

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

DRAFT

- MINUTES -

January 24, 2018

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Swift called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Richard Swift, Chairman
- Bryce Powers, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Robert Nichols
- Amanda Walker

OTHERS PRESENT:

- Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhardt, RPC Office Manager
- Garth Branch, City Engineer's Office
- Greg Stewart, City Gas & Water Dept.
- David Shepherd, City Street Department
- ~~Jack Frazier~~ Chris Cowan/Jeff Bryant, City Street Department
- Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Justin Crosby, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/~~Ricky Cumberland~~, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF 12/27/2017

Mr. Swift asked for a motion for approval of the minutes of December 27, 2017. Mr. Powers moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Spainhoward stated that, before moving forward with the deferrals, there is one case, S-88-2017, that was withdrawn by the applicant. He stated that a motion is needed for withdrawal. There being no more discussion, Mr. Powers moved to approve withdrawal. The motion was seconded by Mr. Kelly and carried unanimously.

Mr. Spainhoward stated that ZO-1-2017 is a deferral for The Temporary Sign Ordinance. He stated that the changes that were being sent back from City Council have not been completed. He stated that the project engineers have also requested a 30-day deferral of subdivision cases S-58-2017, S-92-2017, and abandonment case AB-4-2017. There being no more discussion, Mr. Kelly moved to recommend deferral. The motion was seconded by Mr. Kimbrough and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 1 - 2018 APPLICANT(S): Griffey Family Partnership

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District

LOCATION: Property located south of the east terminus of Allen Griffey Road and west of the West Fork Creek

TAX MAP(S): 031 PARCEL(S): 040.00 p/o ACREAGE: 81+/- CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: The property rezoning is desired to incorporate the parcel into the adjacent Griffey Estates Subdivision.

Mr. Spainhoward stated that permission had been given by the agent of the applicant to read cases Z-1-2018 and Z-2-2018 at the same time. He stated that two separate applications were done because this property is not contiguous, however it is a part of the same property. He stated that these cases will still need separate recommendations and votes.

Mr. Spainhoward read the cases and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. The request is compatible with other established single family residential and agricultural uses that are in the area. A traffic assessment was performed and found acceptable levels of service. Improvements to Allen Griffey Road will be addressed at development/construction phase. No adverse environmental issues were identified relative to this request. There were no departmental comments of any concern. There was a traffic assessment submitted and reviewed by The Clarksville Street Department. This assessment did combine both applications for a total of 82 acres of study. He stated that this is in the Airport Planning Area. He stated that there was a phone call received from an adjoining property owner with some questions but they did not voice any opposition.

Mr. Nichols asked how far this property is from the Historical Allen Farm and the piece that was put in place a while back. Mr. Spainhoward stated that the R-2 portion that is due north is that farm.

Britt Little, representing the applicant, stated that Griffey Estates is a Subdivision for which a preliminary has already been approved for Section 1 and the second zoning case is just a portion of that. He stated that all of the infrastructure is already in place for the development of that small portion. Their intention for the portion to the southeast, between Griffey Estates Section 1 and the creek, is to build subdivision very similar to Griffey Estates Section 1. Mr. Kelly asked what the area was next to the 0.9 acre portion and Mr. Little stated that he believed it was a utility easement.

There was no one present to speak in opposition of this case.

There being no more discussion, Mr. Nichols moved to recommend approval of Z-1-2018 based on the fact that this is within the request and consistent with with Growth Plan (as in the City). He stated that this is a good use of that land. The motion was seconded by Mr. Kimbrough and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 2 - 2018 APPLICANT(S): Griffey Family Partnership

REQUEST: AG Agricultural District
to R-2 Single-Family Residential District

LOCATION: Property located in the southwest corner of Allen Griffey Road & Garner Hills Drive
TAX MAP(S): 031 PARCEL(S): 040.02 ACREAGE: 0.9 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: The property rezoning is desired to incorporate the parcel into the adjacent Griffey Estates Subdivision.

