

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

June 25, 2014

2:00 P.M.

DRAFT

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 5/28/14

Mr. Swift asked for a motion for approval of the minutes of May 28, 2014. Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated these applicants have requested 30-day deferrals for submission of additional information, S-17-2014, S-20-2014, S-22-2014, S-25-2014, S-26-2014, S-30-2014 and S-32-2014. There being no more discussion, Mr. Grubbs moved to recommend deferral. The motion was seconded by Ms. Rudolph and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 21 - 2014 APPLICANT(S): Clear Sky L L C

REQUEST: C-2 General Commercial District & R-1 Single-Family Residential District to C-5 Highway & Arterial Commercial District

LOCATION: at the southeast corner the Warfield Blvd & Ted A. Crozier Blvd. intersection. Also located at the northeast corner of the Warfield Blvd. and Bellamy Ln. intersection.

TAX MAP(S): 40 PARCEL(S): 27.03, 27.08, 27.10 ACREAGE: 5.21 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: Site is suited to highway and arterial usage.

Mr. Spainhoward read the cases 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. C-5 Zoning is a Highway and Arterial Commercial District and the property fronts at the signalized intersection of two minor arterial(s) (Warfield Blvd. and Ted Crozier Blvd.)

Mr. Eddie Burchett, applicant, stated that he was present to answer any questions.

There was no one present to speak in opposition.

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

CASE NUMBER Z - 22 - 2014 APPLICANT(S): Third Generation L L C C/o Mr.

Agent: Polestar Development C/o Tim Mitch & Evan

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

LOCATION: north of the Tiny Town Rd. and Outlaw Field Rd. intersection.

TAX MAP(S): 06 PARCEL(S): 1.05 ACREAGE: 19.25 +/- CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: For commercial retail to include a grocery store and fueling station.

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. No adverse environmental issues were identified relative to this request. C-5 zoning is a Highway and Arterial Commercial District and the property fronts on a minor arterial. (Tiny Town Road) at a signalized intersection. He noted that the portion of the site east of the existing industrial buildings fell within the Outlaw Field's Airport Overlay District "Clear Zone" where noise sensitive uses and use involving the concentration of people are prohibited. Thus, the proposed grocery store would be located outside the Clear Zone." Written comments from the Regional Airport Authority reiterated that the property should not be used for noise sensitive uses, all lighting should be directed downward, and no use should attract birds.

Mr. Kelly Wagoner, Civil Engineer for Polestar, stated that he was present to answer any questions.

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

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

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

CASE NUMBER Z - 23 - 2014 APPLICANT(S): Regional Planning Commission (Ranch Hill)

REQUEST: R-3 Three Family Residential District
to R-2 Single-Family Residential District &
R-2DTwo-Family Residential District

LOCATION: north of 101st Airborne Division Parkway and west of Ringgold Rd. portions of Ranch hill Subdivision.

TAX MAP(S): See PARCEL(S): ACREAGE: 38.36 +/- CIVIL DISTRICT(S): 3rd
Attached
Map

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-3 regulations).

Mr. Spainhoward read the case and gave 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. 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.

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

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

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

CASE NUMBER ZO - 1 - 2014 APPLICANT(S): City Of Clarksville

REQUEST: Homeles

to

LOCATION:

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

REASON FOR REQUEST: Text amendment to the City of Clarksville Zoning Ordinance concerning Homeless Shelters.

