

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

May 29, 2013

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

Mr. Harrison called the meeting to order at 2:00 p.m.

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Robert Nichols
- Bryce Powers
- Richard Swift

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/Justin Crosby, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Elizabeth Warner, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF 4/24/2013

Mr. Harrison asked for a motion for approval of the minutes. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Swift and carried unanimously. Dr. Ripple stated that the project engineers have requested deferrals on cases S-25-2013, S-26-2013 and S-29-2013. The project engineer also requested deferral of SR-16-2013 due to awaiting a parking variance. There being no more discussion, Mr. Swift moved to recommend deferral. The motion was seconded by Mr. Nichols and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 4 - 2013 APPLICANT(S): Seay / Wilson Properties

Agent: Wade Hadley

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

LOCATION: at the southwest and southeast corners of the 101st Parkway and Trenton Road intersection.

TAX MAP(S): 041 PARCEL(S): 39.00 ACREAGE: 113.4 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Property is on a major intersection.

Ms. Smithson 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. The request is an extension of the C-5 zoning classification to the north and is located at the southeast and southwest quadrants of the 101st Parkway and Trenton Road intersection.

Mr. Cal Burchett, engineer, stated that he was present to answer any questions.

Mr. Nichols asked about area flooding and if that had been corrected on this property. Mr. McKay answered that it had and other drainage issues would be addressed.

There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Hadley abstaining from the vote.

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CASE NUMBER ZO - 2 - 2013 APPLICANT(S): Regional Planning Commission

REQUEST: Cluster  
to

LOCATION:

TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):

REASON FOR REQUEST:

Dr. Ripple read through the changes and stated that three amendments had been introduced at last month's meeting regarding the City Zoning Ordinance. On April 4, 2011, the City Council approved previous amendments to cluster subdivisions requiring landscape buffers to be maintained by the Homeowners Association rather (rather than incorporated into individual lots) and adding cross references to prevent wrong interpretations. He added that the Economic Development Committee and Residential Development Commission had both endorsed these new amendments on May 10, 2013. He noted that Alan Burkhart (who chairs the Residential Development Commission) had spoken to several developers and no concerns were expressed about the amendments.

Mr. Harrison opened the meeting for public comments. There being no one to speak in favor or against he then closed the public meeting.

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

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IV. SUBDIVISIONS:

CASE NUMBER: S - 8A - 2013 APPLICANT: Cal Mckay

REQUEST: Void Approval of VOID OF A REPLAT OF ELDO'S TRACE, SECTION 1A, LOTS 7-9, 11-14

LOCATION: North of and adjacent to West Creek Coyote Trail, north of Allen Griffey Lane, West of Peachers Mill Road

MAP: 181 PARCEL(S): A 1-3, B 3 -5 ACREAGE: 2.02

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

STAFF RECOMMENDATION: Void the Final Plat

Case S-8-2013 received Final Replat approval on February 27, 2013 but was never recorded. Case number S-24-2013 will supersede this plat.

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CASE NUMBER: S - 23 - 2013 APPLICANT: Plainview Service Center Inc. (Gary Grimes)

REQUEST: Final Plat Approval of PLAINVIEW SUBDIVISION

LOCATION: West side of Trenton Road, approximately 550' north of the intersection of Trenton Road and the Tiny Town Road intersection.

MAP: 017 PARCEL(S): 003.01 ACREAGE: 3.005

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

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

VARIANCES REQUESTED: A request to allow this plat to be approved under the minor plat provisions. In order for this plat to be approved, a short sewer main extension and fire hydrant is required. Gas and Water has stated that they will accept a bond for this extension.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 24 - 2013 APPLICANT: durrett investment co. lp

REQUEST: Replat Approval of REPLAT - ELDO'S TRACE, SECT. 1A, LOTS 7-14

LOCATION: North of and adjacent to West Creek Coyote Trail, north of Allen Griffey Lane, West of Peachers Mill Road

MAP: 181 PARCEL(S): A 1-3, B 1-5 ACREAGE: 5.95

# OF LOTS: 6 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Replat Approval.

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CASE NUMBER: S - 25 - 2013 APPLICANT: McClardy Road Partners

REQUEST: Final Plat Approval of ROSSVIEW PLACE SECTION 1A (CLUSTER)

