

**CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION**

**- AGENDA -**

**September 27, 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: 8/30/2017**
  - III. ANNOUNCEMENTS/DEFERRALS**
  - IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 9/28//2017 - 4:30 P.M.  
CITY COUNCIL PUBLIC HEARING & FIRST READING: 10/5/2017 - 7:00 P.M.**
- COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 10/2/2017 - 6:00 P.M.  
COUNTY COMMISSION FORMAL MEETING: 10/9/2017 - 6:00 P.M.**

1. CASE NUMBER: Z-16-2017 APPLICANT(S): Robert E White AGENT: Jason Daugherty

REQUEST: A-G Agricultural District

to C-2 General Commercial District

LOCATION: Property fronting on the west frontage of Whitfield Road 450 +/- feet south of the Whitfield Road & Needmore Road intersection

TAX MAP(S): 031 PARCEL #: 53.00 CIVIL DISTRICT: 6th

REASON FOR REQUEST: To allow uses commensurate with the surrounding neighborhood and current growth patterns.

CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9

\*\*\*\*\*

2. CASE NUMBER: CZ-15-2017 APPLICANT(S): Charles & Barbara Bogard

REQUEST: C-5 Highway and Arterial Commercial District

to R-1 Single-Family Residential District

LOCATION: Properties fronting on the south frontage of Woodlawn Road 1,268 +/- feet west of the Woodlawn Road & Dover Road (US 79) intersection.

TAX MAP(S): 053 PARCEL #: 87.00 p/o 89.00 CIVIL DISTRICT: 8th

REASON FOR REQUEST: To bring single family use into conformance.

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

\*\*\*\*\*

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

3. CASE NUMBER: CZ-16-2017 APPLICANT(S): Rhonda Byard, Etal AGENT: Chad Byard

REQUEST: C-5 Highway and Arterial Commercial District

to RM-2 Single Family Mobile Home Residential District

LOCATION: Property fronting on the south frontage of Old Sango Road, 1,287 +/- feet east of the Quail Hollow Road & Old Sango Road intersection.

TAX MAP(S): 082 PARCEL #: 159.00

CIVIL DISTRICT: 11th

REASON FOR REQUEST:

CO. COMM. DISTRICT: 15

CITY COUNCIL WARD: N/A

\*\*\*\*\*

**V. SUBDIVISIONS:**

1. 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  
\*\*\*\*\*
2. CASE NUMBER: S-53-2017 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP  
REQUEST: Final Plat Approval of SANGO MILLS SECTION 1 (CLUSTER)  
LOCATION: North of US Hwy 41-A, South of Sango Road, north of and adjacent to Towes Lane.  
MAP: 087 PARCEL: 023.02 ACREAGE: 28.94  
# OF LOTS: 67 CIVIL DISTRICT(S): 10/11  
\*\*\*\*\*
3. CASE NUMBER: S-57-2017 APPLICANT: RHONDA BYARD, ET AL  
REQUEST: Preliminary Plat Approval of RHONDA BYARD PROPERTY MADISON STREET LOTS 1 & 2  
LOCATION: South of and adjacent to Old Sango Road, north of and adjacent to Highway 41-A south, at 3230 Old Sango Road.  
MAP: 082 PARCEL: 159.00 ACREAGE: 10.66  
# OF LOTS: 2 CIVIL DISTRICT(S): 11  
\*\*\*\*\*
4. CASE NUMBER: S-58-2017 APPLICANT: ADVANCED DEV 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  
\*\*\*\*\*
5. CASE NUMBER: S-59-2017 APPLICANT: DOUBLE J PARTNERS  
REQUEST: Final Plat Approval of CHESTNUT HILL SECTION 1 (CLUSTER)  
LOCATION: West of Kelsey Drive, approximately 1500 feet north of the intersection of Kelsey Drive and Dover Road.  
MAP: 054 PARCEL: 021.00 ACREAGE: 19  
# OF LOTS: 59 CIVIL DISTRICT(S): 7  
\*\*\*\*\*

**V. SUBDIVISIONS (CONT.):**

6. CASE NUMBER: S-60-2017 APPLICANT: DOUBLE J PARTNERS  
REQUEST: Preliminary Plat Approval of CHESTNUT HILL SECTION 2 (CLUSTER)  
LOCATION: North of Dover Road, west of Kelsey Drive, approximately 170' west of the intersection of Donald Drive and Kelsey Drive.  
MAP: 054G PARCEL: A 25.03 ACREAGE: 15.23  
# OF LOTS: 47 CIVIL DISTRICT(S): 7  
\*\*\*\*\*

7. CASE NUMBER: S-61-2017 APPLICANT: FIELDS AT NORTHMEADE  
REQUEST: Final Plat Approval of WELLINGTON FIELDS SECTION 3  
LOCATION: West of and adjacent to Kirkwood Road, approximately 5,000 feet north of the intersection of Rossview Road and Kirkwood Road.  
MAP: 039 PARCEL: 008.00 ACREAGE: 42.33  
# OF LOTS: 86 CIVIL DISTRICT(S): 1  
\*\*\*\*\*

