

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

December 28, 2016

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 11/22/16

Mr. Swift asked for a motion for approval of the minutes of November 22, 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-85-2016, S-87-2016, S-88-2016 and S-89-2016. There being no more discussion, Mr. Grubbs moved to recommend approval of these deferrals. The motion was seconded by Mr. Kimbrough and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 34 - 2016 APPLICANT(S): Shannon Keen

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

LOCATION: Property located at the southwest corner of the intersection of Thomas St. & Bradley St.

TAX MAP(S): 66-O-A PARCEL(S): 11.00 ACREAGE: 0.15 +/- CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: Need to rezone the property in order to allow for existing car wash to be reconstructed and expanded.

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 C-2 zoning classification is an extension of the existing C-2 zoning to the east and is not out of character with the properties in the immediate area. There were no public comments received regarding this case.

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

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

CASE NUMBER CZ - 23 - 2016 APPLICANT(S): Dawn Block

Agent: Ronald K Britcher

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

LOCATION: Property fronting on the south frontage of Woodlawn Rd. 2,400 +/- west of the Dover Rd. / Highway 79 & Woodlawn Rd. intersection

TAX MAP(S): 53 PARCEL(S): 75.00 p/o ACREAGE: 2.18 +/- CIVIL DISTRICT(S): 8th

REASON FOR REQUEST: Purchased a modular home, 10/28/2016, with intent to move to land, but was notified that zoning needed to be changed to allow this.

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. Existing C-5 zoning appears to be out of character with the established single family uses. Proposed R-1 request will permit the owner to obtain an building permit for single family structure. Mr. Spainhoward stated there were no public comments received for this case.

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

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

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

CASE NUMBER CZ - 24 - 2016 APPLICANT(S): Barbara F Hayes

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

LOCATION: Property fronting on the south frontage of Church Rd. 2,244 +/- feet west of the Church Rd. & Cumberland Heights Rd. intersection.

TAX MAP(S): 91 PARCEL(S): 2.00 ACREAGE: 64.0 +/- CIVIL DISTRICT(S): 13

REASON FOR REQUEST: To temporarily set up mobile home and use property for farm purposes.

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. Proposed Agricultural zoning classification is consistent with the established residential uses in the area. Mr. Spainhoward stated there were no public comments receive regarding this case.

There was no one present to speak in favor or against 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. Kimbrough and carried unanimously.

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 sand gave the staff recommendation for a one month deferral. Mr. Spainhoward stated that a request for deferral was received from Fort Campbell Planner Mr. Chris Brown because the property is under the flight path of Sabre Heliport and the southwest runway may be extended. There were no public comments, but a few phone calls were received.

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

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

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

CASE NUMBER CZ - 26 - 2016 APPLICANT(S): Jack H Dowlen Jr

Agent: Clinton Barger

REQUEST: AG Agricultural District
to M-1 Light Industrial District

LOCATION: Property fronting on the north frontage of Dunlop Ln. 1,910+/- feet east of the Sheetrock Rd. & Dunlop Ln. intersection.

TAX MAP(S): 40 PARCEL(S): 7.00 p/o ACREAGE: 3.58 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: To conform more closely with adjoining property, and to construct a multi-purpose warehouse.

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. Proposed M-1 Zoning classification is adjacent to the established M-2 industrial district to the north. M-1 zoning request is consistent with other industrial zoned properties in the area. Mr. Spainhoward stated there were no public comments received regarding this case.

Mr. Chris Fielder, DBS Engineering, stated that he was present to answer any questions.

There was no one present in opposition to this case.

There being no more discussion, Ms. Rudolph moved to recommend approval due to being consistent with nearby industrial zoned properties. The motion was seconded by Mr. Hadley and carried unanimously.

CASE NUMBER CZ - 27 - 2016 APPLICANT(S): Faye Hand Chester

Agent: Young & Hobbs

REQUEST: AG Agricultural District
to E-1 Single-Family Estate District

LOCATION: Property located east of Kirkwood Rd. & north of Kirkwood Rd. 100 +/- feet south of the Dunlop Ln. & Kirkwood Rd. intersection.

TAX MAP(S): 34 PARCEL(S): 26.00 ACREAGE: 2.0 +/- CIVIL DISTRICT(S): 1st

REASON FOR REQUEST: Building a new house.

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. Proposed E-1 Zoning Classification is an extension of the existing E-1 zoning to the east and south and is not out of character with the surrounding residential uses. Mr. Spainhoward stated that there were no public comments received regarding this case.

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

There being no one discussion, Mr. Powers moved to recommend approval based on staff recommendation. The motion was seconded by Mr. Hadley and carried unanimously.

