

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

January 25, 2017

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
- Linda Rudolph

OTHERS PRESENT:

- David A. Ripple, 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 Burkhart, 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 12/28/16

Mr. Swift asked for a motion for approval of the minutes of December 28, 2016. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineers have requested a 30-day deferral of cases S-83-2016, S-87-2016 and S-88-2016 . There being no more discussion, Ms. Rudolph moved to recommend approval of these deferrals. The motion was seconded by Mr. Grubbs and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 1 - 2017 APPLICANT(S): Grace Bible Church Of Clarksville

Agent: Mid State Investments

REQUEST: R-1 Single-Family Residential District &
R-2 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west frontage of Peachers Mill Rd, 400 +/- feet north of the Peachers Mill Rd. & Pine Mountain Rd. intersection.

TAX MAP(S): 43-D-E PARCEL(S): 29.00 ACREAGE: 4.94 CIVIL DISTRICT(S): 3

REASON FOR REQUEST:

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. Adequate infrastructure serves the site, to include direct access to the City Greenway and directly across the street from Kenwood Elementary School. No adverse environmental issues were identified relative to this request. Request supports in-fill development and a "B" landscape buffer will be required for the development for the adjacent single family residents. There were no public comments received regarding this case.

Mr. Shawn Verner, stated he was present to answer any questions.

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

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

CASE NUMBER Z - 2 - 2017 APPLICANT(S): Grace L Harless

REQUEST: R-1 Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west frontage of Peachers Mill Rd., west of the Peachers Mill Rd. & Carter Rd. intersection.

TAX MAP(S): 43-E-A PARCEL(S): 11.00 ACREAGE: 0.80 +/- CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Best use of property which currently has manufactured home on it and in poor condition. To be removed and replaced with multi-family

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. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Request supports in-fill development and a "B" landscape buffer will be required for the development for the adjacent single family to the north. There were no public comments received regarding this case.

Mr. Larry Harless, applicant, stated that he was present to answer any questions. He stated that the property is owned by his wife, that the manufactured home was in poor condition and that the zone change would enhance the area.

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

There being no more discussion, Ms. Rudolph moved to recommend approval based on consistency with the Growth Plan. The motion was seconded by Mr. Kimbrough and carried unanimously.

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

CASE NUMBER CZ - 25 - 2016 APPLICANT(S): Johnny Tucker

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

LOCATION: Property fronting on the south frontage of Woodlawn Rd. 1,450+/- feet east of the Woodlawn Rd. & Vick Ln. intersection.

TAX MAP(S): 52 PARCEL(S): 118.00 ACREAGE: 16.5 CIVIL DISTRICT(S): 9th

REASON FOR REQUEST: To allow for development of a single-family subdivision.

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. Request of R-1 Single Family is not out of character with other pockets of single family residential in the area. There were no phone calls received, but did receive emails which are included in commissioners packets. Ft. Campbell has been notified of the request.

Mr. Billy Ray Suiter, agent, stated that the applicant wants to develop 16 acres into 26 1/2 acre lots. Soils will dictate how many lots will be approved. They will work with Ft. Campbell on any concerns and the proposed density is in line with that recommended in the Ft. Campbell letter..

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

There being no more discussion, Mr. Hadley moved to recommend approval due to being consistent with the Growth Plan. The motion was seconded by Mr. Adkins and carried unanimously.

CASE NUMBER CZ - 1 - 2017 APPLICANT(S): G B P Properties

REQUEST: R-1 Single-Family Residential District
to C-5 Highway & Arterial Commercial District

LOCATION: Property east of Highway 48/13 & south of Ramblewood Dr.

TAX MAP(S): 101 PARCEL(S): 25.02 p/o ACREAGE: 1.46 CIVIL DISTRICT(S): 17

REASON FOR REQUEST: To extend current C-5 zoning to the west to a usable size.

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. C-5 request is an extension of the existing C-5 zoning to the west to square up the commercial zoning depth. There were no public comments received regarding this case, there were a few phone calls received. There is a dimension drawing, but are awaiting a legal description which should be received by this afternoon.

Mr. Christian Black, agent, stated that he is aware of the need for the legal description and it will be submitted by this afternoon. He stated he was present to answer any questions.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval based on consistency with the Growth Plan. The motion was seconded by Mr. Grubbs and carried with Mr. Powers abstaining from the vote.

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

CASE NUMBER CZ - 2 - 2017 APPLICANT(S): Kevin Huh

Agent: Christian Black

REQUEST: R-4 Multiple Family Residential District
to R-1 Single-Family Residential District

LOCATION: Portions of property located north & south of Ramblewood Dr.

