

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

February 22, 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 1/25/17

Mr. Swift asked for a motion for approval of the minutes of January 25, 2017. Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Kelly 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, Mr. Kimbrough moved to recommend approval of these deferrals. The motion was seconded by Mr. Kelly and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 3 - 2017 APPLICANT(S): Annette Shrader  
Agent: Jason Daugherty

REQUEST: M-1 Light Industrial District  
to C-5 Highway & Arterial Commercial District

LOCATION: Parcel located south of the Business Park Drive and Corporate Drive intersection.  
TAX MAP(S): 56-A-A PARCEL(S): 6.00 ACREAGE: .039 CIVIL DISTRICT(S): 12  
REASON FOR REQUEST: To secure a zoning classification commensurate with suitable uses for the existing improvements.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the 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 C-5 zoning to the southeast. C-5 zoning also permits additional uses that are in character with the area. Mr. Spainhoward stated there were no public comments received regarding this case.

Mr. Jason Daugherty, agent, stated he was present to answer any questions.

There was no one present in opposition to this case.

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

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CASE NUMBER Z - 4 - 2017 APPLICANT(S): Richard D Collins

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

LOCATION: Property located south of the Batts Lane & Columbia Street intersection.  
TAX MAP(S): 30-I-H PARCEL(S): 2.02 & 2.03 ACREAGE: 1.07 CIVIL DISTRICT(S): 3rd  
REASON FOR REQUEST: The requested rezoning to R-4 is consistent with other properties in the area. It is an extension of the existing zoning classification to the northwest.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the 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 R-4 zoning to the north. Mr. Spainhoward stated there was one public comment received in opposition, citing concern about traffic and police presence.

Mr. Vernon Weakley, 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. Hadley moved to recommend approval based on being consistent with Growth Plan. The motion was seconded by Mr. Adkins and carried unanimously.

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

CASE NUMBER CZ - 4 - /2017 APPLICANT(S): Billy A. Wilson Jr Estate

Agent: Chris Blackwell

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

LOCATION: Property fronting on the north frontage of Sango Road 1400 +/- feet southeast of the Sango Road & S. Woodson Road intersection.

TAX MAP(S): 82 PARCEL(S): 93.01 ACREAGE: 22.49 CIVIL DISTRICT(S): 5th

REASON FOR REQUEST: To allow for single family homes and lots.

Mr. Spainhoward read the case and gave the staff recommendation for approval. He noted that the western portion of the property was impaired by a TVA power line easement. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted land Use Plan. The City Council will have to approve the extension of utilities to the site from property on the south side of Sango Road (Joiner property). No adverse environmental issues were identified relative to this request. Request is an extension of the R-1A zoning to the southwest. Mr. Spainhoward stated there were no public comments received regarding this case although there were a couple of phone calls received.

Mr. Chris Blackwell, agent, 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 being consistent with Growth Plan. The motion was seconded by Mr. Powers and carried unanimously.

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CASE NUMBER CZ - 5 - 2017 APPLICANT(S): Hatton Black

Agent: Chris Blackwell

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

LOCATION: Property fronting on the south frontage of Old Highway 48 1765 +/- feet northeast of the Old 48 Highway & Marthas Chapel Road

TAX MAP(S): 132 PARCEL(S): 54.00 ACREAGE: 37.90 CIVIL DISTRICT(S): 16th

REASON FOR REQUEST: To allow for a slightly higher density of residential development.

Mr. Spainhoward read the case and gave the staff recommendation for approval. the proposed zoning request is consistent with the 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 request is not out of character with the size of other single family properties in the area. Mr. Spainhoward stated there were no public comments received regarding this case.

Mr. Chris Blackwell, agent, 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. Powers moved to recommend approval based on staff recommendation. The motion was seconded by Mr. Hadley and carried unanimously.

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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.

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CASE NUMBER: S - 87 - 2016      APPLICANT: Clinton Barger  
REQUEST: Preliminary Plat Approval of POPLAR HILLS SECTION 7  
LOCATION: West of Meadoo 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.

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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.

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**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:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

**CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer.

Note: City Council resolution 24-2016-17 approved the relocation site. Billboard to be replaced must be removed prior to issuance of a Building Permit.

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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:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

**CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer.  
2. Approval from TDOT.

Note: City Council resolution 23-2016-17 approved the relocation site. Billboard to be replaced must be removed prior to issuance of a Building Permit.

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

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: 040,027.10 ACREAGE: 5.23

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.
  2. Approval from TDOT.

Note: City Council resolution 22-2016-17 approved the relocation site. Billboard to be replaced must be removed prior to issuance of a Building Permit.

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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 recommendation.

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

There being no more discussion, Ms. Rudolph moved to recommend disapproval but the motion failed without a second. The motion failed. The motion was then made by Mr. Grubbs for approval. The motion was seconded by Mr. Kimbrough and carried with one in favor and the rest abstaining.

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

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

B. YEAR TO DATE ACTUAL/BUDGET COMPARISON: 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. Hadley and carried unanimously.

C. RPC EXECUTIVE COMMITTEE MEETING (3/16/2017, 2:00 P.M. ) - FY 2017-18 BUDGET: Dr. Ripple reminded the commissioner's of the upcoming Executive Committee Meeting.

**VII. ADJOURNMENT:**

The meeting was adjourned at 2:20 p.m.

**ATTEST:**

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Richard Swift, CHAIR