

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

January 29, 2014

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Powers 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
- Mabel Larson
- Robert Nichols
- Linda Rudolph

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- Audrea M. Smithson, RPC Planning Manager
- 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
- Mark Riggins, City Engineer's Office
- 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 12/20/2013

Mr. Powers welcomed Ms. Linda Rudolph as the newest member to the Planning Commission, and asked for a motion for approval of the minutes. Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously. Dr. Ripple then stated that the project engineers have requested 30-day deferral of cases S-80-2013, S-1-2014 (by the RPC staff) and S-8-2014 (Short Stacker Drive). There being no more discussion, Mr. Swift moved to recommend deferral. The motion was seconded by Mr. Kelly and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 1 - 2014 APPLICANT(S): Regional Planning Commission

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

LOCATION: Properties located north of Tiny Town Road, west of Penridge Road and east of Iris Lane (portion of Summerhaven Subdivision)

TAX MAP(S): See Attached PARCEL(S): ACREAGE: 43.41 +/- CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-4 regulations).

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. Proposed area wide rezoning protects property investments for both the short-term and long-term by verifying that conforming uses fall under the correct zoning classification.

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

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

CASE NUMBER Z - 2 - 2014 APPLICANT(S): Edward C Burchett

REQUEST: R-1 Single-Family Residential District
to R-2 Single-Family Residential District

LOCATION: Located north of the Woodhaven Dr. and Terrier Way intersection and south of the southern terminus of Buckingham Place.

TAX MAP(S): 043 PARCEL(S): 033.00 ACREAGE: 1.09 CIVIL DISTRICT(S): 7th

REASON FOR REQUEST: Blend with existing zoning classification in existing 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 City) and adopted Land use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Request is an extension of the existing R-2 Single Family zoning to the south and east.

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

There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Ms. Rudolph and carried with Mr. Swift abstaining from the vote.

CASE NUMBER Z - 3 - 2014 APPLICANT(S): John E And Sue M Goodrich

REQUEST: R-3 Three Family Residential District
to C-2 General Commercial District

LOCATION: Property located in the northeast quadrant of the Crossland Ave. and Elder Street intersection.

TAX MAP(S): 66-K-J PARCEL(S): 18.00 & 19.00 ACREAGE: 0.43 CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: Change property zone to C-2 for contractor office building.

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. The C-2 request is an extension to the C-2 General Commercial district to the west and south. He noted that access to Crossland Avenue is prohibited under the City Access Control Ordinance.

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

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

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

CASE NUMBER Z - 4 - 2014 APPLICANT(S): Billy Mace
White & Stafford, Llc

REQUEST: C-4 Highway Interchange District
to C-5 Highway & Arterial Commercial District

LOCATION: 500 +/- feet north of the Tiny Town Rd. and Heritage Pointe Dr. intersection, fronting on both the east and west side of Heritage Pointe Dr.

TAX MAP(S): 08 PARCEL(S): 13.05, 13.06 & ACREAGE: 10.91 +/- CIVIL DISTRICT(S): 2nd 21.00

REASON FOR REQUEST: To make property zoning more applicable for proposed future uses.

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. The C-5 zoning request will allow goods and services to the provided to the neighboring public in lieu of uses that are more commonly seen at interstate highway interchanges.

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

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

CASE NUMBER CZ - 1 - 2014 APPLICANT(S): Mike Lafferty

REQUEST: AG Agricultural District &
C-2 General Commercial District
to E-1 Single-Family Estate District

LOCATION: Property located in the southwest corner of the Antioch Church Rd. & River Rd. intersection.

TAX MAP(S): 101 PARCEL(S): 194.00 & 195.00 ACREAGE: 10.00+/- CIVIL DISTRICT(S): 17

REASON FOR REQUEST: Rezoning requested to allow residential lots.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (Rural Area designation) and adopted Land Use Plan. Adequate infrastructure serves the site (septic sewer source). No adverse environmental issues were identified relative to this request. Proposed E-1 development will be compatible and in character with surrounding rural setting. There were a few phone call inquiries. One caller was referred to the new owner concerning access through the property.

