

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

April 27, 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
- Mark Riggins, 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 3/30/16

Mr. Swift asked for a motion for approval of the minutes of March 30, 2016. Mr. Kelly moved to recommend approval. The motion was seconded by Ma, Rudolph and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the applicant has requested 30-day deferral of case S-13-2016. There being no more discussion, Ms. Rudolph moved to recommend approval of these deferrals. The motion was seconded by Mr. Adkins and carried unanimously.

Dr. Ripple stated that the applicants have requested a 30-day deferral of CZ-5-2016, and CZ-8-2016. (Since these requests were received in the automatic deferral time frame, no public hearing and no RPC Board action are required.)

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 10 - 2016 APPLICANT(S): Pamela S. May

Wayne P Wilkinson

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

LOCATION: Property located at the southeast corner of the Union Hall Rd. & Timberwood Dr. intersection.

TAX MAP(S): 041-F-A PARCEL(S): 13.00 ACREAGE: 0.50 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Commercial development in conjunction with adjacent property fronting Wilma Rudolph Blvd.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with the Growth Plan (as in the City), but inconsistent with the adopted Land use Plan. The C-5 commercial district permits uses that are incompatible with single family residential uses that are adjacent to the request, and is an intrusion into the residential neighborhood street block face. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Mr. Spainhoward stated that this is currently a single family residence on 1/2 acre. 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. Hadley moved to recommend approval stating this request is consistent with the Growth Plan. The motion was seconded by Mr. Adkins and failed with Mr. Kelly, Ms. Rudolph and Mr. Powers voting for disapproval. Mr. Swift abstained from the vote. The case will go to City Council with a recommendation for disapproval due to the tie vote.

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

CASE NUMBER Z - 11 - 2016 APPLICANT(S): Wanda Morrison

Agent: Mark Holleman

REQUEST: R-1 Single-Family Residential District  
to C-2 General Commercial District

LOCATION: Property located north of Dover Rd., east of Paula Dr., west of Aurelia Lynn Dr.

TAX MAP(S): 54-G-C PARCEL(S): 10.00 ACREAGE: 4.25 CIVIL DISTRICT(S): 7th

REASON FOR REQUEST:

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. Property has frontage onto Highway 79/Dover road and has two other frontages along secondary City streets. The property lends itself to commercial along the Dover Road frontage and possible mixed use residential to the rear. Type C landscape buffer is required for C-2 abutting R-1. Vehicle use areas adjacent to public streets require landscape strip. There was a Traffic Assessment submitted with no concerns listed. Mr. Spainhoward stated he had not received in public comments regarding this case.

Mr. Mark Holleman, agent, stated that he was present to answer any questions. He noted that the request for C-2 rezoning was because C-2 was existing on either side and C-2 and M-2 existed across the street.

City Councilman Wallace Redd, adjacent property owner, stated he was in opposition to this case because of the possibility of apartments in the C-2 district and this was a residential neighborhood. He noted that he was not opposed to all commercial, even a higher commercial zoning district. He introduced a petition from 29 adjacent property owners opposed to apartments.

Ms. Helga Redd, adjacent property owner, stated she was also in opposition to apartments. She stated this was a single family neighborhood and did not want apartments.

In rebuttal, Mr. Holleman stated that there is currently C-2 zoning adjacent to this property and the purchaser who owns property to the west is not sure of what the new use of the property would be. Most likely commercial, but has no current plans for apartments.

In rebuttal, Mr. Redd stated that he is not opposed to commercial uses but not in favor of development for apartments.

Mr. Powers asked about the buffer requirement. Ms. Russell stated that a minimum 15-foot landscape buffer would be required between the C-2 and R-1 regardless of the land uses in the C-2.

There being no more discussion, Mr. Powers moved to recommend approval due to the property being on an arterial road. The motion was seconded by Mr. Kelly and carried unanimously.

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

CASE NUMBER Z - 12 - 2016 APPLICANT(S): Ronnie Goad

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

LOCATION: Property south of Bellshire Ct. & North of Wilson Rd.

TAX MAP(S): 081 PARCEL(S): 44.00 ACREAGE: 10.38 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: To build two duplex residences along with additional single-family homes to maximize efficiency of the lot.

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. The R-2D proposal along the Wilson road frontage provides a buffer of duplex development between the proposed R-2A Single Family proposed to the rear, and the R-2D and R-2A provide a density transition from the R-4 on the west to the R-1 on the east. Mr. Spainhoward stated he had not received any public comments regarding this case.