V. SUBDIVISIONS:

CASE NUMBER: S - 82 - 2016 APPLICANT: Thom Spigner
REQUEST: Final Plat Approval of SUNNY VIEW ACRES SECTION 1
LOCATION: East side of Dotsonville Road, south of Ogburn Chapel Road, and north of Dailey Road.
MAP: 077 PARCEL(S): 090.00 ACREAGE: 11.16
OF LOTS: 7 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Final Plat Approval

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: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 86 - 2016 APPLICANT: Bryce Powers
REQUEST: Final Plat Approval of MOCKINGBIRD HILL SUBDIVISION
LOCATION: North side of Mockingbird Hill Road approximately .35 miles northeast of the intersection of Shiloh Canaan Road and Mockingbird Hill Road.
MAP: 140 PARCEL(S): 018.03 & 018.04 ACREAGE: 10.70
OF LOTS: 7 CIVIL DISTRICT(S): 20
STAFF RECOMMENDATION: Final Plat 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.

V. SUBDIVISIONS (CONT.):

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.

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: Defer for 30 days at the request of the Project Engineer.

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. Grubbs moved to recommend approval. The motion was seconded by Mr. Kelly and carried with Mr. Powers abstaining from S-86-2016.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -42 -2016 APPLICANT: LAMAR ADVERTISING
Agent: Cody Walker

DEVELOPMENT: BILLBOARD RELOCATION- TINY TOWN RD

PROPOSED USE: BILLBOARD

LOCATION: 2285 TINY TOWN ROAD

MAP: 007,004.00 (P) ACREAGE: 281

CIVIL DIST.: 2

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR -43 -2016 APPLICANT: LAMAR ADVERTISING
Agent: Cody Walker

DEVELOPMENT: RELOCATION OF BILLBOARD - LOWES DRIVE W

PROPOSED USE: BILLBOARD

LOCATION: 2235 LOWES DRIVE W
LOWES DRIVE COMMERCIAL, LOT 14

MAP: 041-B-C-007.00 ACREAGE: 1.86

CIVIL DIST.: 6

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR -44 -2016 APPLICANT: LAMAR ADVERTISING
Agent: Cody Walker

DEVELOPMENT: RELOCATION OF BILLBOARD - WARFIELD BLVD

PROPOSED USE: BILLBOARD

LOCATION: 471 BELLAMY LANE

MAP: 040,027.01 ACREAGE: 5.23

CIVIL DIST.:

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

VII. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR -45 -2016 APPLICANT: C & M VENTURES
Agent: Houston Smith

DEVELOPMENT: HILLCREST COMMONS, SECTION 2

PROPOSED USE: MULTI FAMILY - 21 UNITS

LOCATION: 1841 MADISON STREET

MAP: 080-C-A-007.00 & 008.08 ACREAGE: 1.02

CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of a utility plans by the Office of the Chief Utility Engineer.
 2. Approval of all grading, drainage and water quality plans by the City Street Department.
 3. Approval from the Common Design Review Committee.
 4. Minor plat completed.
 5. Approval of a landscape plan.

CASE NUMBER: SR -46 -2016 APPLICANT: SHANE LEMAY
Agent: Cal Mckay

DEVELOPMENT: BOULEVARD SHOPS

PROPOSED USE: RETAIL/STORAGE/WAREHOUSES

LOCATION: FT. CAMPBELL BLVD.

MAP: 043-B-A-003.00 ACREAGE: 1.74

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.

VII. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR -47 -2016 APPLICANT: BLACKWELL CONSTRUCTION

Agent: Cal Mckay

DEVELOPMENT: DOVER CAR WASH AND STORAGE

PROPOSED USE: STORAGE/WAREHOUSES

LOCATION: 1419 DOVER ROAD

MAP: 053, 06.00, 06.01, 61.00 ACREAGE: 2.7

CIVIL DIST.: 8

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

- CONDITIONS:**
1. Approval of a development permit by the County Building and Codes Department.
 2. Minor plat completed.

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. Cases SR-42-2016, SR-43-2016 and SR-44-2016 were pulled for separate action.

Pulled for separate action, Ms. Russell noted that the staff was requesting deferral of SR-42-2016, SR-43-2016 and SR-44-2016 until the City Council approved the new location for these signs. Mr. Grubbs moved for deferral. The motion was seconded by Mr. Kimbrough and passed unanimously.

Ms. Russell read the remaining cases and gave the staff recommendation.

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

VII. PLANNING DIRECTOR'S REPORT:

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

B. DEFERRED COMPENSATION: Dr. Ripple explained that the 401K and 457b Deferred Compensation Plans would now be administered by the State of Tennessee. He asked for approval of these changes. There being no more discussion, Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

C. DISCUSSION REGARDING LAMAR SIGNS: Dr. Ripple asked for approval to send a letter opposing the relocation of signs for Lamar Advertising. He noted that the relocation of the billboards could only be initiated by the City Council in the best interest of the City, and that no evidence was provided to support relocation of the billboards in the best interest of the City. As of last Thursday, the City Clerk had not been contacted by a sponsor on the City Council to add this to the City Council agenda. Mr. Swift asked if Lamar had someone who wanted to address this case. The Lamar Representative, Patrick Osborne, stated that there is new management and they want to move signs to better locations. There being no more discussion, Mr. Powers made a motion for approval. The motion was seconded by Mr. Hadley and passed with Mr. Kelly for disapproval.

VII. ADJOURNMENT:

The meeting was adjourned at 2:33 p.m.

ATTEST:

Richard Swift, CHAIR