

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

April 23, 2014

DRAFT

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
- 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 3/26/14

Mr. Swift asked for a motion for approval of the minutes. Ms. Larson moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously. Dr. Ripple then asked for a motion to approve the March 18, 2014 Executive Committee Minutes. Mr. Powers made a motion for approval. The motion was seconded by Mr. Grubbs and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated these applicants have requested 30-day deferrals for submission of additional information, S-80-2013, SR-3-2014, SR-5-2014 and SR-11-2014 and that the RPC staff has again requested deferral of SR-4-2014 to address a sinkhole issue. There being no more discussion, Ms. Rudolph moved to recommend deferral. The motion was seconded by Mr. Atkins and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 14 - 2014 APPLICANT(S): Ratilal Gajera

Agent: Chris Fielder, D B S &

REQUEST: R-1 Single-Family Residential District
to O-1 Office District

LOCATION: fronting on the east side of Stokes Rd. 300 +/- feet south of the intersection of Warfield Blvd. & Stokes Rd.

TAX MAP(S): 041-L-A PARCEL(S): 14.00 ACREAGE: 0.35 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: To extend the existing O-1 zoning to adjacent lot in order to join two lots into one lot.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with Growth Plan (as in the City) and adopted Land Use Plan, being an intrusion into a viable residential neighborhood. The O-1 request intrudes south beyond the established R-1 Single Family block face and would precipitate the erosion of single family homes. No adverse environmental issues were identified relative to this request. However, landscaping will not screen the subject property from the single family use across the street.

Mr. Chris Fielder, agent, stated that the applicant would like to request a 30 day deferral.

Mr. John Hunt, adjacent property owner, stated that he was in opposition and stated he was concerned about types of business allowed.

Mr. Fielder stated that the request is an extension of an O-1 zoning classification to expand the existing parking area.

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

CASE NUMBER Z - 15 - 2014 APPLICANT(S): Legends Bank Attn: Cindy Nix

Agent: Matthew J Ellis

REQUEST: M-1 Light Industrial District
to C-2 General Commercial District

LOCATION: fronting on the west ROW of S. Riverside Dr. directly west of the Riverside Dr. & Dean Dr. intersection.

TAX MAP(S): 079 PARCEL(S): 8.00 ACREAGE: 0.67 CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: To conform with the common use as commercial property of surrounding and adjacent properties in the area. Most properties in the area on Riverside are used for commercial 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 City) and adopted Land Use Plan. Adequate infrastructure serves the site. The current M-1 zoning is out of character with the established commercial uses. C-2 zoning is the prominent commercial zoning in the area.

Mr. Matthew Ellis, agent, stated that the subject property has been used for commercial as well as the property to the south. He was present to answer any questions.

There was no one to speak in opposition.

Mr. Nichols stated he had concerns regarding erosion along the river and wanted to know if the property is part of the grant to correct the erosion problem.

Mr. Ellis stated he was not aware of that grant or the erosion problem.

Mr. Jack Frazier, City Street Department, stated that the property is not included in the grant to fix erosion of the Cumberland Riverbank.

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

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

CASE NUMBER Z - 16 - 2014 APPLICANT(S): Regional Planning Commission (Cunningham

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

LOCATION: south of Cunningham Lane, north of Cherry Tree Drive and west of Ft. Campbell Boulevard, properties also located and adjacent to Cunningham Place (Cunningham Place Subdivision)

TAX MAP(S): See PARCEL(S): See Attached ACREAGE: 6.50+/- R CIVIL DISTRICT(S): 3rd Attached

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 (being 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. Mr. Carl Jaeger, 104 Cunningham Place, called to oppose the change from R-4 to R-2D because of the loss of land use rights, and was asked for follow up his call with an e-mail. Nothing was received, and the size of his lot limits him to the present duplex on his property.

There was on one to speak in favor or in opposition to this case.

There being no discussion, Ms. Larson moved to recommend approval on the basis of the staff recommendation. The motion was seconded by Mr. Grubbs and carried unanimously.

CASE NUMBER CZ - 3 - 2014 APPLICANT(S): James D. Herald

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

LOCATION: Property fronting on the northern ROW of Batson Mill Rd. located 3,070 +/- feet east of the Ryes Chapel Rd. & Batson Mill Rd. intersection.

TAX MAP(S): 159 PARCEL(S): 17.04 ACREAGE: 3.5 +/- CIVIL DISTRICT(S): 16th

REASON FOR REQUEST: Place a single-wide mobile home on Lot 2 while rebuilding single-family home on Lot 1, that recently burned down.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as the proposed zoning is appropriate outside the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed AG zoning classification will permit the property owners to subdivide the property into two 1 1/2 acre size lots to meet the need of the family, and to place a mobile home on the property.

Mr. Mark Riggins, County Commissioner for that area, stated that residents have told him they have no concerns over the rezoning.

No one spoke in opposition.

There being no more discussion, Ms. Rudolph moved to recommend approval based on the 4th staff recommendation. The motion was seconded by Mr. Nichols and carried unanimously.

