

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

July 29, 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 6/24/15

Mr. Swift asked for a motion for approval of the minutes of June 24, 2015. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the applicant's project engineers, have requested deferral of SR-21-2015 for 60 days until the September 28, 2015 meeting to revise the tower set back and make other adjustments for the proposed cell tower and SR-23-2015 for 30 days by the project engineer in order to go before the City Board of Zoning Appeals. There being no more discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 20 - 2015 APPLICANT(S): Syd Hedrick

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

LOCATION: southeast corner of Greenwood Ave. & Clark St. intersection.

TAX MAP(S): 66-K-L PARCEL(S): 1.00 ACREAGE: 0.27 CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: Propose change from R-3 to R-6 for the subdivision of the property to engender single family home usage in the area.

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) and inconsistent with adopted Land Use Plan. Proposed R-6 zoning would permit lot sizes that are out of character with established surrounding single family uses. No adverse environmental issues were identified relative to this request. Adequate infrastructure serves the site. He stated there were emails of support added to file in regard to this case.

Mr. Syd Hedrick, applicant, gave the Commissioners a hand out. The current zoning allows a single family house or one duplex based on the lot size at less than 12, 000 square feet. He documented lot sizes in the area and noted that many single-family homes had been converted to two and three-family dwellings. With 128 feet of frontage on Greenwood Avenue, he stated he wanted to build on three, 40 ft. lots. In May he met and spoke with Dr. Ripple and Brad Parker regarding subdividing this property. He stated he wants to keep his property on Greenwood Avenue as single family residential and rezone to R-6. There would be a deeded 10 foot-access easement in rear of property as allowed in R -6 zoning. He made an Access Appeal application to the City Street Department for two access points to Greenwood Avenue in addition to the Clark Street driveway in order to have usable road frontage on Greenwood Avenue for additional lots, but would access the new lots from the rear. He noted that the subject property was outside the Greenwood Historic District, but proposed homes of good design that would be tasteful on three lots.

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

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

CASE NUMBER Z - 21 - 2015 APPLICANT(S): Action Properties

Agent: John Kraeske

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

LOCATION: Property fronting on the north frontage of Kraft Street 590 +/- feet northeast of the Kraft St. & Providence Blvd. intersection.

TAX MAP(S): 55-O-A PARCEL(S): 10.00, 11.00 & ACREAGE: 1.57 +/- CIVIL DISTRICT(S): 12th
12.00

REASON FOR REQUEST: Owner wishes to build commercial retail center on site - not allowed under current zoning.

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. Proposed C-2 request brings proposed commercial retail development into zoning compliance and is consistent with the transition towards retail development at the west end of Kraft Street. No adverse environmental issues were identified relative to this request. Adequate infrastructure serves the site. There were no public comments received in regard to this case.

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

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

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

CASE NUMBER Z - 22 - 2015 APPLICANT(S): Huneycutt Prop L P

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

LOCATION: Property located at the northeast corner of the Warfield Blvd. & Stokes Rd. intersection.
TAX MAP(S): 41-L-A PARCEL(S): 18.00 ACREAGE: 0.52 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 Growth Plan (as in the City) and adopted Land Use Plan. The C-2 zoning request is an extension of the established C-2 zoning surrounding the subject property. No adverse environmental issues were identified relative to this request. Adequate infrastructure serves the site. There were no public comments received in regard to this case.

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

There being no more discussion, Ms. Rudolph moved to recommend approval with no access to Warfield Boulevard. The motion was seconded by Mr. Kelly and passed unanimously.

CASE NUMBER CZ - 10 - 2015 APPLICANT(S): James W Allen

Agent: Jonathan Pickett

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

LOCATION: Property on the north frontage of Dover Rd. located 1,575 +/- feet east of the Dover Rd. & Liberty Church Rd. intersection.
TAX MAP(S): 53 PARCEL(S): 31.00 ACREAGE: 6.1 CIVIL DISTRICT(S): 8th

REASON FOR REQUEST: Would like to move our boat dealership and service center to the property 053/031. We will be moving less than 1/4 mile on the same side of the street with safer entrances.

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, as designated commercial in the Future Land Use Opinion Map. Proposed C-5 zoning request would afford the opportunity for expansion of an established business that currently exists in the immediate area. No adverse environmental issues were identified relative to this request. Adequate infrastructure serves the site. Property is with in the "UGB" Urban Growth Boundary of the county and must meet the landscaping buffer requirements at development stage. There were a couple of phone inquiries, but no public comments were received in regard to this case.

Mr. Jonathan Pickett, agent, stated that Tail Water Marine and Tackle had outgrown their current location and needed more room to expand their business.

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

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

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

CASE NUMBER CZ - 11 - 2015 APPLICANT(S): William R Dyer

Agent: Grayson Gwaltney

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

LOCATION: Property located on the east frontage of Rollow Lane 1,600 +/- feet north of the Rossview Rd. & Rollow Lane intersection.

