

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

May 27, 2015

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
- 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
- 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 4/29/15

Mr. Swift asked for a motion for approval of the minutes of April 29, 2015. Mr. Nichols moved to recommend approval. The motion was seconded by Ms. Rudolph and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineer has requested deferral of S-20-2015 and S-23-2015 for 30 days. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Ms. Rudolph and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 8 - 2015 APPLICANT(S): Greenspace Partners

REQUEST: R-1 Single-Family Residential District  
to R-4 Multiple-Family Residential District &  
C-2 General Commercial District

LOCATION: Property located on the north frontage of Ashland City Rd. at the Ashland City Rd. & Avondale Dr. intersection.

TAX MAP(S): 079 PARCEL(S): 25.03 ACREAGE: 22.7 +/- CIVIL DISTRICT(S): 12

REASON FOR REQUEST: To provide a mix of uses to better serve the needs of the area.

Deferred from last month, Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with Growth Plan (as in the City). Although the commercial use is consistent with the Future Land Use Opinion Map, the development is inconsistent with Transportation Goals and Objectives of the Land Use Plan. Traffic Assessment shows the ingress/egress to the site as an F for left-turns out of the site even with roadway improvements. Thus, the Transportation Goal (enhance and maintain an efficient and safe highway and street network) and Objective (mitigate capacity deficiencies on congested roadways and at intersections so as to maintain optimal levels of service) are not met. The Clarksville Police Department expressed "access to bypass is a concern for existing traffic conditions." The Clarksville Street Department expressed safety concerns with access to the bypass and wants access only to Beverly Hills Drive. However, Beverly Hills Drive is inadequate to accommodate the proposed commercial and apartment traffic, and such a connection is not proposed. The site is wooded with varying steep topography. The Land Use Plan states that areas with excessive slope (15% or more) should remain unimproved or be developed only for the lowest density categories. Mr. Spainhoward stated the applicant has requested a 30-day deferral and the staff has no problem with that request. However, the request to defer was not received within the 72-hour notification requirement so a public hearing must be heard and it is up to the Planning Commissioner's whether to recommend deferral of this case.

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

There being no more discussion, Mr. Grubbs moved to recommend a 30-day deferral. The motion was seconded by Mr. Kelly and carried with Mr. Powers abstaining from the vote.

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III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 10 - 2015 APPLICANT(S): Jason Lee Senseney

REQUEST: C-2 General Commercial District  
to C-5 Highway & Arterial Commercial District

LOCATION: fronting on the north frontage of Providence Blvd. 275 +/- feet west of the Oak St. and Providence Blvd. intersection.

TAX MAP(S): 55-H-H PARCEL(S): 24.00 ACREAGE: 0.24 CIVIL DISTRICT(S): 7th

REASON FOR REQUEST: When purchased, the property was zoned C-2 to be able to have a car lot. Now car lots must have a C-5 zoning.

Deferred from last month to provide a survey documenting the minimum lot size for C-5, Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with Growth Plan (as in the City) but inconsistent with the adopted Land Use Plan. The adopted Land Use Plan indicates that the present C-2 zoning classification is assumed to be correct unless the proposed zone is more consistent with the Land Use Plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan that have substantially altered the character of the area. All adjacent properties and properties in the immediate area are currently zoned C-2. Barely meeting the minimum lot size threshold for the C-5 District (10,000 sq. ft.) land extensive retail uses of the C-5 District are problematic. No adverse environmental issues were identified relative to this request. The proposed use does not support the 2030 Smart Growth Plan New Providence goals: "transform rundown properties into mix of residential/commercial redevelopment; however, the 2030 Smart Growth Plan has not been adopted by any policy body.

Mr. Herb Patrick, agent, stated he was requesting a deferral until next month's meeting in which to obtain more information regarding this request to address the staff's concerns.

There was no one present to speak in opposition to this case.

There being no more discussion, Mr. Hadley moved to recommend a 30-day deferral. The motion was seconded by Mr. Powers and carried unanimously.

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III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 12 - 2015 APPLICANT(S): Allen Moser

REQUEST: R-3 Three Family Residential District  
to R-6 Single-Family District

LOCATION: Property located at the northeast corner of the Reynolds St. and Porter Bluff Rd. intersection.

TAX MAP(S): 66-E-M PARCEL(S): 17.02 thru 17.08 ACREAGE: 1.35 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Take properties from non-conforming to conforming; current single family use is based on lot of record status, but does not allow uses permitted on review that are single family (i.e. home occupation, guest house, etc.)