Mr. Spainhoward stated that permission had been given by the agent of the applicant to read cases Z-1-2018 and Z-2-2018 at the same time. He stated that two separate applications were done because this property is not contiguous, however it is a part of the same property. He stated that these cases will still need separate recommendations and votes.

Mr. Spainhoward read the cases and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. The request is compatible with other established single family residential and agricultural uses that are in the area. A traffic assessment was performed and found acceptable levels of service. Improvements to Allen Griffey Road will be addressed at development/construction phase. No adverse environmental issues were identified relative to this request. There were no departmental comments of any concern. There was a traffic assessment submitted and reviewed by The Clarksville Street Department. This assessment did combine both applications for a total of 82 acres of study. He stated that this is in the Airport Planning Area. He stated that there was a phone call received from an adjoining property owner with some questions but they did not voice any opposition.

Mr. Nichols asked how far this property is from the Historical Allen Farm and the piece that was put in place a while back. Mr. Spainhoward stated that the R-2 portion that is due north is that farm.

Britt Little, representing the applicant, stated that Griffey Estates is a Subdivision for which a preliminary has already been approved for Section 1 and the second zoning case is just a portion of that. He stated that all of the infrastructure is already in place for the development of that small portion. Their intention for the portion to the southeast, between Griffey Estates Section 1 and the creek, is to build subdivision very similar to Griffey Estates Section 1. Mr. Kelly asked what the area was next to the 0.9 acre portion and Mr. Little stated that he believed it was a utility easement.

There was no one present to speak in opposition of this case.

There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 3 - 2018 APPLICANT(S): Hare, Llc
Agent: Jimmy Bagwell Moore Design Services

REQUEST: M-2 General Industrial District
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the north/west frontage of Wilma Rudolph Blvd., 1,100 +/- feet southwest of the
Wilam Rudolph Blvd.& Wylma Van Allen Place intersection.

TAX MAP(S): 056 PARCEL(S): 063.00 ACREAGE: 8.36 CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: Zone change is requested to make entire property one zone and connect C-5 to the south and north.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Zoning request will bring previous/existing use of automobile sales for the property into compliance with current zoning ordinance. Request fronts on an existing arterial highway and is an extension of the existing C-5 Highway and Arterial Commercial Zoning District to the north and south. No adverse environmental issues were identified relative to this request. Adequate infrastructure serves the site for proposed zoning. He stated that there were no departmental comments of any concern. He stated that this is in the Trenton Road Planning area. He stated that in 2010, automobile sales were attributed to C-5 zoning classifications and removed from some other zoning classifications and that is the reason for this rezoning request. He stated that there were no public comments received in reference to this application.

Mr. Jimmy Bagwell, agent for the owner, stated that he was available to answer any questions. Mr. Todd Ray, one of the partners looking to occupy the facility, stated that if approved for rezoning they plan to bring a Mitsubishi Franchise to that location and open as a new and used car dealer. He stated that if he could answer any questions about the group or their plans there he would be more than happy to do so.

There was no one present to speak in opposition of this case.

There being no more discussion, Mr. Powers moved to recommend approval based on this request being an extension of the C-5 District and that it would bring the building into conformance.

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

This case was deferred pending revisions from City Council.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 1 - 2018 APPLICANT(S): Tina Orgain

REQUEST: AG Agricultural District
to R-2D Two-Family Residential District

LOCATION: Property fronting on the east frontage of Sango Drive, east of the Sango Drive & Old Sango Road intersection.