Mr. Jimmy Bagwell, Project Engineer, 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. Swift moved to recommend approval based on the staff report. The motion was seconded by Mr. Adkins and carried unanimously.

IV. SUBDIVISIONS:

CASE NUMBER: S - 60A - 2013 APPLICANT: Cal Burchett

REQUEST: Approval of YORKSHIRE ESTATES, SECTION 2 (VARIANCE ONLY)

LOCATION: South of Lafayette Road, north of Dover Road (Hwy. 79), at the current terminus of Buckingham Place, east of Woodale Drive.

MAP: 043 & 043I PARCEL(S): 034.01 035.01 013.00 033.00 ACREAGE: 7.03

OF LOTS: 10 CIVIL DISTRICT(S): 7

STAFF RECOMMENDATION: Variance Approval

VARIANCES REQUESTED: The applicant is requesting a variance to the Subdivision Regulations to allow a cul-de-sac (Buckingham Place) to be less than the required 45' pavement radius and less than the 50' required ROW radius. The reason given by the applicant is that Buckingham Place is a 40 year old roadway and no additional lots are proposed. The Fire Department and Street Department have both recommended approval.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 77 - 2013 APPLICANT: John Aldridge

REQUEST: Preliminary Plat Approval of MEDALLION ACRES SECTION D LOTS 64 & 65 (PREVIOUSLY JOHN ALDRIDGE PROPERTY)

LOCATION: South of Highway 12, west of Stephen Drive, west of and adjacent to Lucy Lane.

MAP: 089 PARCEL(S): 068.04 ACREAGE: 1.16

OF LOTS: 2 CIVIL DISTRICT(S): 11

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

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
4. Any additional subdividing and/or dedication of new infrastructure shall comply with all policies and regulations in effect of application date.
5. Note on the final plat will be required to indicate the Fire Department shall have the right to access the turnaround on Mr. Aldridge's property.

CASE NUMBER: S - 80 - 2013 APPLICANT: Holly Point, LLC

REQUEST: Final Plat Approval of FARMINGTON SECTION 4A, CLUSTER

LOCATION: South of John Duke Boulevard, north of Bainbridge Drive, east of Rollow Lane

MAP: 039 PARCEL(S): 025.12 ACREAGE: 21.08

OF LOTS: 41 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 1 - 2014 APPLICANT: Rick Reda

REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 2

LOCATION: North side of Ogburn Chapel Road west of its intersection of Dotsonville Road, north of the current terminus of Double R Boulevard.

MAP: 077 PARCEL(S): 013.06 ACREAGE: 121.6

OF LOTS: 77 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: Defer for 30 days.

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.

CASE NUMBER: S - 2 - 2014 APPLICANT: Todd Harvey

REQUEST: Preliminary Plat Approval of MERCHANT'S BOULEVARD, SECTION 2

LOCATION: South of S.R. 374, west of the current terminus of Merchant's Blvd.

MAP: 041 PARCEL(S): 63.00 ACREAGE: 7.15

OF LOTS: 5 CIVIL DISTRICT(S): 6

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

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

CASE NUMBER: S - 3 - 2014 APPLICANT: Bill mace

REQUEST: Preliminary Plat Approval of AUTUMN CREEK, SECTION 6

LOCATION: West of the current terminus of Hazelwood Road, west of and adjacent to Needmore Road.

MAP: 018 PARCEL(S): 022.00 ACREAGE: 14.25

OF LOTS: 46 CIVIL DISTRICT(S): 2

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

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.
4. A traffic study shall be submitted to and approved by the City Street Department, prior to construction plan approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 4 - 2014 APPLICANT: arthur t. reynolds
REQUEST: Replat Approval of REPLAT OF ROANOKE, LOTS 30, 31, 32, 33 AND 35
LOCATION: East of Warfield Boulevard along Roanoke Station Circle
MAP: 40I PARCEL(S): F -003.00,004.00,005.00, ACREAGE: 1.12
OF LOTS: 4 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Replat Approval.