Deferred from last month, 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. The proposed R-6 Single Family district was designed to provide infill redevelopment opportunity for high-density detached single-family residential. Six of the seven lots have already been built upon in the past couple of years using lot of record status for single-family use and five-foot side yards. The property/development would meet all the requirements set forth by the R-6 standards except mandatory sidewalks and preference for rear access. Proposed R-6 zoning would permit possible lot sizes that are out of character with established surrounding single family development. Mr. Spainhoward stated there was a letter of opposition from the City Building and Codes Department. There were two phone calls with questions, but no public comments were left.

Ms. Rudolph asked Mr. Spainhoward what the letter from the City Building and Codes Department opposed. Mr. Spainhoward stated they felt the developer was wanting to build a guest house for renters and this rezoning request was a way to get around their regulations regarding building a guest house on the property only for guests of the owner.

Mr. Moser, applicant, stated that he was present to ask for the Planning Commissioners' support. He stated that the R-6 lot size does fit the surrounding area, he was trying to make the property conforming with the single-family use, the homes were built before the R-6 district was created, and he felt that this was an example of what R-6 zoning represents.

There was no one present to speak in opposition to this case.

Mr. Nichols asked if there are sidewalks. Mr. Moser there are no sidewalks and that issue would be addressed at the Site Review process.

Ms. Rudolph asked Mr. Moser about the guest house referred to by the City Building and Codes. Mr. Moser stated that the owner would occupy the new home for the guest house to be possible and that the R-3 zone does not allow for guest houses but R-6 does.

There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Kelly and failed with Mr. Kelly, Mr. Grubbs, Ms. Rudolph and Mr. Swift voting for disapproval, and Mr. Nichols, Mr. Hadley and Mr. Adkins voting for approval Mr. Powers abstained from the vote.

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III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 14 - 2015 APPLICANT(S): Charles W Hand ( C W H F D Llc )

Agent: John Hadley

REQUEST: C-2 General Commercial District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the southeast corner of the the Providence Blvd. & Peach St. intersection.

TAX MAP(S): 54-E-D PARCEL(S): 6.00 & 7.00 ACREAGE: 1.31 +/- CIVIL DISTRICT(S): 7th

REASON FOR REQUEST: Highest and best use is for auto sales. Current zoning does not allow for auto sales. Property's most recent use was auto sales.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with Growth Plan (as in the City), but inconsistent with the adopted Land Use Plan. The adopted Land Use Plan indicates that the present C-2 zoning classification is assumed to be correct unless the proposed zone is more consistent with the Land Use Plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan that have substantially altered the character of the area. All adjacent properties and properties in the immediate area are currently zoned C-2. No adverse environmental issues were identified relative to this request. The proposed use does not support the 2030 Smart Growth Plan New Providence Goals: "transform rundown properties into mix of residential/commercial redevelopment"; however, the 2030 Smart Growth Plan has not been adopted by a policy body..

Mr. Matthew Ellis, agent, stated that this property has been a car lot since 1976. There are others in operation within sight in C-2 zoning. He stated the owner is attempting to sell the property and the property located next door is zoned M-1 with a U-Haul business.

There was no one present to speak in opposition.

There being no more discussion, Mr. Nichols moved to recommend disapproval. The motion was seconded by Ms. Rudolph. The motion failed with Mr. Kelly, Mr. Grubbs, Mr. Powers and Mr. Adkins voting for approval. Mr. Hadley abstained from the vote.

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CASE NUMBER Z - 15 - 2015 APPLICANT(S): Camilla Welch

Agent: Danell Welch

REQUEST: C-5 Highway & Arterial Commercial District &
R-2 Single-Family Residential District
to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Highway 41-A South, 340 +/- feet east of the Highway 41-A South & Shady Maple Dr. intersection.

TAX MAP(S): 81 PARCEL(S): 162, 163 & 164.01 ACREAGE: 3.87 +/- CIVIL DISTRICT(S): 11

REASON FOR REQUEST:

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. No adverse environmental issues were identified relative to this request. Mr. Spainhoward stated there was no gravity sewer available but was available in the vicinity. He noted that the applicant had discussed C-2 along US 41-A and R-4 to the south but C-2 would provide greater flexibility for retail and apartments as a fixed zoning boundary line would not be necessary between the two uses.