LOCATION: West side of Powell Road, south of Rossvie Road, west of Interstate 24

MAP: 057 PARCEL(S): 109.00 ACREAGE: 11.53

# OF LOTS: 33 CIVIL DISTRICT(S): 6

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

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 26 - 2013      APPLICANT: Danell Welch  
REQUEST: Preliminary Plat Approval of WELCH VILLAGE AND DEDICATION OF PERMANENT  
EASEMENT  
LOCATION: North side of Highway 41-A, approximately 1360' west of the intersection of Highway 41A and  
McAdoo Creek Road  
MAP: 082 PARCEL(S): 169.00 & 170.00    ACREAGE: 2.34  
# OF LOTS: 6    CIVIL DISTRICT(S): 11  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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CASE NUMBER: S - 27 - 2013      APPLICANT: Jeff Burkhart  
REQUEST: Preliminary Plat Approval of EAGLES LANDING (CLUSTER)  
LOCATION: On the northeastern quadrant of the Trenton Road and Kennedy Road intersection  
MAP: 017 PARCEL(S): 039.01    ACREAGE: 21.6  
# OF LOTS: 71    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):  
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 temporary turnaround will be required adjacent to or on the Sylawa Property.  
5. A minimum 10' Pedestrian easement with sidewalk must be provided to connect to the Montgomery County School System Property.  
6. The property lies within the Hazelwood Sewer Special Assessment Area.

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CASE NUMBER: S - 28 - 2013      APPLICANT: Batson EAsT Land Co, Inc.  
REQUEST: Final Plat Approval of BATSON EAST - LAND CO., INC. SUBDIVISION AT  
SOUTH HAMPTON PLACE, PHASE 3 AND A REPLAT OF  
BATSON EAST-LAND CO., INC. SUBDIVISION AT  
SOUTH HAMPTON PLACE PHASE 2  
LOCATION: West of Wilma Rudolph Blvd and south of and adjacent to South Hampton Place  
MAP: 032 PARCEL(S): 013.00 & 013.02    ACREAGE: 17.643  
# OF LOTS: 4    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Final Plat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 29 - 2013      APPLICANT: Jeff Burkhart  
REQUEST: Final Plat Approval of CAMELOT HILLS SECTION 2 CLUSTER  
LOCATION: North of the termini of Russett Ridge Drive and Camelot Drive  
MAP: 031 PARCEL(S): 032.04    ACREAGE: 25  
# OF LOTS: 69    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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CASE NUMBER: S - 30 - 2013      APPLICANT: Durrett Investment CO, LP  
REQUEST: Final Plat Approval of WEST CREEK FARMS SECTION 1B (PREVIOUSLY  
CALLED DURRETT PROPERTY) (ENHANCED ZONING)  
LOCATION: South of West Creek Coyote Trail, north of Allen Griffey Lane, west of Peacher Mill Road at the  
terminus of Henry Place Boulevard.  
MAP: 018 PARCEL(S): 035.03    ACREAGE: 11.21  
# OF LOTS: 31    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 31 - 2013      APPLICANT: EDDIE BURCHETT  
REQUEST: Final Plat Approval of WHITE TAIL RIDGE SECTION 2B  
LOCATION: SOUTH OF 101ST PARKWAY, EAST OF TRACY LAND AND WEST OF PEA RIDGE ROAD  
MAP: 41 PARCEL(S): 040.02    ACREAGE: 16.35  
# OF LOTS: 54    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 32 - 2013      APPLICANT: Jacklyn Bryant  
REQUEST: Final Plat Approval of BLACKWELL ACRES  
LOCATION: East side of Old Highway 48, approximately 180' northeast of the intersection of Liverworth Church  
Road and Old Highway 48.  
MAP: 124 PARCEL(S): 064.01    ACREAGE: 9.65  
# OF LOTS: 4    CIVIL DISTRICT(S): 17  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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CASE NUMBER: S - 33 - 2013      APPLICANT: Premier Development Group LLC  
REQUEST: Final/replat Approval of FINAL PLAT AND A REPLAT OF THE JAMES BELL JR  
PROPERTY DUNLOP LANE LOT 1  
LOCATION: Southeast of the intersection of Dunlop Lane and Ted Crozier Boulevard and northwest of the  
intersection of Bell Trace Court and Chesapeake Lane.  
MAP: 040 PARCEL(S): 004.17    ACREAGE: 11.78  
# OF LOTS: 1    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Final Plat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 61 - 2011      APPLICANT: Mapco Express, Inc  
REQUEST: Minor Approval of MAPCO MART FORT CAMPBELL BOULEVARD LOT 1  
LOCATION: East of and adjacent to Fort Campbell Boulevard, south of and adjacent to Jack Miller Boulevard.  
MAP: 019 PARCEL(S): 035.02 & 036.00    ACREAGE: 1.29  
# OF LOTS: 1    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Approval.

