

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

June 28, 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: 5/24/2017

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 6/29/2017 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 7/6/2017 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 7/32017 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 7/10/2017 - 6:00 P.M.

1. CASE NUMBER: CZ-12-2017 APPLICANT(S): K M G Properties C / O Rex Hawkins

REQUEST: C-5 Highway and Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Rollow Lane, 1,150 +/- south of the Rollow Lane & Melbourne Drive intersection

TAX MAP(S): 39 PARCEL #: 25.06 CIVIL DISTRICT: 1st

REASON FOR REQUEST:

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

2. CASE NUMBER: CZ-13-2017 APPLICANT(S): Cumberland Land Dev L L C AGENT: Mckay Burchett Company

REQUEST: C-5 Highway and Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Properties located at the intersection of Rollow Lane & Holland Drive, North & South of Holland Drive.

TAX MAP(S): 39-P-A PARCEL #: 1 through 7 39 25.08 CIVIL DISTRICT: 19th

REASON FOR REQUEST: To extend existing R-4 Zoning Classification for Multi-Family Development

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

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

- 3. CASE NUMBER: CZO-1-2017 APPLICANT(S): Regional Planning Commission
REQUEST: Amend Zoning Resolution to Establish an Outdoor Shotgun Range

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

2. CASE NUMBER: S-23-2017 APPLICANT: GORDON SEAY
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS SECTION 11A
LOCATION: Adjacent to and the extension of Horseshoe Cave Road
MAP: 018 PARCEL: 016.00 ACREAGE: 13.91
OF LOTS: 27 CIVIL DISTRICT(S): 2

3. CASE NUMBER: S-24-2017 APPLICANT: GORDON SEAY
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS COMMERCIAL LOTS 738 & 739
LOCATION: South of and adjacent to Tiny Town Road west of the Sand Piper intersection.
MAP: 018 PARCEL: 016.00 ACREAGE: 3.06
OF LOTS: 2 CIVIL DISTRICT(S): 2

4. CASE NUMBER: S-25-2017 APPLICANT: KURT FINLEY
REQUEST: Preliminary Plat Approval of KURT FINLEY PROPERTY HILLTOP ROAD LOTS 1-8
LOCATION: West of and adjacent to Hilltop Road approximately 1257' northwest of the intersection of Hilltop Road and Hilltop Drive.
MAP: 067 PARCEL: 012.00 ACREAGE: 8.49
OF LOTS: 8 CIVIL DISTRICT(S): 13

5. CASE NUMBER: S-28-2017 APPLICANT: HEREFORD FARM PARTNERSHIP
REQUEST: Preliminary Plat Approval of THE HEREFORD FARMS (CLUSTER)
LOCATION: South of and adjacent to Highway 41-A, North of and adjacent to Mcadoo Creek Road, east of Miller Road, and west of Quail Hollow Road.
MAP: 088 PARCEL: 106.00 ACREAGE: 335.02
OF LOTS: 701 CIVIL DISTRICT(S): 11/15

V. SUBDIVISIONS (CONT.):

6. CASE NUMBER: S-30-2017 APPLICANT: COURTNEY M. CAUDILL ETAL
REQUEST: Revised Preliminary/final Plat Approval of HAZELWOOD COURT SECTION 1
(PREVIOUSLY CALLED NORTH WINDWOOD SECTION 2)
LOCATION: North of and adjacent to Hazelwood Road, east of Bailywick and west of Keech.
MAP: 018 PARCEL: 017.00 ACREAGE: 18.296
OF LOTS: 52 CIVIL DISTRICT(S): 2

7. CASE NUMBER: S-31-2017 APPLICANT: WELCH FARMS LLC
REQUEST: Replat Approval of REPLAT OF SAVANNAH CROSSING SECTION 1 LOTS 17-19
LOCATION: 148-152 Summergrove Lane
MAP: 082J PARCEL: A 031.00 - 033.00 ACREAGE: .627
OF LOTS: 3 CIVIL DISTRICT(S): 11