Dr. Ripple read the case to amend distance regulation from 1000' to 500' for Homeless Shelters. There are six requirements that need to be fulfilled regarding Homeless Shelters, the existing homeless shelters (Salvation Army and Safe Harbor on Kraft Street) were approved upon review by the City Board of Zoning Appeals prior to 2010, prior to the location requirements that came into play with the new City Zoning Ordinance in November 2010. Dr. Ripple stated that there are currently four general areas where homeless shelters can be located: Wilma Rudolph at Kraft Street, Wilma Rudolph at Dunbar Cave Road, Wilma Rudolph from Needmore to I-24, and portions of downtown Clarksville zoned CBD. In addition to the 1000' separation from residentially zoned properties, homeless shelters must also be 300' from licensed day care, pre-school and school facilities, further limiting possible locations in those four general areas. He noted that reduction of the residential separation distance to 500' would enable Safe Harbor to comply; but, while the Salvation Army would be greater than 500' from residential areas to the south, it would still be too close to residential on the north side of the Red River. He stated that Manna Cafe had proposed a third homeless shelter off Frosty Morn Drive near Kraft Street, but has withdrawn their application for approval by the Board of Zoning Appeals.

Mr. York, Manna Cafe, stated that there is no other place to locate that meets all the criteria. He stated that Salvation Army and Safe Harbor are out of compliance and he did not feel it fair they are allowed to operate and he cannot.

Mr. Roger Maness and Mr. Albert Marks stated they were representing a client (Bill's Wholesale) across the street from the proposed homeless shelter and they were opposed to the change. There are already two shelters in Clarksville that are out of compliance, but are grandfathered in the Zoning Ordinance. He stated that the Board of Zoning Appeals did not have the authority to grant a variance from the 1000' residential separation distance for that use. Thus, this text amendment would set aside the work going into the 2010 Zoning Ordinance so that Manna Cafe can be shoe-horned in. There are several commercial businesses in the area, and, with another homeless shelter approved, the area would be turned in the homeless shelter district.

Ms. Donna Boisseau stated that she was in opposition to the change and stated that she has operated her family business on 131 and 161 Kraft Street for 18 years, and due to trespassers, loitering, theft, vandalism, pan-handling and property damages she may have to relocate. She referenced police reports (but none were submitted for the record). She stated that constant problems about homeless people where received in complaints from customers, salesmen and employees.

There was another person wanting to speak in opposition, Mr. Hadley made a motion to allow more than two speakers. The motion was seconded by Mr. Nichols and carried unanimously

Mr. Thomas Bateman, agent for Skyline Lanes Bowling Alley, stated they are in opposition. He stated that the amendment for homeless shelters will not leave Salvation Army in compliance. He stated that this ordinance pertains to a certain piece of property - Manna Cafe - to the detriment of adjacent property on a commercially viable street. This amendment would allow a third homeless shelter on Kraft Street. He noted that Manna Cafe has no experience running homeless shelters and has no money to open a shelter. Further, the proposed property has mixed zonings and you can't have a homeless shelter in the O-1 district. In addition to distance, Mr. Bateman stated that the application by Manna Cafe to the Board of Zoning Appeals had a number of deficiencies, missing a code of conduct and didn't own or lease the property.

Mr. Powers stated that both existing shelters would be in compliance if this amendment is adopted recognizing that the Red River is a barrier to access to the residential area to the north for the Salvation Army Shelter.

There being no more discussion, Mr. Nichols moved to approve 500' amendment. The motion was seconded by Mr. Powers.

The discussion having ceased, the motion failed with Mr. Powers and Mr. Kelly in favor of amendment and the remaining Commissioners in opposition.

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

CASE NUMBER ZO - 2 - 2014 APPLICANT(S): City Of Clarksville

REQUEST: Beekeep

to

LOCATION:

TAX MAP(S):

PARCEL(S):

ACREAGE:

CIVIL DISTRICT(S):

REASON FOR REQUEST: Amending the text of the City Zoning Ordinance of the City of Clarksville, Tennessee, concerning Apiculture (Honeybee Keeping)