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CASE NUMBER: MP - 90 - 2012      APPLICANT: Joseph Trovato  
REQUEST: Replat Approval of REPLAT OF TYLERTOWN SUBDIVISION SECTION 1C  
LOT 26  
LOCATION: North and adjacent to Tylertown Road, east of Parade Drive, and south of Parade Court  
MAP: 008M PARCEL(S): F 044.00    ACREAGE: .71  
# OF LOTS: 2    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Harrison 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.

Mr. Parker read the cases and asked for endorsement of cases MP-61-2011, MP-90-2012, MP-29-2013, MP-31-2013, MP-33-2013, MP-34-2013 and MP-35-2013.

There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Swift abstaining from S-23-2013.

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

CASE NUMBER: SR -9 -2013 APPLICANT: ERIC HUNEYCUTT  
Agent: Cal Mckay

DEVELOPMENT: HUNEYCUTT RETAIL EXPANSION

PROPOSED USE: RETAIL

LOCATION: 1707 EAGLE STREET

MAP: 030-O-C-001.00 & 30-D-02.00 ACREAGE: 2.11

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, to include as built.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Subdivision plat completed.

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CASE NUMBER: SR - 12 -2013 APPLICANT: SPEEDWAY LLC ATTN: JEFF FRAZER  
Agent: Jonathan Woche, Aicp

DEVELOPMENT: SPEEDWAY STORE (#100348)/ PROVIDENCE BLVD

PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS

LOCATION: 702 PROVIDENCE BLVD.

MAP: 054-E-D-010.00 ACREAGE: 1.5

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 plans by the City Street Department.
  3. Approval from T.D.O.T.

This case being pulled from the consent agenda, Ms. Russell read the case and gave the staff recommendation.

Mr. Mark Staunton, agent, stated he was in favor of this development because it would upgrade the quality of development along New Providence Boulevard.

Mr. Hunter Burney, adjacent property owner, stated that he was in opposition and cited drainage issues as his concern. He didn't want storm water going onto his property or his landromat.

Mr. Jonathan Woche, agent, stated that there is a drainage basin on the north east side of the property.

Mr. Jack Frazier stated that the city could not make this developer fix an existing problem, but the developer cannot make water and drainage problems worse. The project will not be approved until drainage is shown correctly.

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

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

CASE NUMBER: SR - 13 - 2013 APPLICANT: SPEEDWAY LLC ATTN: JEFF FRAZER

Agent: Jonathan Woche, Aicp

DEVELOPMENT: SPEEDWAY STORE (#100287)/TINY TOWN RD

PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS

LOCATION: 2475 TINY TOWN ROAD

MAP: 007, 010.01 ACREAGE: 2.18

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 and drainage plans by the City Street Department.
  3. Approval from T.D.O.T.
  4. Approval from the Fire Department.

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CASE NUMBER: SR - 14 - 2013 APPLICANT: HOLLINGSWORTH LIMITED PARTNERSHIP

Agent: Weakley Brothers

DEVELOPMENT: HOLLINGSWORTH PLACE, LOT 2

PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS

LOCATION: 3895 TRENTON RD

MAP: 017, 04.02 & 04.03 ACREAGE: 1.29

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 and drainage plans by the City Street Department.
  3. Approval from the City Traffic Engineer.
  4. Approval from T.D.O.T.
  5. Approval of a landscape plan.
  6. Subdivision plat completed.

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CASE NUMBER: SR - 15 - 2013 APPLICANT: CLARKSVILLE- CREEK II, GP

Agent: Chris Goodman

DEVELOPMENT: SPRING CREEK , LOT 4

PROPOSED USE: RETAIL

LOCATION: 130 SOUTH HAMPTON PLACE

MAP: 032, 013.00 (P) ACREAGE: 7.28

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 and drainage plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Subdivision plat completed.

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

CASE NUMBER: SR - 17 - 2013 APPLICANT: PREMIER GROUP  
Agent: Chris Fielder

DEVELOPMENT: PREMIER MEDICAL OFFICE

PROPOSED USE: MEDICAL OFFICE

LOCATION: 490 DUNLOP LN

MAP: 040, 004.17 ACREAGE: 11.78

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 plans by the City Street Department.
  3. Approval from the City Traffic Engineer.
  4. Approval from the Fire Department.
  5. Approval of a landscape plan.
  6. Subdivision plat completed.