Mr. Danell Welch, agent, stated that he was present to answer any questions.

There was no one present to speak in opposition.

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

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

CASE NUMBER Z - 16 - 2015 APPLICANT(S): Harris Trucking Inc

REQUEST: M-3

to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northeast corner of the Needmore Rd. & Union Hall Rd. intersection.

TAX MAP(S): 32 PARCEL(S): 106.02 ACREAGE: 4.98 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Bring property into compliance.

Mr. Spainhoward read the case and gave the staff is recommendation for deferral pending a Traffic Assessment required by the City Street Department.

Mr. Chris Cowan, City Street Department, stated that a Traffic Assessment was submitted, but he felt that it did not provide enough traffic analysis.

Mr. Powers asked Mr. Cowan why a traffic assessment is needed since they are not changing the use of the property. Mr. Cowan stated that the rezoning of the property can allow different uses that may need traffic assessment. Mr. Powers asked if they could do a traffic assessment if that occurs at Site Review process. Mr. Cowan said they often require a traffic assessment before a traffic analysis.

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

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

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CASE NUMBER CZ - 5 - 2015 APPLICANT(S): Michael Bowers

Agent: Lawson Mabry

REQUEST: C-5 Highway & Arterial Commercial District

to E-1 Single-Family Estate District

LOCATION: Property fronting on the north frontage of the Lafayette Rd. 2,500 +/- feet east of the Lafayette Rd & Walnut Grove Rd. intersection.

TAX MAP(S): 44 PARCEL(S): 19.00 p/o ACREAGE: 2.62 CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST:

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. No adverse environmental issues were identified relative to this request. Site must go before City Council for approval of Utility Main Extensions. Mr. Spainhoward stated this falls in the Sabre Heliport Noise Overlay. Mr. Chris Brown at Fort Campbell was notified, but did not make any comments.

Mr. Lawson Mabry, agent, stated that he was present to answer any questions.

There was no one present to speak in opposition to this case.

Mr. Kelly asked how the Sabre Heliport Noise Overlay would affect the development. Mr. Spainhoward responded that no streets were in the noise overlay and that any houses in the noise overlay would be soundproofed.

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

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**IV. SUBDIVISIONS:**

CASE NUMBER: S - 12 - 2015      APPLICANT: Bryce Powers  
REQUEST: Preliminary Plat Approval of TROUGH SPRINGS ESTATES  
LOCATION: Approximately 150' northeast of the intersection of Trough Springs Road and Nichols Lane.  
MAP: 084 PARCEL(S): 009.02 & 009.05    ACREAGE: 11.28  
# OF LOTS: 6    CIVIL DISTRICT(S): 5  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions  
VARIANCES REQUESTED: The applicant is requesting a variance to allow this plat to be approved under the minor plat provisions. In order for this plat to be approved, a fire hydrant is required.  
VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 16 - 2015      APPLICANT: Steve Zaver  
REQUEST: Preliminary Plat Approval of ALENN GRIFFY FARMS WEST, LP LOT 1  
LOCATION: Immediately east of the intersection of West Creek Coyote Trail and Peachers Mill Road  
MAP: 018 PARCEL(S): 035.02    ACREAGE: 1.50  
# OF LOTS: 1    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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CASE NUMBER: S - 18 - 2015      APPLICANT: John Wallace Jr.  
REQUEST: Final Plat Approval of GEORGETOWN SECTION 2  
LOCATION: Terminus of Georgetown Road  
MAP: 064I PARCEL(S): A 047.00    ACREAGE: 8.01  
# OF LOTS: 4    CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: Final Plat Approval

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**IV. SUBDIVISIONS:**

CASE NUMBER: S - 19 - 2015      APPLICANT: Vernon Weakley

REQUEST: Preliminary Plat Approval of HARTLEY HILLS

LOCATION: South of Charles Bell Road and north of Dunlop Lane at the current terminus of Boyer Boulevard.

MAP: 033 PARCEL(S): 011.00 ACREAGE: 43.72

# OF LOTS: 69      CIVIL DISTRICT(S): 6/1

STAFF RECOMMENDATION: Defer for 30 days.

Pulled from the consent agenda for separate action, Mr. Parker read the case and gave the staff recommendation for deferral until 2nd reading of City Council regarding utility extension approval.