Dr. Ripple stated that what is in the Commissioner's notebooks is what was passed by City Council by resolution. Below 200' separation from adjacent properties, there is a restriction of number of bee hives determined by the size of the lot and no closer than 50' to the property line. He noted several communications in the notebooks for and against the regulation of the location of bee hives including Jason Groppe a local bee keeper, who wanted the Best Beekeeping Management Practices used in determining where bee hives should be located. Dr. Ripple stated that the reason for this amendment is due to a complaint made to City Building and Codes regarding bee hives. Because the City Zoning Ordinance does not speak directly about honey beekeeping, City Building and Codes made an interpretation that beekeeping was an agriculture use and that bee hives had to be located 200' from the property line like other shelters for farm animals. The Director of Building and Codes then asked for guidance from the City Council on the interpretation. He noted that the location of beehives can only be regulated under zoning per the 1995 Apiary Act. Thus, the City Council passed a resolution to be the applicant for a text amendment on beekeeping. While the Planning Commission public hearing begins with the wording of that resolution, the Planning Commission may discuss other options and recommend another option to the City Council. Thus, in the notebooks you'll find an alternative not regulating the location of beehives and another alternative regulating bee hives below 50' of the property line consistent with the State's Beekeeping Best Management Practices.

Mr. Jason Groppe, stated he was speaking in behalf of the Montgomery County Beekeeping Society. He suggested the City follow Best Beekeeping Management Practices, deferring to the 1995 Apiary Act. He felt that would allow for safety measures to be in place. His only concern about the Best Management Practices was that beekeepers not have to move their hives if an adjacent property owners subsequently tethers an animal within 50' of their existing bee hives.

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

Mr. Mike Baker, City Building and codes, stated that he asked the Planning Commission for clarification as to what the use is regarding bee keeping. Commissioner Grubbs asked Mr. Baker how many complaints have been made about bees in the past 10 to 15 years. Mr. Baker responded about ten.

Mr. Studer, State Apiarist, stated that he asked the City to follow the requirements of Best Management Practices. If there is a complaint, he can come out and check to see if they are following the Best Management Practices. Dr. Ripple noted that the State does not have the authority to compel compliance with Best Management Practices.

Mr. Lance Baker, City Attorney, stated that the guidelines are voluntary. He suggested the Planning Commission might adopt Best Management Practices and the 1995 Apiary Act as amended from time to time if there is a desire for enforcement.

Mr. Swift then stated there are three options; 1. Text Changes; 2. Larger/smaller 50'; 3. No location requirements for honey bee hives and defer to Best Management Practices.

Mr. Nichols then made a motion to use original text. The motion was seconded by Mr. Grubbs and passed. Mr. Nichols then asked to amend his motion to substitute the no regulation alternative (Page 46 of notebook). The amendment motion was then seconded by Ms. Larson and passed.

Mr. Powers then made a motion to close debate on the amended motion. The motion to close debate was seconded by Mr. Nichols and passed. A vote was then taken on adoption of the Alternative of no regulation, and the main motion passed with Mr. Kelly voting no.

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: Final Plat Approval

CASE NUMBER: S - 17 - 2014 APPLICANT: jeff Burkhart Custom Properties, Inc
REQUEST: Final Plat Approval of GLEN ELLEN LANDING SECTION 4
LOCATION: At the terminus of Ann Drive, north of Needmore Road
MAP: 032 PARCEL(S): 052.06 ACREAGE: 4.54
OF LOTS: 9 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 20 - 2014 APPLICANT: Jay Wolff
REQUEST: Final Plat Approval of CARLYLES VIEW (PREVIOUSLY CALLED SUTTON LANDING) CLUSTER
LOCATION: Immediately east of the intersection of Amberley Drive and Powell Road
MAP: 057 PARCEL(S): 109.05 ACREAGE: 5
OF LOTS: 12 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 22 - 2014 APPLICANT: DURRETT INVESTMENT
REQUEST: Final Plat Approval of WEST CREEK FARMS, SECTION 2B (ENHANCED ZONING)
LOCATION: LOCATED WEST OF PEACHER MILL ROAD, SOUTH OF HENRY PLACE BOULEVARD
MAP: 018 PARCEL(S): 035.06 ACREAGE: 22.6
OF LOTS: 78 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 25 - 2014 APPLICANT: Edgoten, LLC
REQUEST: Final Plat Approval of SUNSET MEADOWS SECTION 1B
LOCATION: South of Tiny Town Rd., and west of Tobacco Rd.
MAP: 006 PARCEL(S): 057.00 ACREAGE: 21.07
OF LOTS: 74 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 26 - 2014 APPLICANT: Holly Point, LLC
REQUEST: Final Plat Approval of EASTHAVEN SECTION 1 CLUSTER
LOCATION: North of 41-A, South of Sango road, east side of Smith Lane.
MAP: 087 PARCEL(S): 033.03 & 033.04 ACREAGE: 25.19
OF LOTS: 47 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 27 - 2014 APPLICANT: Herb Baggett
REQUEST: Preliminary/final Approval of EASTLAND GREEN SOUTH NINE DEVELOPMENT
SANGO ROAD LOTS 1 & 2
LOCATION: 4674 Sango Road
MAP: 086 PARCEL(S): 045.12 ACREAGE: 3
OF LOTS: 2 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