8. CASE NUMBER: S-62-2017 APPLICANT: J & N ENTERPRISES  
REQUEST: Final Plat Approval of RIDGELAND ESTATES SECTION 2 (CLUSTER)  
LOCATION: North of Dover Road, south of and adjacent to the current terminus of Cameo Lane.  
MAP: 053 PARCEL: 004.00 ACREAGE: 14.42  
# OF LOTS: 60 CIVIL DISTRICT(S): 8  
\*\*\*\*\*

9. CASE NUMBER: S-63-2017 APPLICANT: SINGLETARY CONSTRUCTION, LLC  
REQUEST: Replat Approval of REPLAT OF WEST CREEK FARMS SECTION 2C (CLUSTER) LOTS 298-300  
LOCATION: 960-968 Smoots Drive  
MAP: 30d PARCEL: A 040.00-042.00 ACREAGE: 0.71  
# OF LOTS: 3 CIVIL DISTRICT(S): 3  
\*\*\*\*\*

10. CASE NUMBER: S-64-2017 APPLICANT: C & E PARTNERS  
REQUEST: Preliminary Plat Approval of BROCK'S CORNER (CLUSTER)  
LOCATION: West of Old Trenton Road, North of Peterson Lane and South of Whitfield Road.  
MAP: 055 PARCEL: 016.01 ACREAGE: 13.65  
# OF LOTS: 41 CIVIL DISTRICT(S): 12  
\*\*\*\*\*

**V. SUBDIVISIONS (CONT.):**

11. CASE NUMBER: S-65-2017 APPLICANT: MICHAEL CONNERTH  
REQUEST: Preliminary Plat Approval of SANGO SPRINGS  
LOCATION: West of Vaughn Road and South of and adjacent to Scenic Drive, north of Martin Luther King Jr. Parkway, approximately 430' south of the intersection of Lawry Lane and Scenic Drive.  
MAP: 063 PARCEL: 031.00 ACREAGE: 16.7  
# OF LOTS: 6 CIVIL DISTRICT(S): 11

\*\*\*\*\*

12. CASE NUMBER: S-66-2017 APPLICANT: CHRIS BLACKWELL  
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: 043,91 ACREAGE: 10.09  
# OF LOTS: 3 CIVIL DISTRICT(S): 17

\*\*\*\*\*

13. CASE NUMBER: S-67-2017 APPLICANT: CLC HIDDEN SPRINGS LP  
  
REQUEST: Preliminary Plat Approval of HIDDEN SPRINGS SECTION 2 (CLUSTER)  
LOCATION: West of Britton Springs Road, north of and adjacent to Garrettsburg Road, west of and adjacent to the current western terminus of Shockey Drive.  
MAP: 029 PARCEL: 010.00 ACREAGE: 32.31  
# OF LOTS: 72 CIVIL DISTRICT(S): 3

\*\*\*\*\*

14. CASE NUMBER: S-68-2017 APPLICANT: CHRIS BLACKWELL  
REQUEST: Final Plat Approval of RICH ELLEN RIDGE  
LOCATION: South of and adjacent to Hwy 149, East of Hematite Road.  
MAP: 099 PARCEL: 020.04 ACREAGE: 38.99  
# OF LOTS: 23 CIVIL DISTRICT(S): 18

\*\*\*\*\*

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

1. CASE NUMBER: SR-32-2017 APPLICANT: DOUBLE J PARTNERS

AGENT: VERNON WEAKLEY

DEVELOPMENT: MEADOW RIDGE APARTMENTS

PROPOSED USE: MULTI FAMILY

LOCATION: 542 LAFAYETTE ROAD

MAP: 043, 014.01 ACREAGE: 4.37 CIVIL DISTRICT: 7

\*\*\*\*\*

2. CASE NUMBER: SR-33-2017 APPLICANT: TURNER AND ASSOCIATES REALTY

AGENT: HOUSTON SMITH

DEVELOPMENT: DOLLAR GENERAL - TYLERTOWN ROAD

PROPOSED USE: RETAIL

LOCATION: CROSSINGS BLVD (TYLERTOWN ROAD)

MAP: 008, 007.00 (P) ACREAGE: 1.43 CIVIL DISTRICT: 2

\*\*\*\*\*

3. CASE NUMBER: SR-34-2017 APPLICANT: MARK YOUNG

AGENT: YOUNG, HOBBS & ASSOCIATES

DEVELOPMENT: NEW MADISON SQUARE

PROPOSED USE: RETAIL

LOCATION: 102 CARNEY ROAD

MAP: 081-K-A-001.00 ACREAGE: 1.36 CIVIL DISTRICT: 11

\*\*\*\*\*

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

**A. MONTHLY PROFIT & LOSS STATEMENT**