8. CASE NUMBER: S-32-2017 APPLICANT: DENNIS ZIOLKOWSKI
REQUEST: Final Plat Approval of FIELDS AT IRON WORKERS SECTION 1
LOCATION: South of and adjacent to Albright Road and east of and adjacent to Iron Workers Road.
MAP: 105 PARCEL: 087.00 ACREAGE: 44.01
OF LOTS: 24 CIVIL DISTRICT(S): 10

9. CASE NUMBER: S-33-2017 APPLICANT: JAMES HODGES, WILLIAM LEBO JR., & H BURNEY
GENERAL PARTNERSHIP
REQUEST: Preliminary Plat Approval of CHILDERS PLACE
LOCATION: Southwestern corner of the intersection of Franklin Street and Childers Place.
MAP: 066F PARCEL: G 005.01, 005.02, 005.03, & 005.04 ACREAGE: .16
OF LOTS: 4 CIVIL DISTRICT(S): 12

10. CASE NUMBER: S-34-2017 APPLICANT: SANGO PLACE PARTNERSHIP
REQUEST: Replat Approval of REPLAT OF WEST CREEK FARMS SECTION 2C LOTS 297-299
LOCATION: 964-972 Smoots Drive
MAP: 030D PARCEL: A 039.00-041.00 ACREAGE: .72
OF LOTS: 3 CIVIL DISTRICT(S): 3

V. SUBDIVISIONS (CONT.):

- 11. CASE NUMBER: S-35-2017 APPLICANT: GENE SUEIRO
REQUEST: Preliminary Plat Approval of SALEMS BEND
LOCATION: South of and adjacent to Bend Road, approximately 670' east of the intersection of Bend Road and Norman Lane.
MAP: 089 PARCEL: 043.01 ACREAGE: 10.09
OF LOTS: 3 CIVIL DISTRICT(S): 17

- 12. CASE NUMBER: S-36-2017 APPLICANT: WHITETAIL DEVELOPMENT
REQUEST: Preliminary Plat Approval of AUTUMN CREEK SECTION 7 (CLUSTER)
LOCATION: West of and adjacent to the current western termini of General Neyland Drive and Rains Road
MAP: 018 PARCEL: 026.00 ACREAGE: 76.89
OF LOTS: 181 CIVIL DISTRICT(S): 2

- 13. CASE NUMBER: S-37-2017 APPLICANT: RONNIE GOAD
REQUEST: Preliminary Plat Approval of BELLSHIRE SECTION E
LOCATION: East of and adjacent to the eastern current termini of Bellshire Drive, Ellsworth Drive, and Ellington Drive.
MAP: 081 PARCEL: 038.00 ACREAGE: 25.21
OF LOTS: 49 CIVIL DISTRICT(S): 11

- 14. CASE NUMBER: S-38-2017 APPLICANT: BRYANT LAND DEVELOPMENT
REQUEST: Preliminary Plat Approval of BRYANT LAND DEVELOPMENT
LOCATION: North of and adjacent to Salem Ridge Road. East of Highway 48/13, west of Seven Mile Ferry Road approximately 2990' east of the intersection of Salem Ridge Road and Morrison Lane.
MAP: 112 PARCEL: 025.00 ACREAGE: 6.62
OF LOTS: 5 CIVIL DISTRICT(S): 17

- 15. CASE NUMBER: S-39-2017 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of EASTHAVEN SECTION 2B (CLUSTER)
LOCATION: North of and adjacent to Highway 41a and south of and adjacent to the current terminus of Easthaven Drive.
MAP: 087 PARCEL: 033.04 ACREAGE: 5.93
OF LOTS: 11 CIVIL DISTRICT(S): 10

V. SUBDIVISIONS (CONT.):

16. CASE NUMBER: S-40-2017 APPLICANT: FOX CROSSING
REQUEST: Final Plat Approval of LOCUST RUN SECTION 1A (CLUSTER) (PREVIOUSLY CALLED STONEHURST)
LOCATION: West of I-24, south of Rossview Road, and east and north of Powell Road.
MAP: 057 PARCEL: 108.00 ACREAGE: 24.43
OF LOTS: 79 CIVIL DISTRICT(S): 6