Mr. Vernon Weakley, applicant, stated that he needed City Council approval for utilities. He was wanting to get preliminary plat approved today to help speed up process. He stated that preliminary plats stipulate utility plan approval. If this utility request does not get approval by the City Council's second reading, the project will not go forward.

Mr. Parker stated it has been the policy to wait until City Council approval for utilities.

Dr. Ripple then stated it was the Planning Commission's decision on whether to defer or approval this plat. If approved today, the developer has three years to get conditions met or the preliminary plat is void.

Ms. Smithson stated that that utility plans are not approved prior to the preliminary plat, always approved afterwards, and the Board of Zoning Appeals and other boards that make variances and recommendations have asked the RPC to never make recommendations prior to their board making decision because they do not want the RPC 's decision to force the board to have to act.

Mr. Mark Riggins, City Gas and Water, stated that they have no issue with this plat moving forward because without City Council approval he will not review these plans, but also stated that he understood the position of the Planning Commission.

There was no one present to speak in opposition to this case.

There being no more discussion, Ms. Rudolph made a motion for deferral to follow protocol. The motion was seconded by Mr. Nichols and carried with Mr. Hadley voting for disapproval and Mr. Grubbs abstaining.

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CASE NUMBER: S - 20 - 2015      APPLICANT: EAGLES BLUFF PARTNERSHIP

REQUEST: Final Plat Approval of EAGLES BLUFF, SECTION 1 CLUSTER

LOCATION: Southeast of the intersection of Trenton Road and Kennedy Road

MAP: 17 PARCEL(S): 49.00 ACREAGE: 13.55

# OF LOTS: 49      CIVIL DISTRICT(S): 2

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

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**IV. SUBDIVISIONS (CONT.):**

CASE NUMBER: S - 21 - 2015      APPLICANT: CLARKLAND  
REQUEST: Preliminary Plat Approval of TOWNSEND, LOT 2  
LOCATION: North side of Townsend Court approximately 250' west of the intersection of Townsend Court and Old Farmers Road.  
MAP: 081 PARCEL(S): 033.03    ACREAGE: 0.82  
# OF LOTS: 1    CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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CASE NUMBER: S - 22 - 2015      APPLICANT: COURTNEY MAYNARD CAUDILL  
REQUEST: Final Plat Approval of PEACHTREE, SECTION 6  
LOCATION: EAST OF DWIGHT EISENHOWER WAY, SOUTH OF ALLEN-GRIFFEY ROAD  
MAP: 031 PARCEL(S): 004.00    ACREAGE: 11.08  
# OF LOTS: 29    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Final Plat Approval

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CASE NUMBER: S - 23 - 2015      APPLICANT: FULTON WILSON  
REQUEST: Preliminary Plat Approval of SANGO PLAZA, SECTION 1 FINAL PLAT  
LOCATION: SOUTH OF MADISON STREET (HWY. 41-A), EAST OF LEDBETTER LANE, WEST OF VILLAGE WAY, APPROXIMATELY 600 WEST OF THE INTERSECTION OF VILLAGE WAY  
MAP: 081 PARCEL(S): 120.00    ACREAGE: 6.33  
# OF LOTS: 3    CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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**IV. SUBDIVISIONS (CONT.):**

CASE NUMBER: S - 24 - 2015      APPLICANT: B. R. MILLER

REQUEST: Replat Approval of REPLAT OF RIVERMONT, LOTS 56,57,58 AND 59

LOCATION: LOCATED EAST OF WARFIELD BLVD. WEST OF FABIAN PLACE, NORTH OF AND  
ADJACENT TO HANLEY COURT.

MAP: 064H PARCEL(S): A 026.00 - 029.00    ACREAGE: 2.69

# OF LOTS: 4    CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Replat Approval

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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. See S-19-2015 for discussion (removed from the consent agenda for separate action).

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 Mr. Adkins and carried with Mr. Powers abstaining from voting on S-12-2015.

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**V. SITE REVIEWS AND/OR ABANDONMENTS:** See action adopting "Usable Road Frontage" Policy

CASE NUMBER: SR - 12 - 2015 APPLICANT: WAFFLE HOUSE, INC. C/O RANDY FICK

Agent: J. Chris Fielder

DEVELOPMENT: WAFFLE HOUSE

PROPOSED USE: RESTAURANT

LOCATION: 1931 MADISON STREET

MAP: 080-D-A-028.00(P) ACREAGE: 0.69

CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility Engineer, to include as-builts.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Minor subdivision plat completed.
  4. Approval of a landscape plan by both Planning commission and Madison Street Design Review Committee.