TAX MAP(S): 082 PARCEL(S): 124.00 ACREAGE: 1.99 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Rezone to R-2D to create three (3) residential lots.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. R2-D zoning permits the development of medium density single family residences and duplexes on individual lots. Request maintains a desirable mixture of housing types that is not out of character in the area. He stated the property currently has two existing structures, one of which is nonconforming with the required setbacks, and there is a pond located at the back of the property. He stated that there were comments received from the Building and Codes Department. There was also a phone call received from an adjoining property owner with the same question. He stated that Building and Codes indicated that there were some wet soil conditions that could exist on this property and that those would need to be remediated during construction phase. The Codes Department was asked directly if they felt this would impact the density of the property and they were more of the opinion that this would be a construction matter. He stated that this is in the Sango Planning Area. He stated that shortly before the start of the meeting there was an adjoining property owner that had voiced some concerns and had some questions, not necessarily in opposition, one of which was the wet soil conditions.

Mr. Hunter Orgain stated that he and his wife own 201 Sango Drive and live two houses down. He stated he is just trying to get three residential lots out of this and he feels it will be an asset to the Sango Community.

There was no one present to speak in opposition of this case.

There being no more discussion, Mr. Hadley moved to recommend approval based on consistency with Growth Plan (as in the County). The motion was seconded by Mr. Powers and carried unanimously.

CASE NUMBER CZ - 2 - 2018 APPLICANT(S): Phyllis Casebolt

Agent: Bobby Powers

REQUEST: AG Agricultural District
to R-1 Single-Family Residential District

LOCATION: Property located in the southwest corner of the Charles Bell Road & Dunlop lane intersection.

TAX MAP(S): 034 PARCEL(S): 049.03 ACREAGE: 7.41 CIVIL DISTRICT(S): 1st

REASON FOR REQUEST: To conform with nearby developed neighborhoods in order to develop approximately 9 lots.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan. The request is consistent with the existing single family uses in the area. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. He stated that there were no departmental comments of any concern. He stated that this is in the Rossview Road Planning Area. He stated that under public comments an e-mail in opposition is referenced which is in the file. He stated that shortly before coming downstairs for this meeting there was a phone call received from the adjoining property owner to the west, Mr. Boyer, who is recommending approval of the application.

There was no one present to speak in favor of or in opposition to this case.

There being no more discussion, Mr. Hadley moved to recommend approval based on this being an extension of R-1 and it is consistent with Growth Plan (as in the County). The motion was seconded by Mr. Kimbrough and carried with Mr. Powers abstaining.

V. SUBDIVISIONS:

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(S): 030.00 ACREAGE: 3.18
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 77 - 2017 APPLICANT: Exit 8 Properties
REQUEST: Preliminary Plat Approval of ROSSVIEW COMMONS SECTION 2 LOT 3
LOCATION: South of and adjacent to Hancock Road (S.R 237), immediately southwest of the intersection of Hancock Road and International Boulevard.
MAP: 058 PARCEL(S): 001.00 ACREAGE: 3.26
OF LOTS: 3 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

CASE NUMBER: S - 88 - 2017 APPLICANT: Exit 8 Properties
REQUEST: Final Plat Approval of INTERNATIONAL BOULEVARD RIGHT-OF-WAY DEDICATION
LOCATION: Located south of the intersection of Hankook Road and International Boulevard.
MAP: 058 PARCEL(S): 001.00 (portion) ACREAGE: 0.52
OF LOTS: 0 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: WITHDRAWN

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(S): 004.02 ACREAGE: 35.47
OF LOTS: 90 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 95 - 2017 APPLICANT: Chris Blackwell
REQUEST: Final Plat Approval of LIBERTY PARK 5A (CLUSTER)
LOCATION: West of and adjacent to SR 374, east of and adjacent to Putnam Drive.
MAP: 053 PARCEL(S): 007.06 ACREAGE: 4.04
OF LOTS: 7 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

V. SUBDIVISIONS:

CASE NUMBER: S - 1 - 2018 APPLICANT: Curtis and marsha johnson

REQUEST: Preliminary Approval of CURTIS JOHNSON PROPERTY SINCLAIR DRIVE LOTS 2
-4

LOCATION: North of and adjacent to the intersection of Sinclair Drive and Providence Blvd., South of Cave Springs Road, East of Danko Lane and West of Cave Street.