VARIANCES REQUESTED: The applicant is requesting a variance to allow a SSDS area and a SSDS drain field interceptor easement to be offsite of the proposed lots due to the elevations of Lot 1 being too flat to allow proper drainage of the curtain drain. The proposed easement is not located on a residential lot, but on the Eastland Green South Nine Golf Course. The SSDS area for Lot 2 is existing septic for the Eastland Green South Nine clubhouse and is located on the golf course as well.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 28 - 2014 APPLICANT: Chris Blackwell
REQUEST: Preliminary Plat Approval of CHAPEL HEIGHTS SUBDIVISION (NAME WILL
CHANGE-EXISTING CHAPEL HEIGHTS SUBDIVISION)
LOCATION: East side of Chapel Hill Road, approximately 575' north and east of the intersection Chapel Hill
Road and Lock B Road
MAP: 124 PARCEL(S): 005.04 ACREAGE: 19.33
OF LOTS: 12 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Preliminary Plat Approval

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.

Variations: The applicant has requested a variance to allow a cul-de-sac (Chapel Hill Court) in excess of the maximum allowed 500' in length. The cul-de-sac is proposed to be 940' and the reason given by the applicant is that the properties to the north and south are too narrow to develop due to lack of road frontage and extreme topographic conditions to the east.

Variance Staff Recommendation: Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 29 - 2014 APPLICANT: Twosome Partners, LLC (c/o Mark Pirtle Real Estate)

REQUEST: Preliminary Plat Approval of TWOSOME PARTNERS SUBDIVISION LOT 2

LOCATION: Approximately 280' south and east of the intersection of Needmore Road and Tiny Town Road.

MAP: 018 PARCEL(S): 019.03 ACREAGE: 2.975

OF LOTS: 1 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.

CASE NUMBER: S - 30 - 2014 APPLICANT: Edward C. Burchett

REQUEST: Preliminary/final Approval of YORKSHIRE ESTATES SECTION 4

LOCATION: Northeast corner of the intersection of Woodhaven Drive and Terrier Way

MAP: 043 PARCEL(S): 033.00 035.00 ACREAGE: 1.46

OF LOTS: 6 CIVIL DISTRICT(S):

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

VARIANCES REQUESTED: The applicant is requesting a variance to allow this plat to be reviewed under the minor plat provisions. In order for this plat to be approved a short sewer extension is required. The improvements for construction have been approved.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 31 - 2014 APPLICANT: Cumberland Land Development, LLC

REQUEST: Final Plat Approval of INDUSTRIAL COMMONS DRIVE RIGHT OF WAY DEDICATION

LOCATION: East of Rollow Lane and North of Rossvie Road east of the current terminus of Industrial Commons Drive

MAP: 039 PARCEL(S): 025.08 ACREAGE: .97

OF LOTS: 0 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 32 - 2014 APPLICANT: Monte Turner- Turner & Associates

REQUEST: Preliminary/final Approval of DOLLAR GENERAL EDMONDSON FERRY ROAD LOT 1

LOCATION: Eastern corner of the intersection of Asland City Road and Edmondson Ferry Road.