CASE NUMBER: S - 5 - 2014 APPLICANT: Satish d. prabhu, md
REQUEST: Replat Approval of REPLAT OF SHAMROCK PLACE, LOTS 1-6
LOCATION: Located northeast of the intersection of Otis Smith Dr. and Ted A Crozier, Sr. Blvd.
MAP: 040h PARCEL(S): A 015.01-015.06 ACREAGE: 3.6
OF LOTS: 3 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Replat Approval.

CASE NUMBER: S - 6 - 2014 APPLICANT: Michael Connerth
REQUEST: Final Plat Approval of GARRETTSBURG SUBDIVISION
LOCATION: South of and adjacent to Garrettsburg Rd. east of Meacham Dr. and west of Hand Drive
MAP: 029 PARCEL(S): 012.01 ACREAGE: 6.18
OF LOTS: 9 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 7 - 2014 APPLICANT: Durrett Investment Co. LP
REQUEST: Final Plat Approval of WEST CREEK FARMS COMMERCIAL, LOTS 1 & 2
LOCATION: North of West Creek Coyote Trail, west of the terminus of Boy Scout Road, West of and adjacent to Peachers Mill Road.
MAP: 018 PARCEL(S): 035.03 ACREAGE: 3.15
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 8 - 2014 APPLICANT: Jon Watts

REQUEST: Preliminary Plat Approval of STACKER ESTATES

LOCATION: North and west of the Shearor Street and Poston Street intersection at the terminus of Short Stacker Drive

MAP: 055n PARCEL(S): D 034.00 ACREAGE: 1.63

OF LOTS: 3 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

PLANNING COMMISSION ACTIONS: Mr. Powers 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 any cases.

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

There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Swift and carried unanimously with Mr. Powers abstaining from S-6-2014.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioners' packets. He then asked for endorsement of the report. There being no discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

B. INTRODUCTION OF NEW AREA-WIDE REZONING: SAGE MEADOWS: Dr. Ripple stated that he would like the Planning Commission to introduce (apply for) the rezoning of Sage Meadows Subdivision from R-4 apartment to R-2 single-family. He stated that one property (located next to 1897 Sage Meadow Lane) should be removed from the proposed rezoning to R-2 if previously rezoned to R-1 as it is part of the property previously rezoned to R-1 to the north. (Note: 1899 Sage Meadow Lane was consolidated with the lot to the north after the rezoning of the lot to the north. Thus, 1899 Sage Meadow Lane should be rezoned from R-4 to R-1 to match the balance of the property to the north.) 89 homes and no vacant lots are affected by the rezoning. This rezoning would bring the single-family homes into conformity with the zoning. There being no more discussion, Mr. Swift moved to recommend approval. The motion was seconded by Ms. Larson and carried unanimously.

C. REPORT ON CHANGES TO AREA-WIDE REZONING: DALE TERRACE: Dr. Ripple stated that he is thinking about introducing this change at next month's meeting. There will be approximately 40 lots affected, there are no vacant lots.

D. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY): None

E. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY): None

F. REPORT ON SUBDIVISION REGULATIONS UPDATE: Ms. Smithson stated that the commissioners received changes to the definition regarding the amendments. They will vote on whether to adopt these changes at the February meeting. There needs to be a meeting with the Residential Development Commission prior to the Planning Commission public hearing.

G. ELECTION OF CHAIR AND VICE-CHAIR: Mr. Powers stated that a new Chair and Vice-Chair needs to be elected. Mr. Hadley made a motion to nominate Mr. Swift as Chair. Mr. Kelly then made a motion to close the nomination. The motion was seconded by Mr. Nichols and carried unanimously and Mr. Swift was elected by unanimous acclamation. Mr. Adkins made a motion to nominate Mr. Powers as Vice-Chair. Ms. Rudolph then made a motion to close the nomination. The motion was seconded by Mr. Nichols and carried unanimously, and Mr. Powers was elected by unanimous acclamation. .

VII. ADJOURNMENT:

The meeting was adjourned at 2:26 p.m.

ATTEST:

Bryce Powers, VICE- CHAIR