TAX MAP(S): 39 PARCEL(S): 22.00 p/o ACREAGE: 2.97 +/- CIVIL DISTRICT(S): 1

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, as designated commercial in the Future Lane Use Opinion Map. Proposed C-5 zoning request is an extension of the existing C-5 zoning to the south. No adverse environmental issues were identified relative to this request. Adequate infrastructure serves the site. Submitted traffic assessment demonstrates that the proposed rezoning has an insignificant traffic impact on the Rossview Road/Rollow Lane intersection compared to already approved rezoning, and does not degrade the LOS at the intersection. There were no public comments received in regard to this case.

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

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

V. SUBDIVISIONS:

CASE NUMBER: S - 30 - 2015 APPLICANT: Suk lee
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 6
LOCATION: West of and adjacent to Needmore Road east of the intersection of Needmore Road and Hazelwood Road
MAP: 018 PARCEL(S): 022.06 ACREAGE: 14.28
OF LOTS: 46 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 31 - 2015 APPLICANT: CBH Properties
REQUEST: Preliminary Plat Approval of CHAPEL HILL ESTATES LOTS 1-7
LOCATION: East side of Chapel Hill Road approximately 850' north and east of the intersection of Chapel Hill Road and Liverworth Road.
MAP: 131 PARCEL(S): 023.00 ACREAGE: 13.18
OF LOTS: 7 CIVIL DISTRICT(S): 16
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

CASE NUMBER: S - 32 - 2015 APPLICANT: WBW c/o Vernon Weakley
REQUEST: Replat Approval of REPLAT OF WEATHERLY PROFESSIONAL PARK SECTION 1A LOTS 5 & 6
LOCATION: North of Weatherly Drive, west of Weatherly Court and east of Office Court
MAP: 040H PARCEL(S): C 005.00 & 006.00 ACREAGE: 4.84
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Replat Approval.

CASE NUMBER: S - 33 - 2015 APPLICANT: WBW c/o Vernon Weakley
REQUEST: Preliminary Plat Approval of WEATHERLY PROFESSIONAL PARK SECTION 1C LOT 13
LOCATION: South of Weatherly Drive near the current terminus of Weatherly Drive.
MAP: 041 PARCEL(S): 084.01 ACREAGE: 1.77
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 34 - 2015 APPLICANT: Arther Reynolds

REQUEST: Preliminary Plat Approval of THE GROVES OF BEACHAVEN

LOCATION: North side of Dunlop Lane east of east of Steelstock Road and approximately 3600' west of the intersection of Dunlop Lane and Rollow Lane.

MAP: 040 PARCEL(S): 011.00 ACREAGE: 19.08

OF LOTS: 53 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following conditions

1. Approval of 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.
4. A Traffic Assessment shall be submitted to the Regional Planning Commission office prior to final plat approval.

VARIANCES REQUESTED: The applicant is requesting a variance to the Subdivision Regulations to allow a block length in excess of 1500'. the reason given by the applicant is due to topography and drainage issues to the north and east, and zoning incompatibility to the west.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 35 - 2015 APPLICANT: Allen Moser

REQUEST: Preliminary/replat Approval of REPLAT OF CARNEY AND SAVAGE ADDITION BLOCK
2 LOTS 82-83 & PRELIMINARY PLAT OF LOTS 92 & 93

LOCATION: Immediately east of the intersection of Porters Bluff Road and Reynolds Street.

MAP: 066E PARCEL(S): M 017.02 & 017.03 ACREAGE: .37

OF LOTS: 4 CIVIL DISTRICT(S): 12

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 disturband of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval byt he City street Deptment of all draiveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

VARIANCES REQUESTED: The applicant is requesting a variance to the Subdivision Regulations to allow a front Public Utility and Drainage Easement along Reynolds Street of 15' instead of the required 20' due to the approval of a Board of Zoning Appeals application which allowed a 15' minimum building setback along Reynolds Street.

VAR. STAFF RECOMMENDATION: Approval.

V. SUBDIVISIONS:

CASE NUMBER: S - 36 - 2015 APPLICANT: C & m Ventures

REQUEST: Preliminary Plat Approval of HUTTON - C & M VENTURES PLAT

LOCATION: North side of Madison Street approximately 930' north and west of the intersection of Madison Street and Hillcrest Drive.

MAP: 080C PARCEL(S): A 008.00 ACREAGE: 3.02

OF LOTS: 3 CIVIL DISTRICT(S): 11

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.

VARIANCES REQUESTED: The applicant has requested a variance to the Subdivision Regulations (3.2.6.10) to allow the removal of the requirement to have a development directory sign easement shown on the plan. The reason for the request is due to the Madison Street Overlay Board approving the use of separate free standing signs for this development, therefore no directory sign easement is necessary.

VAR. STAFF RECOMMENDATION: Approval

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.

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

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

There being no more discussion, Mr. Nichols moved to recommend approval. The motion was seconded by Mr. Adkins and carried with Mr. Powers abstaining from cases S-32-2015 and S-35-2015.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -21 -2015 APPLICANT: TELECAD WIRELESS VERIZON WIRELESS

Agent: Penny Cox

DEVELOPMENT: ROSSVIEW ROAD TOWER
PROPOSED USE: COMMUNICATIONS TOWER
LOCATION: 2243 OLD RUSSELLVILLE PIKE
MAP: 041,099.00 ACREAGE: 4.06
CIVIL DIST.: 6

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION
CONDITIONS: The applicant request a two month deferral until the September, 2015 meeting.