PLANNING COMMISSION ACTION: Mr. Harrison 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 discussion for SR-12-2013 which as pulled from the consent agenda.

Ms. Russell 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. Nichols and carried unanimously.

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CASE NUMBER: SR - 11 - 2013 APPLICANT: MT. PISGAH BAPTIST CHURCH  
Agent: Lucius Smith

DEVELOPMENT: MT. PISGAH MISSIONARY BAPTIST CHURCH

PROPOSED USE: CHURCH

LOCATION: 930 MT. PISGAH ROAD

MAP: 078-E-A-01.02 & 03.00 ACREAGE: 1.68

CIVIL DIST.: 13

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

- CONDITIONS:**
1. Approval of all grading, drainage and erosion control plans by the County Building and Codes Department, to include SWPPP and hydrologic calculations.
  2. Approval from the County Building and Codes Department on handicapped parking and accessible route.
  3. Approval from Cumberland Heights Utility District.
  4. Approval from the Division of Groundwater Protection.
  5. Minor plat completed.

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

CASE NUMBER: SR - 16 - 2013 APPLICANT: UNITARIAN CHURCH

Agent: Jimmy Bagwell

DEVELOPMENT: UNITARIAN UNIVERSALIST CHURCH

PROPOSED USE: CHURCH ADDITION

LOCATION: 3053 HWY 41A SOUTH

MAP: 082, 143.00 ACREAGE: 1.15

CIVIL DIST.: 11

**STAFF RECOMMENDATION:** DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

**CONDITIONS:** Deferred at the project engineer's request.

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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. He then asked for endorsement of the report. There being no discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

B. NEXT YEAR'S BUDGET - CITY/COUNTY APPROVAL STATUS: Dr. Ripple stated that both County and City budgets will be heard and hopefully approved in June.

C. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY): Dr. Ripple stated that the task force met the 1st Tuesday in May and was working on creating a common design review body and revising signing/lighting regulation under the Zoning Ordinance or a stand alone ordinance. He noted that the next meeting they will be discussing cleaning up the sign regulations and geographic areas (or corridors) that may have unique provisions such as downtown, Ft. Campbell Boulevard, Wilma Rudolph Boulevard, Madison Street, Riverside Drive or Dover Road. Also, streamlining the design review process would require the Madison Street Corridor, Historic Zoning Commission and Two Rivers design review bodies to yield their authority to the common design review body for Madison Street and downtown. Mr. Kelly asked why not a citywide body, and Dr. Ripple responded that design review added another layer to development approval which involved a subjective judgment as to appropriate exterior architecture. However, design review could be later expanded to other geographic areas upon consultation of affected property owners. 2008 State Legislation allows stand alone legislation for a common body to review design except for detached single family homes; thus, the task force may have to fall back to using the Zoning Ordinance as all current design review bodies examine all uses, single family review essential in historic districts. He also noted that case law indicates that the courts treat sign regulations under zoning enabling legislation whether created under a zoning ordinance or stand alone ordinance.

D. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY): Dr. Ripple stated that he is still waiting for the first meeting and also explained that he and Richard Swift are both on this task force.

E. REPORT ON SUBDIVISION REGULATION UPDATE: Dr. Ripple gave an update on the revisions to the subdivision regulations stating they were still being worked on by the staff, would then be reviewed by the agencies, and then presented to the public as directed by the RPC board.

F. REPORT ON PLANNING COMMISSION ANNUAL RETREAT: Dr. Ripple stated that the retreat will be held July 17 and 18 at Paris Landing State Park, and asked for ideas for speakers on particular topics.

G. FT. CAMPBELL PARCELS - ZONING DESIGNATION (ALONG DOVER ROAD): Dr. Ripple explained that Ft. Campbell is selling 12 remnant parcels in the rural area of the Growth Plan that resulted from the relocation of US 79. The Planning Commission will have to assign zoning to the parcels, with the majority being zoned Agriculture and two others C-2 near Gibbs Lane and C-5 at Lylewood Road. This will be on the June 2013 Regional Planning Commission agenda for introduction by the RPC and an amendment to the County Zoning Resolution text to address unzoned properties would also be included. Until June 27th meeting, the RPC staff will entertain public comment on suggested zoning for the 12 remnant parcels.

## VII. ADJOURNMENT:

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

ATTEST:

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MICHAEL R. HARRISON, CHAIR