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

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

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

CASE NUMBER Z - 13 - 2016 APPLICANT(S): Chris Morin

Agent: David Smith

REQUEST: AG Agricultural District

to R-1 Single-Family Residential District

LOCATION: Property located west of Interstate 24, fronting on the east & northe frontage of Powell Rd. 450+/- feet south of the Amberley Dr. & Powell Rd. intersection

TAX MAP(S): 057 PARCEL(S): 108.00 & 134.00 ACREAGE: 69.10 CIVIL DISTRICT(S): 6th

#### REASON FOR REQUEST:

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. Proposed request is an extension to the R-2 zoning to the North and South and is consistent with the Single Family developments in the surrounding area. Traffic Assessment was reviewed and accepted by the City Street Department. Mr. Spainhoward stated there were several calls and e-mails received in opposition to this case.

Mr. David Smith, agent, stated he was present to answer any questions.

Ms. Pam Clumphas, Powell Road, stated she was in opposition to this case because of safety concerns due to one way in and out in proximity to I-24 if an emergency blocked Powell Road. She distributed a picture packet to the Commissioners and stated that it is a dead end road with one entrance and there are already four subdivisions on Powell Road. She stated that an incident had previously closed Powell Road for four hours such that no one could get in or out. The schools are overcrowded, traffic is an issue with accidents due to a narrow overcrowded road with tight curves. She noted the problem of vehicle stacking on Powell Road at Rossvie Road. She also presented a petition with 167 residents signatures.

Mr. Ralph Mackens, 2050 Powell Road, stated he was in opposition to this case cited safety with Powell Road having 10' traffic lanes and subdivision streets normally have 14' traffic lanes. Powell Road is too narrow for the existing 300 houses and an additional 140 estimated dwelling's. There are currently water pressure issues and the road has four dangerous curves. He proposed eliminating two of the curves on the applicants property by the developer and straightening the first curve on Powell Road. He stated that there should be a red light installed at the intersection of Powell Road and Rossvie Road. He added that he and an adjacent property owner have approximately 200 acres on Powell Road; and, if this case is approved, they are going to rezone their property and ask for Planning Commissions approval for their subdivision's.

In rebuttal, Mr. David Smith stated that the TDOT project was causing congestion of Rossvie Road, that a traffic signal would be installed at the Rossvie Road/Powell road intersection if warranted, and that the applicant was working with Gas and Water on water pressure, but existing water pressure meets current requirements.

In rebuttal, Mr. Mackens stated that he hadn't seen any difference before and after widening of Rossvie Road at Powell Road and that exiting Powell Road to Rossvie Road is dangerous because you now have to cross five lanes of traffic narrowing to two lanes to the west.

Mr. Jack Frazier, City Street Department, stated a traffic assessment had been required. The assessment shows a drop of one level of service along Powell Road and at the Rossvie/Powell Road intersections based on traffic 20 years into the future. He noted the traffic assessment included the City Project that would add a northbound turn lane on Powell Road at Rossvie Road and continue the five-lane section of Rossvie Road from Powell Road to Cardinal Lane, currently in the right-of-way acquisition phase.

Mr. Powers asked about a traffic light at Powell Road. Mr. Frazier said it would be too close to the other light by the I-24 ramp on Rossvie Road but may install one by Rossvie School

Mr. Mike Alexander, councilman for the ward, asked if repaving and shoulder widening was scheduled for this year on Powell Road. Mr. Frazier responded that he would provide an answer before the City Council Meeting.

Mr. Powers asked, if during the Subdivision process, if the curves on Powell Road would be addressed. Mr. Frazier stated that driveways in the subdivision would be inside the subdivision with none onto Powell Road.

Mr. Kimbrough asked if right-of-way acquisition had been discussed for widening Powell Road and addressing the curves in the road. Mr. Fraizer stated it had been discussed.

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

There being no more discussion, Mr. Hadley moved to recommend approval based upon the staff recommendation. The motion was seconded by Mr. Powers and carried with Ms. Rudolph voting for disapproval.

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CASE NUMBER CZ - 5 - 2016 APPLICANT(S): Robert Brown  
Virgil Brown

Agent: Houston Smith ( D B S & Assoc)

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

LOCATION: Property on the west ROW frontage of Ashland City Rd., 400 +/- feet north of the Ashland City Rd. & South Ridge Trail. intersection, also located at the termini of Scarbrough Dr. & Grand Forest Ln.

