

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

February 27, 2019

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: 1/30/2019

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 2/28/2019 - 4:30 P.M. CITY
COUNCIL PUBLIC HEARING & FIRST READING: 3/7/2019 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 3/4/2019 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 3/11/2019 - 6:00 P.M.

1. CASE NUMBER: Z-2-2019 APPLICANT(S): Paul Cooper Sr AGENT: Houston Smith

REQUEST: R-1 Single-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property at the southwest corner of Tylertown Rd. & Oakland Rd.

TAX MAP(S): 009 PARCEL #: 037.01 CIVIL DISTRICT: 2

REASON FOR REQUEST: Multifamily development

CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12

*Withdrawn
By Applicant
2/25/2019*

2. CASE NUMBER: Z-4-2019 APPLICANT(S): William Belew

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Needmore Rd. 2,665 +/- feet south of the Needmore Rd. & E. Boy Scout Rd. intersection.

TAX MAP(S): 031 PARCEL #: 008.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: To allow for the parcel to be divided into 3 tracts using the Needmore Road Frontage

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8

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

3. CASE NUMBER: CZ-1-2019 APPLICANT(S): Leonard And Debra Schultz

REQUEST: AG Agricultural District
 to E-1 Single-Family Estate District

LOCATION: Property fronting on the south frontage of N. Hinton Rd. 4,300+/- feet east of the N. Hinton Rd. & Erwin Rd. intersection.

TAX MAP(S): 129 PARCEL #: 019.01 CIVIL DISTRICT: 14

REASON FOR REQUEST: Would like to put in double wide.

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

V. SUBDIVISIONS:

- 1. CASE NUMBER: S-17-2018 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of RIDGELAND ESTATES, SECTION 3 (CLUSTER)
LOCATION: North of and adjacent to Dover Road, east of North Liberty Church Road and southeast of the current southern terminus of Cameo Court.

MAP: 053 PARCEL: 010.04 ACREAGE: 33.31
OF LOTS: 124 CIVIL DISTRICT(S): 8
ZONING: R-2

- 2. CASE NUMBER: S-86-2018 APPLICANT: MCCALL CONTRACTING FIRM, INC.
REQUEST: Final Plat Approval of POPLAR HILLS SECTION 7
LOCATION: East of Miller Road, west of Mcadoo Creek Road, at the southeast terminus of Dabney Lane.

MAP: 087 PARCEL: 095.02 ACREAGE: 5.97
OF LOTS: 10 CIVIL DISTRICT(S): 15
ZONING: R-1A

- 3. CASE NUMBER: S-3-2019 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Replat Approval of REPLAT FIELDS OF NORTHMEADE SECTION 1A LOT 158
LOCATION: 3486 Southwood Drive

MAP: 007 H PARCEL: C 026.00 ACREAGE: 0.417
OF LOTS: 1 CIVIL DISTRICT(S): 3
ZONING: R-2

- 4. CASE NUMBER: S-6-2019 APPLICANT: TOMMY BYARD
REQUEST: Final/replat Approval of REPLAT OF CHARLESTOWN ESTATES LOT 15 AND PORTION OF LOT 30 AND FINAL PLAT OF CHARLESTOWN ESTATES SECTION 5 LOT 30A
LOCATION: 2217 Charlestown Road

MAP: 057B PARCEL: B 015.00 & 029.01 ACREAGE: 1.07
OF LOTS: 2 CIVIL DISTRICT(S): 6
ZONING: R-1

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-7-2019 APPLICANT: COURTNEY M CAUDILL, ETAL
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 5A (ORDINANCE 69-2004-05)
LOCATION: South of Tiny Town Road, north of 101st Airborne Division Parkway, northwest of Peachers Mill Road, east terminus of Ishee Drive.
MAP: 030 PARCEL: 011.00 (P) ACREAGE: 9.35
OF LOTS: 32 CIVIL DISTRICT(S): 3
ZONING: R-2

6. CASE NUMBER: S-8-2019 APPLICANT: C. BLACKWELL CONSTRUCTION
REQUEST: Preliminary Plat Approval of FOX CROSSING SECTION 4 (CLUSTER)
LOCATION: North of Tylertown Road, south of the State Line, west of Rowe Lane, east of and adjacent to the terminus of Swift Fox Drive.
MAP: 009 PARCEL: 002.07 (portion) & 002.08 (Portion) ACREAGE: 17.15
OF LOTS: 55 CIVIL DISTRICT(S): 2
ZONING: R-2

7. CASE NUMBER: S-9-2019 APPLICANT: LUKE BAGGETT
REQUEST: Preliminary Plat Approval of CHARLOTTE PLACE (previously Charlotte Street Lots)
LOCATION: West of Cumberland Drive, south of Crossland Drive, west of and adjacent to Charlotte Street, approximately 210' southeast of the intersection of Current Street and Charlotte Street.
MAP: 079B PARCEL: A 028.00 ACREAGE: 0.62
OF LOTS: 5 CIVIL DISTRICT(S): 12
ZONING: R-6

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

1. CASE NUMBER: SR-4-2019 APPLICANT: C & H PROPERTIES

AGENT: DAN NEWBILL

DEVELOPMENT: SUDDEN SERVICE # 75

PROPOSED USE: CONVENIENCE STORE

LOCATION: 1550 HANKOOK RD

MAP: 057, 018.00 & 019.00 ACREAGE: 2.97 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-5-2019 APPLICANT: LOAVES & FISHES

AGENT: CAL BURCHETT

DEVELOPMENT: LOAVES & FISHES

PROPOSED USE: SOUP KITCHEN

LOCATION: 623 MARTIN STREET

MAP: 066K-K-030.01 & 033.00 ACREAGE: 5.47 CIVIL DISTRICT: 12

3. CASE NUMBER: SR-6-2019 APPLICANT: TODD MORRIS

AGENT: HOUSTON SMITH

DEVELOPMENT: NORTH PARK PHASE II

PROPOSED USE: MULTI-FAMILY

LOCATION: 495 RINGGOLD ROAD

MAP: 030, 010.11 ACREAGE: 6.45 CIVIL DISTRICT: 3

4. CASE NUMBER: SR-7-2019 APPLICANT: OLDCASTLE APG SOUTH, INC.

AGENT: MATT SUITER

DEVELOPMENT: OLD CASTLE

PROPOSED USE: BLOCK PREPARATION/WAREHOUSE

LOCATION: 4235 GUTHRIE HWY

MAP: 015, 041.01 ACREAGE: 13.80 CIVIL DISTRICT: 1

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. YEAR TO DATE BUDGET TO ACTUAL
- C. OTHER BUSINESS