IV. SUBDIVISIONS:

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.

CASE NUMBER: S - 11 - 2014 APPLICANT: Griffey Family Partnership
REQUEST: Preliminary Plat Approval of GRIFFEY ESTATES SECTION 1(CLUSTER)
LOCATION: East of Peachtree Subdivision and south of Allen Griffey at 2290 Allen Griffey Road
MAP: 031 PARCEL(S): 040.00 & 006.00 ACREAGE: 46.8
OF LOTS: 136 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of RPC Staff

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.

CASE NUMBER: S - 12 - 2014 APPLICANT: A+ Storage Clarksville, LP, Thomas Pierce
REQUEST: Preliminary/final Approval of MINOR PLAT A+ STORAGE CLARKSVILLE, LP LOTS 1 & 2
LOCATION: West of Trenton Road, east of Whitfield Road, north of Tracy Lane, south of and adjacent to 101st Airborne Parkway.
MAP: 041 PARCEL(S): 006.00 ACREAGE: 7.95
OF LOTS: 2 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Withdrawn at the request of the project engineer (NO RPC ACTION REQUIRED)

CASE NUMBER: S - 14 - 2014 APPLICANT: Bill Scogins
REQUEST: Replat Approval of REPLAT OF SCOGIN INDUSTRIAL PARK LOTS 5 AND 12 AND A FINAL PLAT OF LOT 13
LOCATION: South of Guthrie Highway, East of Interstate 24, east of Alfred Thun Road, and adjacent to Smokestack Drive
MAP: 033G PARCEL(S): A 004.00 & 016.00 ACREAGE: 10.42
OF LOTS: 3 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Replat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 15 - 2014 APPLICANT: Randy Suggs
REQUEST: Replat Approval of REPLAT OF A REPLAT OF ASHLAND HEIGHTS
SECTION 1 LOTS 28 & 29
LOCATION: 428-430 Winding Way Road
MAP: 080L PARCEL(S): B 009.00, 009.01, & 010.00 ACREAGE: 2.347
OF LOTS: 3 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 16 - 2014 APPLICANT: Jeff Burkhart
REQUEST: Final Plat Approval of ARBOUR GREENE SOUTH, SECTION 1C
LOCATION: Terminus of Cindy Jo Court
MAP: 017D PARCEL(S): A 073.01 ACREAGE: 1.13
OF LOTS: 2 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Fnal Plat Approval.

PLANNING COMMISSION ACTIONS: Mr. Swift stated that these subdivision 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 to speak in favor or against a case.

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

There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Ms. Larson and carried with Mr. Powers abstaining from S-15-2014.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 3 - 2014 APPLICANT: TWOSOME LLC

Agent: Mark Pirtle

DEVELOPMENT: GOODWILL AT TINY TOWN AND NEEDMORE

PROPOSED USE: RETAIL/TRAINING CENTER

LOCATION: 2001 NEEDMORE ROAD

MAP: 018, 019.03 (P) ACREAGE: 3.6

CIVIL DIST.: 2

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR - 4 - 2014 APPLICANT: HENRY DIRNBERGER

Agent: Billy Ray Suiter

DEVELOPMENT: DIRNBERGER COMMERCIAL DEVELOPMENT

PROPOSED USE: RETAIL

LOCATION: 300 PROVIDENCE BLVD.

MAP: 055-I-E, 005.00 (P) ACREAGE: 0.993

CIVIL DIST.: 7

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: SR - 5 - 2014 APPLICANT: CUMBERLAND PRESBYTERIAN

Agent: Chris Fielder

DEVELOPMENT: CUMBERLAND PRESBYTERIAN CHURCH

PROPOSED USE: ADDITION

LOCATION: 1410 GOLF CLUB LANE

MAP: 065-P-H-003.00 ACREAGE: 5.50

CIVIL DIST.: 12

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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

CASE NUMBER: SR - 7 - 2014 APPLICANT: LEO MILLAN
Agent: Cal Mckay

DEVELOPMENT: MILLAN WAREHOUSE BEECH STREET
PROPOSED USE: WAREHOUSE
LOCATION: 215 BEECH STREET
MAP: 055-I-E-030.00 ACREAGE: 0.6
CIVIL DIST.: 7

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

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

Pulled from the consent agenda, Ms. Russell read the case and gave the staff recommendation.

Mr. Herb Patrick, adjacent property owner, stated that he was not opposed to the rezoning, but did have buffer zone concerns. He would like to add a solid, minimum 6' fence as well as new plantings installed to the landscape requirements and leave existing trees.

Mr. Cal McKay, agent, stated that he has talked with Mr. Patrick and that 15 feet of landscaping was placed around his encroaching driveway. He would like to ask the Planning Commission's approval because the landscape plan met requirements.