TAX MAP(S): 103 PARCEL(S): 12.00 & 12.03 ACREAGE: 53 +/- CIVIL DISTRICT(S): 15th

REASON FOR REQUEST: In order to conform with surrounding property zoning and density for future development.

This case was pulled according to the 72-hour deferral policy.

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CASE NUMBER CZ - 6 - 2016 APPLICANT(S): James Vernon Weakley

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

LOCATION: Property fronting on the North frontage of Highway 41-A South, 1,650+/- feet southeast of the Hwy. 41-A South & Langford Rd. intersection.

TAX MAP(S): 105 PARCEL(S): 19.01 p/o & 34.00 ACREAGE: 2.81 CIVIL DISTRICT(S): 10th

REASON FOR REQUEST: This rezone request is to satisfy a contract stipulation with a national commercial chain.

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. A traffic assessment demonstrated that adequate sight distances exist for the development entrance. No adverse environmental issues were identified relative to this request. C-5 is a Highway and Arterial Commercial District and Highway 41-A South is an arterial highway. Request is an extension of the C-5 zoning to the south. Rural commercial zones should be established to reduce trips in the city. Mr. Spainhoward stated that he had received several phone calls asking what was proposed and one phone call favored the proposed use.

Mr. Vernon Weakley, applicant, 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. The motion was seconded by Ms. Rudolph and carried unanimously.

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

CASE NUMBER CZ - 7 - 2016 APPLICANT(S): Chris Cornell  
Agent: Syd Hedrick

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

LOCATION: Property fronting on the east frontage of Bend Rd. south of West Rd. & north of Neblett Rd.

TAX MAP(S): 089 PARCEL(S): 96.00 ACREAGE: 3.0 +/- CIVIL DISTRICT(S): 17th

REASON FOR REQUEST: Due to the long road frontage, the owner would like to subdivide. Due to existing structure and depth, a lot less than 1.5 acres may be required.

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. Single family residential zoning is the predominant use in the area and the proposal is in character with the surrounding properties. Mr. Spainhoward had received phone calls inquiring into how many lots could be made from this property. Mr. Spainhoward stated only two lots due to the limited acreage. Mr. Spainhoward stated he had not received any public comments regarding this case.

Mr. Syd Hedrick, agent, stated the applicant wanted to divide into two lots and keep existing home in zoning compliance with regard to minimum lot size. The existing lot conforms, but the divided lot would be less than 1.5 acres. He noted that the soils were adequate for an on-site septic system and that there were several parcels of less than 1.5 acres in 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 the staff reasons listed. The motion was seconded by Mr. Hadley and carried unanimously.

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CASE NUMBER CZ - 8 - 2016 APPLICANT(S): Connie Hassell  
Agent: Houston Smith ( D B S)

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

LOCATION: Property on the west ROW frontage of Ashland City Rd., 650 +/- feet north of the Ashland City Rd. & South Ridge Trail. intersection.

TAX MAP(S): 103 PARCEL(S): 15.00 ACREAGE: 7.93 CIVIL DISTRICT(S): 15th

REASON FOR REQUEST: In order to conform with surrounding property zoning and density for future development.

This case was pulled according to the 72-hour deferral policy.

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NUMBER: S - 7 - 2016 APPLICANT: McClardy Road Partnership

REQUEST: Final Plat Approval of DUNBAR SECTION 1 (CLUSTER)

LOCATION: North side of Dunbar Cave Road, East of Basham Lane, and south of Roxbury Lane.

MAP: 057 PARCEL(S): 075.00 ACREAGE: 16.60

# OF LOTS: 41 CIVIL DISTRICT(S): 6th

STAFF RECOMMENDATION: Final Plat Approval

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CASE NUMBER: S - 13 - 2016 APPLICANT: Shannon Keen

REQUEST: Preliminary/replat Approval of GRANNY'S ATTIC INC. PROPERTY AND REPLAT OF CUMBERLAND MEADOWS SECTION I I BLOCK C LOTS 1-7, 15-20, & 27-30

LOCATION: East side of Fort Campbell Boulevard, north of Collier Road, west of Robert Avenue, and south of Wallace Boulevard.

MAP: 020D PARCEL(S): A 009.00, 011.00, 014.00 ACREAGE: 5.081

# OF LOTS: 3 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Defer for 30 days at the request of the applicant

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CASE NUMBER: S - 20 - 2016 APPLICANT: James Britt

REQUEST: Preliminary Plat Approval of KMG PROPERTIES HIGHWAY 48 LOTS 5-7

LOCATION: Immediately southwest of the intersection of Bucker Road and Highway 48.