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CASE NUMBER: SR - 13 - 2015 APPLICANT: RUSSELL HAYES

Agent: J. Chris Fielder

DEVELOPMENT: BOOTS PLUS ADDITION

PROPOSED USE: RETAIL

LOCATION: 3077 WILMA RUDOLPH BLVD

MAP: 033-H-C-015.00 ACREAGE: 0.65

CIVIL DIST.: 6

**STAFF RECOMMENDATION:** APPROVAL, NO CONDITIONS

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CASE NUMBER: SR - 15 - 2015 APPLICANT: NICK DATILLO

Agent: Billy Ray Suiter

DEVELOPMENT: TINY TOWN VILLAGE, PHASE 3

PROPOSED USE: MULTI FAMILY

LOCATION: 2395 LOUPIN DRIVE

MAP: 008, 013.14 ACREAGE: 9.19

CIVIL DIST.: 2

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

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility Engineer, to include as builts.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval of a landscape plan.
  4. Only one meter will be permitted per structure.

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

CASE NUMBER: SR - 16 - 2015 APPLICANT: JIM BERNSTORF  
Agent: Billy Ray Suiter

DEVELOPMENT: MONTESSORI ACADEMY

PROPOSED USE: PRIVATE SCHOOL

LOCATION: 2622 MEMORIAL DRIVE

MAP: 64-N-A-45.00; 64, 43.00 ACREAGE: 8.49

CIVIL DIST.: 11

**STAFF RECOMMENDATION:** Case was withdrawn prior to Planning Commission Meeting by the applicant.

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CASE NUMBER: SR - 14 - 2015 APPLICANT: GRACE COMMUNITY CHURCH OF  
Agent: Dave Hobbs

DEVELOPMENT: GRACE COMMUNITY CHURCH

PROPOSED USE: CHURCH

LOCATION: 2853 DUNLOP LANE

MAP: 039,016.00 ACREAGE: 58.00

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 grading and drainage plans and flood study by the County Building and Codes Department.

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CASE NUMBER: SR - 17 - 2015 APPLICANT: GC DEVELOPMENT  
Agent: Cal Mckay

DEVELOPMENT: ADDISON AT ROSSVIEW, PHASE 2

PROPOSED USE: MULTI FAMILY

LOCATION: 200 HOLLAND DRIVE

MAP: 039,025.08 ACREAGE: 15.59

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 grading and drainage plans and storm water requirements by the County Building and codes Department.  
3. Approval of a landscape plan.

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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. Smithson 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. Nichols and carried unanimously.

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

A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner's packets. Dr. Ripple asked for approval of the April 2015 statement. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

B. PROCESS REPORT - RPC BUDGET FY 2015-16: Dr. Ripple stated that the chart shows the 10-month actual expenditures are below the adopted 10-month budget. There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously.

C. ADOPTION OF GREENWAY/BLEUEWAY PLAN: Dr. Ripple stated that this will be advertised on May 22, 2015 and will be on heard on June 24, 2015 for vote after the public hearing.

D. PUBLIC HEARING AND ADOPTION OF SUBDIVISION AMENDMENTS: Dr. Ripple explained this to clarify technical language on construction in the 100-year flood plain. Mr. Swift opened the public hearing on the amendment and then closed the public hearing with no one speaking for or against the amendment. There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously.

E. ADOPTION OF "USABLE ROAD FRONTAGE" POLICY: Dr. Ripple read the policy and explained that there are instances where a parcel or tract to be created has frontage on a public roadway, but there are topographic issues or access standards that do not allow direct access from that property to that roadway. This policy would allow a prior private easement to be used for access to that property. This would delegate authority to the Planning Director to discern whether this property access is in accordance with the approval dates for the city and county for road easement access. This will not apply if a private easement does not already exist. There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously. [NOTE: This policy was adopted before Site Plan reviews began.]

F. WAIVER OF RESIDENTIAL REZONING FEE FOR HABITAT FOR HUMANITY - BELLE COURT: Dr. Ripple asked for approval to waive rezoning fee for Habitat for Humanity application of \$383.00. There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Ms. Rudolph and carried unanimously.

**VII. ADJOURNMENT:**

The meeting was adjourned at 3:15 p.m.

**ATTEST:**

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Richard Swift, CHAIR