CASE NUMBER: SR -22 -2015 APPLICANT: KATOBWA STALLWORTH

Agent: Chris Goodman

DEVELOPMENT: POWER AND GRACE PREPARATORY ACADEMY
PROPOSED USE: PRIVATE SCHOOL
LOCATION: 1645 EASTERN HILLS DRIVE
MAP: 0650-J-016.00 ACREAGE: 7.51
CIVIL DIST.: 12

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):
CONDITIONS: 1. Approval of all utility plans by the Chief Utility Engineer.

CASE NUMBER: SR -23 -2015 APPLICANT: KAM S. LUNG ETUX

Agent: Jimmy Bagwell

DEVELOPMENT: JADE DRAGON
PROPOSED USE: RESTAURANT
LOCATION: 110 DUNBAR CAVE ROAD
MAP: 056,009.02 ACREAGE: 0.59
CIVIL DIST.: 12

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION
CONDITIONS: One month deferral at the request of the Project Engineer.

CASE NUMBER: SR -24 -2015 APPLICANT: DAVID B. SMITH

Agent: Houston Smith

DEVELOPMENT: ROLLOW LAND MINI STORAGE
PROPOSED USE: MINI STORAGE
LOCATION: 2801 ROLLOW LANE
MAP: 039,002.00(P) ACREAGE: 103.70
CIVIL DIST.: 1

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):
CONDITIONS: 1. Approval of all grading and drainage plans by the County Building and Codes Department.

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

CASE NUMBER: SR -25 -2015 APPLICANT: US ZINC SHREEPAL NANAVATI

Agent: J. Chris Fielder

DEVELOPMENT: US ZINC

PROPOSED USE: MANUFACTURING ADDITION

LOCATION: 480 INTERNATIONAL BLVD.

MAP: 033,006.06 ACREAGE: 15.13

CIVIL DIST.: 6

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

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

CASE NUMBER: SR -26 -2015 APPLICANT: DANELL WELCH

Agent: Benny Weakley

DEVELOPMENT: HWY 41-A S RETAIL/MULTI FAMILY

PROPOSED USE: RETAIL/MULTI FAMILY

LOCATION: 2824 HWY 41-A S

MAP: 081,162.00 ACREAGE: 3.19

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 built.
2. Approval of all grading and drainage plans by the City Street Department.
3. Approval of all access points by the City Traffic Engineer.
4. Approval by the Madison Street Overlay District review committee.
5. Approval of a landscape plan.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR-27-2015 APPLICANT: JOHN HADLEY ET AL

Agent: Cal Mckay

DEVELOPMENT: INTERNATIONAL BLVD., LOT 1

PROPOSED USE: OFFICE BUILDING

LOCATION: 1040 INTERNATIONAL BLVD.

MAP: 040,006.07 (P) ACREAGE: 1.61

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by the Chief Utility Engineer, to include as built. Will require CGW Committee recommendation and City Council approval for utility extension.
 2. Approval of all grading and drainage plans by the County Building and Codes Department.
 3. Subdivision/minor plat completed.

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.

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

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

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

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY BUDGET REPORT: Dr. Ripple stated that the monthly budget report was available in the Commissioner's packets. He noted that federal payments have since been received in July addressing much of the June deficit. Dr. Ripple asked for approval of the June 30, 2015 statement. There being no more discussion, Mr. Grubbs moved to recommend approval. the motion was seconded by Mr. Nichols and carried unanimously.

B. BUDGET TO ACTUAL THROUGH 6/30/2015: Dr. Ripple stated the actual expenditures were below budget due to money that has not been expended from Transportation Planning Projects. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

C. PROGRESS REPORT - RPC BUDGET FY 2015-2016: Dr. Ripple explained that the City and County budgets have been completed. The City restored the 10% cut from the budget four years ago, but the County did not. There was one position, Audrea Smithson, that was not funded after her retirement.

D. SMITHSON CONSULTANT CONTRACT: Dr. Ripple explained the Smithson contract for up to \$20,000.00. Any increase to that amount would have to be approved and all work would have to be approved on a work order basis. Specific tasks, hours and time frames would have to be predetermined in work orders before work begins. Examples of work tasks could be annexations, and trips to represent the City of Clarksville and Montgomery County in business recruitment to the Las Vegas International Shopping Centers Conference. The rate per hour is \$50.00.

Mr. Kimbrough asked if travel time would be included in payments. Dr. Ripple answered no travel reimbursements unless out of State for business marketing. She would not be hired as a part-time employee, but would perform only work tasks with specific products if the staff couldn't perform the work.

Ms. Rudolph asked about conditions 3.4. and 5. Dr. Ripple answered that those conditions were in regard to meetings places and notices.

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

VII. ADJOURNMENT:

The meeting was adjourned at 2:45 p.m.

ATTEST:

Richard Swift, CHAIR