MAP: 148 PARCEL(S): 052.02 ACREAGE: 5.20

# OF LOTS: 3 CIVIL DISTRICT(S): 22

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

VARIANCES REQUESTED: The applicant is requesting a variance to Section 6.3 of the Subdivision Regulations to allow a preliminary plat to be approved under the minor plat provisions even though a fire hydrant is required. The reason given by the applicant is that Cunningham Utility District will be installing the fire hydrant on Highway 48 along Lot 7. The fire hydrant will be paid for before Cunningham's signature of the final plat.

VAR. STAFF RECOMMENDATION: Approval.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 21 - 2016      APPLICANT: Eddie Burchett  
 REQUEST: Preliminary Plat Approval of EDDIE BURCHETT PROPERTY LOT 5 NEEDMORE ROAD  
 LOCATION: Approximately 740' east of the intersection of Trenton and Road and Needmore Road, south of and adjacent to Needmore Road.  
 MAP: 032 PARCEL(S): 082.04    ACREAGE: 1.17  
 # OF LOTS: 1    CIVIL DISTRICT(S): 6  
 STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions  
 VARIANCES REQUESTED: The applicant is requesting a variance to Section 6.3 of the Subdivision regulations to allow a preliminary plat to be approved under the minor plat provisions even though a sewer extension is required. The reason given by the applicant is that the utility extension is entirely on the subject property has been approved by Clarksville Gas and Water, and is not considered to greatly impact this plat provision. Therefore, Clarksville Gas and Water will allow the utility extension to be bonded and the plat to be considered as a minor plat.  
 VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 23 - 2016      APPLICANT: Billy j. Mace & Rae Ellen Gleason  
 REQUEST: Preliminary/replat Approval of HERITAGE POINTE COMMERCIAL SECTION 4  
 LOCATION: West side of Heritage Pointe Drive approximately 370' from the intersection of Heritage Pointe Drive and Tiny Town Road.  
 MAP: 008 PARCEL(S): 013.06 & 021.00    ACREAGE: 6.76  
 # OF LOTS: 3    CIVIL DISTRICT(S): 2  
 STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

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CASE NUMBER: S - 25 - 2016      APPLICANT: Clarksville County Club  
 REQUEST: Preliminary/final Approval of BELLE MEADE SECTION 4  
 LOCATION: West of and adjacent to Fairway Drive approximately 1540' Northeast of the intersection of Fairway Drive and Memorial Drive.  
 MAP: 064I PARCEL(S): A 020.00    ACREAGE: 4.03  
 # OF LOTS: 4    CIVIL DISTRICT(S): 11  
 STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

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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. Case S-22-2016 was pulled from the consent agenda.

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

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

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V. SUBDIVISIONS:

CASE NUMBER: S - 22 - 2016      APPLICANT: Welch Farms, LLC

REQUEST: Preliminary Plat Approval of SAVANNAH GLEN AND SAVANNAH CROSSING,  
SECTION 2

LOCATION: South and West side of Sango road approximately 1.075' west of the intersection of Sango Road and Sango Drive.

MAP: 082 PARCEL(S): 136.00 ACREAGE: 19.75

# OF LOTS: 40      CIVIL DISTRICT(S): 11

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 from Section 4.119(1) of the Subdivision Regulations to allow a cul-de-sac length in excess of the maximum allowed 500' . the reason given by the applicant is that all properties to the south and west have been subdivided and there are no road stubs to tie to. The only feasible property to stub into is the Tim Sawyer property on the north side and Mr. Sawyer has spoken with the project engineer as well as the Planning Commission and he does not want the road stub to his property.

VAR. STAFF RECOMMENDATION: Approval

Pulled from the consent agenda, Mr. Parker read the case and gave the staff recommendation.

Initially, there was no one present to speak in favor of this case.

Mr. Tony Hightower, Grayhawk Trail, stated he was not in opposition to the development, but had concerns regarding drainage.

Mr. Aaron Ayers, Savannah Lakes resident and a board member of the homeowners association, stated he was in opposition and cited drainage as his concern. He stated that the homeowners association is paying \$60,000 to install a better drain to alleviate some of the drainage problems. He stated there are two sinkholes on the property and wanted no more stormwater to be directed toward Savannah Lanes. He asked for this to be delayed for 30-days to see what drainage corrections can be made.