TAX MAP(S): 90 PARCEL(S): 54.00 p/p ACREAGE: 22.58 CIVIL DISTRICT(S):

REASON FOR REQUEST: To conform with surrounding R-1 zoning.

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. Request of R-1 single Family is not out of character with other pockets of single family residential in the area and is an extension of the R-1 zoning. There were no public comments received regarding this case. There were phone calls received, but no opposition .

Mr. Christian Black, agent, stated that he was present to answer any questions.

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

There being no more discussion, Mr. Grubbs moved to recommend approval being consistent with the Growth Plan. The motion was seconded by Ms. Rudolph and carried unanimously with Mr. Powers abstaining fro the vote..

CASE NUMBER CZ - 3 - 2017 APPLICANT(S): Beverly Ross

REQUEST: C-5 Highway and Arterial Commercial District
to AG Agricultural District

LOCATION: Property located on the south frontage of Dover Rd. (US Highway 79) , 2,060 +/- feet east of the Stewart County/Montgomery County line.

TAX MAP(S): 50 PARCEL(S): 4.00 p/o ACREAGE: 0.40 CIVIL DISTRICT(S): 9th

REASON FOR REQUEST: C-5 portion of property no longer used as commercial business. In order for property to be sold using a V A loan, it must all be zoned AG/Res.

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. Request from C-5 to AG will bring the entire parcel into AG zoning and permit the homeowners to complete the sale of the property. There were no public comments received regarding this case, there were a few phone calls but no opposition.

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

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

V. SUBDIVISIONS:

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(S): 013.05 ACREAGE: 3.26
OF LOTS: 9 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 85 - 2016 APPLICANT: Jennifer & Richard Stevens
REQUEST: Replat Approval of REPLAT OF IDAHO SPRINGS LOTS 19, 20, 21, 28, 29, 30
LOCATION: 519 Woodstock Lane
MAP: 056K PARCEL(S): A 030.00 ACREAGE: .74
OF LOTS: 2 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Final Replat Approval
VARIANCES REQUESTED: The applicant is requesting a variance from Section 4.2 (1) of the Subdivision Regulations to allow a 15' front yard Public Utility and Drainage (PUDE) easement instead of the required 20'. The reason given by the applicant is due to the site being a historic area where the existing houses were built in the 1930's as well as the existing houses being located within the required 20' PUDE. Additionally, the Clarksville Street and Gas and Water Departments have approved the reduce PUDE. See the file for the complete variance request.
VAR. STAFF RECOMMENDATION: Approval

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(S): 095.01 ACREAGE: 5.02
OF LOTS: 10 CIVIL DISTRICT(S): 15
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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(S): 036.00 ACREAGE: 24.30
OF LOTS: 76 CIVIL DISTRICT(S): 7
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 89 - 2016 APPLICANT: Chris Blackwell

REQUEST: Preliminary Plat Approval of LIBERTY PARK SECTION 5 (CLUSTER)

LOCATION: North of Dover Road, west of SR 374, east of and adjacent to the termini of Parkside Drive and Putnam Drive.

MAP: 053 PARCEL(S): 007.03 & 007.05 ACREAGE: 48.73

OF LOTS: 120 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and conservation of all utility plans before construction of utilities begins.
4. The landscape plan must be submitted and approved prior to final plat approval. The Landscape Plan must meet the requirements of Section 5.6.3.7.d of the Zoning Resolution.
5. Improvements to the intersection of Dover Road and Freedom Drive may be required as determined by the Montgomery County Highway Department.

VARIANCES REQUESTED: The applicant is requesting a variance to Section 4.1.2.10(C) of the Subdivision Regulations to allow only one outlet to the surrounding road network. The reasons given by the applicant is that the existing Liberty Park has two road stubs leading to this property that allow connectivity to the only outlet from the subdivision. There are no other options to develop connectivity to an arterial roadway as desired by the Subdivision Regulations due to the state right of way to the east and existing single family to the south. See the file for the complete variance request.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 1 - 2017 APPLICANT: Chris Blackwell

REQUEST: Preliminary Plat Approval of RICH ELLEN RIDGE

LOCATION: South and east of Highway 149, northeast of the intersection of Hematite Road and the Highway 149 intersection, and immediately south of Rich Ellen Park.