17. CASE NUMBER: S-41-2017 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of ANDERSON PLACE SECTION 3
LOCATION: North of tiny Town Road, east of and adjacent to the current terminus of Danbury Drive, and north of the current terminus of Union Camp Boulevard.
MAP: 007 PARCEL: 004.00 ACREAGE: 9.43
OF LOTS: 32 CIVIL DISTRICT(S): 2

18. CASE NUMBER: S-42-2017 APPLICANT: WOODFORD PARTNERS
REQUEST: Final Plat Approval of WOODFORD ESTATES (PREVIOUSLY WOODFORD POINT)
LOCATION: West of and adjacent to the current termini of Gallant Court, Brunswick Drive, and Chatfield Drive.
MAP: 081 PARCEL: 021.00 ACREAGE: 28.10
OF LOTS: 63 CIVIL DISTRICT(S): 11

19. CASE NUMBER: S-43-2017 APPLICANT: BERT SINGLETARY
REQUEST: Preliminary Plat Approval of THE RESERVE AT HICKORY WILD SECTION 1 (CLUSTER)
LOCATION: East of Dunlop lane, south of the current termini of Judge Tyler Drive, Old Duke Drive and North J.A. Tate Drive.
MAP: 039 PARCEL: 016.07 ACREAGE: 40.56
OF LOTS: 100 CIVIL DISTRICT(S): 1

20. CASE NUMBER: S-44-2017 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 3A
LOCATION: South of Kennedy Road east of the current terminus of Eagles Bluff Drive
MAP: 017 PARCEL: 049.00 ACREAGE: 24.90
OF LOTS: 85 CIVIL DISTRICT(S): 2

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

1. CASE NUMBER: SR-18-2017 APPLICANT: WOR LEASING GP
AGENT: CAL BURCHETT
DEVELOPMENT: WOR EXPANSION
PROPOSED USE: ADDITIONAL STORAGE
LOCATION: 625 COLA DRIVE
MAP: 063,043.00 ACREAGE: 11.98 CIVIL DISTRICT: 11

2. CASE NUMBER: SR-19-2017 APPLICANT: F & M BANK SAMMY STUARD
AGENT: BILLY RAY SUITER
DEVELOPMENT: F & M BANK
PROPOSED USE: BANK/FINANCIAL INSTITUTION
LOCATION: 100 PROFIT DRIVE
MAP: 008,011.04 ACREAGE: 1.5 CIVIL DISTRICT: 2

3. CASE NUMBER: SR-20-2017 APPLICANT: LARRY MCLIN BRUCE SAUNDERS
AGENT: BENNY WEAKLEY
DEVELOPMENT: DOMINION WORSHIP CENTER
PROPOSED USE: CHURCH/RELIGIOUS INSTITUTION
LOCATION: 3825 OAKLAND ROAD
MAP: 009,035.01 ACREAGE: 6.75 CIVIL DISTRICT: 2

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

- 4. CASE NUMBER: SR-21-2017 APPLICANT: R & R DEVELOPERS
AGENT: BILLY RAY SUITER
DEVELOPMENT: R & R DEVELOPERS
PROPOSED USE: RETAIL/OFFICE SPACE
LOCATION: 115 EXCELL ROAD
MAP: 081, 123.07 & 127.00 ACREAGE: 1.09 CIVIL DISTRICT: 11

- 5. CASE NUMBER: SR-22-2017 APPLICANT: STOP WASH AND ROLL HOLDING, LLC
AGENT: J. CHRIS FIELDER
DEVELOPMENT: PROVIDENCE CAR WASH
PROPOSED USE: CAR WASH
LOCATION: 209 PROVIDENCE BLVD
MAP: 055-I-C-015.00 ACREAGE: 1.26 CIVIL DISTRICT: 7

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY PROFIT & LOSS STATEMENT
- B. ADOPTION OF PUBLIC RECORDS POLICY
- C. ADOPTION OF RPC INTERNAL CONTROLS POLICY
- D. ADOPTION OF UPDATED EMPLOYEE HANDBOOK
- E. ANNUAL RPC RETREAT