00 ACREAGE: 3.47
OF LOTS: 3 CIVIL DISTRICT(S): 1

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

1. CASE NUMBER: SR-2-2018 APPLICANT: CHRIS BLACKWELL
AGENT: CAL BURCHETT
DEVELOPMENT: CHRIS BLACKWELL CONSTRUCTION OFFICE
PROPOSED USE: CONSTRUCTION OFFICE
LOCATION: 1170 DUNLOP LN
MAP: 040,007.00 ACREAGE: 5.99 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-3-2018 APPLICANT: CRAIG CALDWELL
AGENT: BRAD WEAKLEY
DEVELOPMENT: CROSS AND CROWN BAPTIST CHURCH
PROPOSED USE: RELIGIOUS/CHURCH
LOCATION: 901 MERIWETHER ROAD
MAP: 017,013.00 ACREAGE: 6.3 CIVIL DISTRICT: 2

3. CASE NUMBER: SR-4-2018 APPLICANT: KMG PROPERTIES
AGENT:
DEVELOPMENT: KMG PROPERTIES
PROPOSED USE: MULTI FAMILY
LOCATION: BAINBRIDGE DRIVE
MAP: 039,025.06 ACREAGE: 17.78 CIVIL DISTRICT: 1

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

2/21/2018

4. CASE NUMBER: SR-5-2018 APPLICANT: TURNER AND ASSOCIATES
AGENT:
DEVELOPMENT: DOLLAR GENERAL
PROPOSED USE: RETAIL
LOCATION: 3075 HWY 41A SOUTH
MAP: 082, 147.00 ACREAGE: 3.23 CIVIL DISTRICT: 11

5. CASE NUMBER: SR-6-2018 APPLICANT: THOMAS COOK HENRY EMRICK
AGENT: CLAY POWERS
DEVELOPMENT: GOVERNORS PARK, PHASE 1
PROPOSED USE: COMMERCIAL OFFICE BUILDINGS
LOCATION: 180 TERMINAL ROAD
MAP: 032, 1007.00 & 109.00 ACREAGE: 8.677 CIVIL DISTRICT: 6

6. 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. YEAR TO DATE BUDGET TO ACTUAL