MAP: 054e PARCEL(S): A 005.00, 006.00 ACREAGE: 4.03

OF LOTS: 3 CIVIL DISTRICT(S): 7

STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

PLANNING COMMISSION ACTIONS: Mr. Swift explained that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

There was no one present to speak in favor or against these cases.

Mr. Parker read the staff reports. There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 38 - 2017 APPLICANT: MAURICE AND BUSSEY
Agent: Cal Burchett

DEVELOPMENT: M.A.S.S. AUTO SALES
PROPOSED USE: RETAIL
LOCATION:

MAP: 081-I-B-020.00 ACREAGE: 2.15
CIVIL DIST.: 11

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: SR - 1 - 2018 APPLICANT: JAKE WELCH
Agent: Britt Little

DEVELOPMENT: SOUTH ELEVENTH STREET 6-PLEX
PROPOSED USE: MULTI FAMILY
LOCATION:

MAP: 066-L-B-22.00 & 23.00 ACREAGE: 0.39
CIVIL DIST.: 12

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading and drainage plans by the City Street Department.
3. Minor plat completed.

CASE NUMBER: AB - 4 - 2017 APPLICANT: ROBERT E. WHITE
Agent: Cindy Greene

DEVELOPMENT: ROBERT E. WHITE
PROPOSED USE: ABANDONMENT
LOCATION:

MAP: 066-G-G-6, 7, 9, 11, 12,13 ACREAGE: 0.00987
CIVIL DIST.: 12

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Mr. Swift noted that site plan reviews were acted upon in a consent agenda and that anyone who wanted to discuss any particular case could request removal from the consent agenda. Ms. Russell gave the staff reports.

There being no further discussion of the consent agenda, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Ms. Burkhart stated that as usual it is a matter of cash flow versus actual loss. She stated that we are in fairly decent shape and once the Transportation money comes in it will be better.

There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Kelly and carried unanimously.

B. AUDIT REPORT: Ms. Burkhart stated that the audit report was available for the last fiscal year. She stated that there were no findings. She stated that there were copies available that could be signed for and taken if needed.

C. DIRECTOR OF PLANNING POSITION: Mr. Swift stated that he had an announcement to make. He stated that Dr. Ripple had left at the end of December and he was glad to announce today that they have hired a new Director for the Regional Planning Commission. He stated that he will be here March 5th. He stated that he is not a Tennessee native but he lives in Tennessee and is moving here from the Chattanooga area. He stated that they received an acceptance letter, to a written offer they made earlier this week, just about an hour ago. He stated that in the March Planning Commission there will be a new face and there will be an opportunity to meet Jeff Tyndall and get to know him. He stated he is bright with a very good background and he believes he will be a real asset to The City of Clarksville and Montgomery County. Mr. Swift stated that there needs to be a vote to ratify that it is permissible to hire him.

There being no more discussion, Mr. Powers moved to ratify the hiring of Mr. Jeff Tyndall as Director. The motion was seconded by Mr. Kelly and carried unanimously.

D. ELECTION OF CHAIR/VICE CHAIR: Mr. Swift stated that his term as Chairman was up. He handed the meeting over to Mr. Powers for the election of Chairman. Mr. Powers explained that it is possible for Mr. Swift to be elected Chairman again. Mr. Kimbrough nominated Mr. Swift for the role of Chairman for the 2018 year. Mr. Kelly moved that the nomination be closed. There being no more discussion, Mr. Hadley seconded the motion and it was carried unanimously.

Mr. Swift stated that they needed to elect a Vice Chair. Mr. Hadley moved to elect Mr. Bryce Powers as Vice Chair. The motion was seconded by Mr. Kimbrough. Mr. Kelly moved that the nomination be closed. There being no more discussion the motion was carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 2:30 p.m.

ATTEST:

Richard Swift, CHAIR