MAP: 079L PARCEL(S): A 035.00 & 037.00 ACREAGE: 1.47

OF LOTS: 1 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Defer for 30 days

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 33 - 2014 APPLICANT: Mike Lafferty
REQUEST: Preliminary/final Approval of LAFFERTY SUBDIVISION ANTIOCH CHURCH ROAD
LOCATION: Southwest corner of the intersection of Antioch Church Road and River Road
MAP: 101 PARCEL(S): 194.00 & 195.00 ACREAGE: 15.347
OF LOTS: 10 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: Final Plat approval by Minor Plat provisions

CASE NUMBER: S - 34 - 2014 APPLICANT: Jeff Burkhart
REQUEST: Preliminary Plat Approval of THE TERRACES OF HEARTHSTONE PHASE 2
LOCATION: South of Current Road, East of Oakland Road, and east of the current terminus of Terraceside Circle
MAP: 016 PARCEL(S): 020.11 ACREAGE: 70.2
OF LOTS: 199 CIVIL DISTRICT(S): 2

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 variances to allow excessive block lengths on Winter Terrace Lane and Autumn Terrace Lane. The reason given by the applicant is that these block lengths slightly exceed the maximum due to road stub locations and topography and that careful consideration has been given to traffic circulation.

VAR. STAFF RECOMMENDATION: 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 these cases.

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

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

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

CASE NUMBER: SR - 16 - 2014 APPLICANT: RECONCILIATED OUTREACH CHURCH

Agent: Richardson Woodson

DEVELOPMENT: RECONCILIATED EVANGELISTIC OUTREACH

PROPOSED USE: CHURCH

LOCATION: 959 TINY TOWN ROAD

MAP: 006, 030.01 ACREAGE: 7.0

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, drainage and water quality plans by the City Street Department.
 3. Approval from the Fire Department.
 4. Approval from TVA and Clarksville Airport.
 5. Approval from TDOT.
 6. Approval of a landscape plan.

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

Mr. Richard Woodson, Minister for the church, stated he was present to answer any questions.

Mr. Jim Maynard, adjacent property owner, stated there is a private injection well on his property. He stated that the church property will drain into this well basin and he has concerns whether or not the church will help share with the cost and maintenance of the injection well. He stated he is not opposed to the church construction, just wanted something worked regarding the maintenance and cost of operating the injection well.

Mr. Vernon Weakley, engineer, stated that he is working on the church site. He stated that the basin is shared between a few properties and his client is willing to share in that upkeep.

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

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. SR-3-2014 and SR-16-2014 were pulled from the consent agenda for separate action as set forth above.

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. Hadley moved to recommend approval. The motion was seconded by Ms. Larson and carried unanimously.
- B. PROGRESS REPORT ON RPC BUDGET FOR FY 2014-15: The County is waiting certification of the new tax rate before adoption of the budget by the County.
- C. REPORT ON CHANGES TO AREA-WIDE REZONINGS - BELLEFOREST SUBDIVISION: This will be discussed at a later date and may possibly be introduced at the August 2014 meeting.
- D. INTRODUCTION OF NEW AREA-WIDE REZONINGS - LAFAYETTE POINTE SUBDIVISION: Dr. Ripple asked the commission to approve this new request. There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously.
- E. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY): No report.
- F. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY): No report.
- G. BUDGET AMENDMENTS - CURRENT FISCAL YEAR: Dr. Ripple stated this will not add additional money but merely shift money for the new downstairs heating and cooking system and other minor items. He then referred to Judy Burkhart to elaborate and answer questions. There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Kelly and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 4:00 p.m.

ATTEST:

Richard Swift, CHAIR