

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**February 22, 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: 1/25/2017**

**III. ANNOUNCEMENTS/DEFERRALS**

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 2/23/2017 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 3/2/2017 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 3/6/2017 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 3/14/2017 - 6:00 P.M.**

1. CASE NUMBER: Z-3-2017 APPLICANT(S): Annette Shrader AGENT: Jason Daugherty  
REQUEST: M-1 Light Industrial District  
to C-5 Highway & Arterial Commercial District  
LOCATION: South of the Business Park Drive and Corporate Drive intersection.  
TAX MAP(S): 56-A-A PARCEL #: 6.00 CIVIL DISTRICT: 12  
REASON FOR REQUEST: To secure a zoning classification commensurate with suitable uses for the existing improvements.  
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9

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2. CASE NUMBER: Z-4-2017 APPLICANT(S): Richard D Collins  
REQUEST: RM-1 Single-Family Mobile Home Residential District  
to R-4 Multiple-Family Residential District  
LOCATION: South of the Batts Lane & Columbia Street intersection.  
TAX MAP(S): 30-I-H PARCEL #: 2.02 & 2.03 CIVIL DISTRICT: 3rd  
REASON FOR REQUEST: The requested rezoning to R-4 is consistent with other properties in the area. It is an extension of the existing zoning classification to the northwest.  
CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

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

3. CASE NUMBER: CZ-4-/2017    APPLICANT(S): Billy A. Wilson Jr Estate    AGENT: Chris Blackwell

REQUEST: AG Agricultural District

to R-1A Single-Family Residential District

LOCATION: Fronting on the north frontage of Sango Road 1400 +/- feet southeast of the Sango Road & S. Woodson Road intersection.

TAX MAP(S): 82    PARCEL #: 93.01    CIVIL DISTRICT: 5th

REASON FOR REQUEST: To allow for single family homes and lots.

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

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4. CASE NUMBER: CZ-5-2017    APPLICANT(S): Hatton Black    AGENT: Chris Blackwell

REQUEST: AG Agricultural District

to E-1 Single-Family Estate District

LOCATION: Fronting on the south frontage of Old Highway 48 1765 +/- feet northeast of the Old 48 Highway & Marthas Chapel Road

TAX MAP(S): 132    PARCEL #: 54.00    CIVIL DISTRICT: 16th

REASON FOR REQUEST: To allow for a slightly higher density of residential development.

CO. COMM. DISTRICT: 4    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-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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3. 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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**VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:**

1. CASE NUMBER: SR-42-2016      APPLICANT: LAMAR ADVERTISING  
AGENT: CODY WALKER  
DEVELOPMENT: BILLBOARD RELOCATION- TINY TOWN RD  
PROPOSED USE: BILLBOARD  
LOCATION: 2285 TINY TOWN ROAD  
MAP: 007,004.00 (P)      ACREAGE: 281      CIVIL DISTRICT: 2

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2. CASE NUMBER: SR-43-2016      APPLICANT: LAMAR ADVERTISING  
AGENT: CODY WALKER  
DEVELOPMENT: RELOCATION OF BILLBOARD - LOWES DRIVE W  
PROPOSED USE: BILLBOARD  
LOCATION: 2235 LOWES DRIVE W  
LOWES DRIVE COMMERCIAL, LOT 14  
MAP: 041-B-C-007.00      ACREAGE: 1.86      CIVIL DISTRICT: 6

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3. CASE NUMBER: SR-44-2016      APPLICANT: LAMAR ADVERTISING  
AGENT: CODY WALKER  
DEVELOPMENT: RELOCATION OF BILLBOARD - WARFIELD BLVD  
PROPOSED USE: BILLBOARD  
LOCATION: 471 BELLAMY LANE  
MAP: 040,027.10      ACREAGE: 5.23      CIVIL DISTRICT: 6

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

A. MONTHLY PROFIT & LOSS STATEMENT

B. RPC EXECUTIVE COMMITTEE MEETING (3/16/2017, 2:00 P.M.) - FY 2017-18 BUDGET