MAP: 099 PARCEL(S): 020.04 ACREAGE: 23.10

OF LOTS: 35 CIVIL DISTRICT(S): 18

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control. plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

VARIANCES REQUESTED: The applicant is requesting a variance to Section 4.3(2) of the Subdivision Regulations to allow a block length that is in excess of the maximum allowed 1500' in length. The reason given by the applicant is due to the property being bounded to the south by a FEMA floodplain and the property to the north is a county owned and maintained park that cannot be developed. Because neither of the properties to the north or south can be developed, no road stubs are necessary to those properties.

VAR. STAFF RECOMMENDATION: Approval

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 2 - 2017 APPLICANT: Triple J
REQUEST: Final Plat Approval of TINY TOWN PLAZA
LOCATION: North of and adjacent to Tiny Town Road, .2 miles west of the Sand Piper Drive.

MAP: 008 PARCEL(S): 011.00 ACREAGE: 6.94
OF LOTS: 6 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 3 - 2017 APPLICANT: Ringgold Mill Properties, llc
REQUEST: Preliminary Plat Approval of RINGGOLD MILL PROPERTIES FORT CAMPBELL
BOULEVARD LOT 1
LOCATION: East of and adjacent to Fort Campbell Boulevard approximately 270' south of the intersection of Fort
Campbell Boulevard and State Line Road.

MAP: 005E PARCEL(S): A 002.00 ACREAGE: .81
OF LOTS: 1 CIVIL DISTRICT(S): 3
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. No cases were pulled for separate action.

Mr. Parker read the cases and gave the staff recommendation.

There being no more discussion, Mr. Kelly moved to recommend approval based on the staff recommendation. The motion was seconded by Mr. Grubbs and carried unanimously.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 1 - 2017 APPLICANT: FAITH MISSION MINISTRIES

Agent: Dave Hobbs

DEVELOPMENT: FAITH MISSION MINISTRIES

PROPOSED USE: RELIGIOUS FACILITY/CHURCH

LOCATION: 1251 B FT. CAMPBELL BLVD.

MAP: 054-C-G-035.00 & 041.03 ACREAGE: 4.32

CIVIL DIST.: 7

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer to include as built.
 2. Approval of all grading and drainage and plans by the City Street Department.
 3. Subdivision plat completed.
 4. Approval of a landscape plan.

CASE NUMBER: SR - 2 - 2017 APPLICANT: CLINTON BARGER

Agent: J. Chris Fielder

DEVELOPMENT: DUNLOP LANE WAREHOUSE

PROPOSED USE: WAREHOUSE

LOCATION: 1375 DUNLOP LANE

MAP: 040, 007.00 (P) ACREAGE: 3.39

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer to include as built.
 2. Approval of all grading and drainage plans by the County Building and Codes Department.
 3. Approval from the Emergency Management Department.
 4. Approval of landscape buffer elimination.

CASE NUMBER: SR - 3 - 2017 APPLICANT: JOHNNY PIPER

Agent: J. Chris Fielder

DEVELOPMENT: SPEC RETAIL

PROPOSED USE: RETAIL

LOCATION: 2033 FT. CAMPBELL BLVD.

MAP: 030-H-D-003.00 ACREAGE: 1.39

CIVIL DIST.: 3

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. Approval from the Fire Department.
 4. Approval from TDOT.
 5. Approval of a landscape plan.

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.

Ms. Russell read the cases and gave the staff recommendations, including the landscape variance for SR-2-2017.

There being no more discussion, Mr. Powers moved to recommend approval which would include the landscape variance request for SR-2-2017. There motion was seconded by Mr. Hadley and carried unanimously.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Dr. Ripple asked for approval of the December statement. There being no more discussion, Mr. Adkins moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

B. QUARTERLY BUDGET TO ACTUAL STATEMENT: Dr. Ripple asked for approval of the statement. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

C. ACCEPTANCE OF FY 2015-2016 AUDIT: Dr. Ripple asked for acceptance of the audit. There being no more discussion, Mr. Powers moved to recommend acceptance. The motion was seconded by Mr. Hadley and carried unanimously.

D. LANDSCAPE VARIANCE FOR SR-2-2017: See case SR-2-2017.

E. ELECTION OF OFFICERS (CHAIR AND VICE-CHAIR): Mr. Swift asked for nominations for Chair and Vice-Chair. There being no more discussion, Ms. Rudoph moved to nominate Richard Swift for Chair and Bryce Powers for Vice-Chair. The motion was seconded by Mr. Grubbs and carried unanimously.

VII. ADJOURNMENT:

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

ATTEST:

Richard Swift, CHAIR