Mr. Jimmy Bagwell, agent, stated that there will be a drainage plan submitted meeting the County stormwater regulations with a detention basin to an existing 60" pipe in Savannah Lakes, that there will be drainage retention on lots 20,21,31 and 32, and that the detension pond at Savannah Lakes would be adequate to address the development. He would meet with the Savannah Lakes Property Owners Association.

In rebuttal, Mr. Ayers stated that he remained concerned about continuing the stormwater to his neighborhood and wanted it directed elsewhere.

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

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**VI. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR - 15 - 2016 APPLICANT: BILLY J. MACE  
Agent: Billy Ray Suiter

DEVELOPMENT: HERITAGE POINTE MINI STORAGE  
PROPOSED USE: MINI STORAGE  
LOCATION: 580 HERITAGE POINTE DRIVE  
MAP: 008, 013.06 (P) ACREAGE: 5.82  
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.  
2. Approval of all grading, drainage, water quality and LID plans by the City Street Department.  
3. Approval of a landscape plan.

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CASE NUMBER: SR - 16 - 2016 APPLICANT: BILLY J. MACE  
Agent: Billy Ray Suiter

DEVELOPMENT: SONUS OFFICE BUILDING  
PROPOSED USE: OFFICE AND TRAINING FACILITY  
LOCATION: 560 HERITAGE POINTE DRIVE  
MAP: 008, 013.06 (P) ACREAGE: 0.46  
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.  
2. Approval of all grading, drainage, water quality and LID plans by the City Street Department.  
3. Approval of a landscape plan.  
4. Minor plat completed.

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CASE NUMBER: SR - 17 - 2016 APPLICANT: JESSE G. BURNEY  
Agent: Billy Ray Suiter

DEVELOPMENT: CLARKSVILLE ELECTRIC  
PROPOSED USE: ELECTRICAL SUPPLIES  
LOCATION: 470 BELLAMY LANE  
MAP: 040, 032.06 ACREAGE: 2.40  
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 of all grading and drainage and access plans by the City Street Department.  
3. Approval from the Fire Department.  
4. Approval of a landscape plan.

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

CASE NUMBER: SR - 18 - 2016 APPLICANT: TURNER & ASSOCIATES

Agent: Vernon Weakley

DEVELOPMENT: DOLLAR GENERAL

PROPOSED USE: RETAIL

LOCATION: 6130 HWY 48

MAP: 158,032.00 ACREAGE: 4.91

CIVIL DIST.: 22

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

- CONDITIONS:**
1. Approval of all grading and development plans by the County Building and Codes Department.
  2. Approval of a fire hydrant by the Office of Emergency Management.
  3. Approval from the Division of Groundwater.
  4. Approval from TDOT for driveway connection.

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CASE NUMBER: SR - 19 - 2016 APPLICANT: JEFF BURKHART

Agent: Vernon Weakley

DEVELOPMENT: WILMA RUDOLPH RETAIL

PROPOSED USE: RETAIL

LOCATION: 280 INDUSTRIAL DRIVE  
(1902 WILMA RUDOLPH BLVD)

MAP: 056,013.00 ACREAGE: 7.34

CIVIL DIST.: 12

**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 and water quality plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Approval of a landscape plan, to include location of dumpster.

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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.

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

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

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

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

**A. MONTHLY PROFIT AND LOSS STATEMENT:** Dr. Ripple asked for approval of the month's statement. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously. Dr. Ripple asked if the RPC would approve reimbursement of his \$400 professional engineer Tennessee Privilege Fee. Mr. Powers moved to recommend approval the the reimbursement. The motion was seconded by Mr. Kimbrough and carried unanimously.

**B. BUDGET TO ACTUAL (1ST 9 MONTHS):** Dr. Ripple stated that the expenditures for this time period were below budget. There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

**C. COUNTY CAPITAL IMPROVEMENTS PROGRAM:** Dr. Ripple stated that this is a five-year wish list of major capital investments provided by County Departments, and, as in past years, the list would be used only for budgeting information. He noted that the list was merely being accepted, that specific projects were not being adopted or endorsed, and that the list would be forwarded to the Board of County Commissioners for acceptance. There being no more discussion, Ms. Rudolph moved acceptance of list. The motion was seconded by Mr. Adkins and carried unanimously.

## **VII. ADJOURNMENT:**

The meeting was adjourned at 3:00 p.m.

**ATTEST:**

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**Richard Swift, CHAIR**