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

CASE NUMBER: SR - 8 - 2014 APPLICANT: CRABBE C/O GRAYSON
Agent: Cal Mckay

DEVELOPMENT: ADDISON AT ROSSVIEW (REVISED LAYOUT)
PROPOSED USE: MULTI-FAMILY
LOCATION: 200 INDUSTRIAL COMMON DRIVE
MAP: 039, 025.08 ACREAGE: 8.33
CIVIL DIST.: 1

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

- CONDITIONS:** 1. Approval of all utility plans by the Chief Utility Engineer, to include as built.
2. Approval of all building, grading, drainage, and erosion control plans by the County Building and Codes Department.
3. Approval of a landscape plan.

Pulled from the consent agenda, Ms. Russell read the case and gave the staff recommendation. She noted that the revised plan proposed eight additional units and one structure in the middle on the east property line had been increased from two to three stories, but the buildings were no closer to the east property line.

Mr. Ruis, adjacent property owner, stated he was in opposition. He cited drainage concerns because the development property was above the built homes. He asked if a fence would be built. He also stated additional traffic on an already narrow Rollow Lane as another concern.

Mr. Cal Burchett, agent, stated that drainage concerns will be addressed at development stage, no fence is proposed and a traffic assessment was completed with no traffic concerns found.

Mr. Nichols asked if there were any sinkholes on site, and Mr. Cal Burchett said no.

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

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

CASE NUMBER: SR -9-2014 APPLICANT: CLAY POWERS
Agent: Cal Mckay

DEVELOPMENT: PEACHERS MILL STORAGE
PROPOSED USE: MINI WAREHOUSES
LOCATION: 1950 PEACHERS MILL RD.
MAP: 018,035.01 ACREAGE: 2.93
CIVIL DIST.: 3

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

- CONDITIONS:**
1. Approval of all utility plans by 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 of a landscape plan.

CASE NUMBER: SR -10-2014 APPLICANT: CLEAR SKY LLC
Agent: Cal Mckay

DEVELOPMENT: CLEAR SKY COMMERCIAL PARK, LOT 2
PROPOSED USE: RETAIL
LOCATION: 475 BELLAMY LANE
MAP: 040,027.10 ACREAGE: 4.82
CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility Engineer, to include as built.
 2. Approval of all grading, drainage, and water quality plans by the City Street Department.
 3. Approval from the City Traffic Engineer.
 4. Approval of a landscape plan.

CASE NUMBER: SR -11-2014 APPLICANT: BRUCE SAUNDERS

DEVELOPMENT: AL COMPRESSED GASES
PROPOSED USE: WAREHOUSE
LOCATION: 1565 WILMA RUDOLPH BLVD.
MAP: 056,068.03 ACREAGE: 0.64
CIVIL DIST.: 12

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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

CASE NUMBER: SR - 12 - 2014 APPLICANT: TURNER AND REALTY

Agent: Chris Fielder

DEVELOPMENT: DOLLAR GENERAL-PALMYRA

PROPOSED USE: RETAIL

LOCATION: 1740 HWY. 149

MAP: 114-C-C-001.00 ACREAGE: 2.69

CIVIL DIST.: 18

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

- CONDITIONS:**
1. Approval of all utility plans by the Cunningham Utility District.
 2. Approval of all building, grading, drainage, and erosion control plans by the County Building and Codes Department.
 4. Subdivision plat completed.
 5. Approval from TDOT.

PLANNING COMMISSION ACTIONS: Mr. Swift stated that these cases are heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time. SR-7-2014 and SR-8-2014 were pulled from the consent agenda for separate action as set forth above.

Ms. Russell read the cases and gave the staff recommendations.

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

VII. PLANNING DIRECTOR'S REPORT:

- A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner's packets. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Ms. Larson and carried unanimously.
- B. PROGRESS REPORT ON RPC BUDGET FOR FY 2014-15: Dr. Ripple stated that a presentation was made last week to the County and another budget meeting was scheduled for today for the City.
- C. REPORT ON CHANGES TO AREA-WIDE REZONINGS - RANCH HILL: Dr. Ripple explained that this is a new area-wide rezoning being considered for rezoning.
- D. INTRODUCTION OF NEW AREA-WIDE REZONINGS - CAPITOL HILL, KEYSTONE: Dr. Ripple explained the two area-wide rezonings and then asked for introduction for a public hearing for these two area-wide rezonings. There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Ms. Rudolph and carried unanimously.
- E. LANDSCAPE APPEAL - LOTS 11-12, ELDO'S TRACE S/D: Ms. Russell explained the request and stated the applicant has requested a reduction in the buffer to the east. Requested eight evergreen trees per lot. Adjoining commercial should be responsible for a larger portion of the required buffer. There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.
- F. ROAD NAME CHANGE - PORTION OF DUNLOP LANE BETWEEN WILMA RUDOLPH BLVD., AND TED A. CROZIER, SR. BLVD.: Ms. Russell explained the request for this portion of Dunlop Lane to be renamed Athletic Avenue. She noted that the Clarksville Athletic Club and a trucking operation behind Trance, where contacted, and had no problem with the name change. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.
- G. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY): No report.
- H. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY): No report.

VII. ADJOURNMENT:

The meeting was adjourned at 2:50 p.m.

ATTEST:

Richard Swift, CHAIR