

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

August 24, 2016

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Richard Swift, Chairman
- Bryce Powers, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Robert Nichols
- Linda Rudolph

OTHERS PRESENT:

- David A. Ripple, Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Ruth C. Russell, RPC Planner/Address Manager
- Brad Parker, RPC Subdivision Coordinator/Planner
- Brent Clemmons, RPC GIS Manager
- John Spainhoward, RPC Planner/Zoning Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- Greg Stewart, City Gas & Water Dept.
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowan/Jeff Bryant, City Street Department
- Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/Justin Crosby, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF 7/27/16

Mr. Swift asked for a motion for approval of the minutes of July 27, 2016. Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineers have requested a 30-day deferral of cases S-29-2016, S-37-2016, S-44-2016, S-46-2016 and S-55-2016. There being no more discussion, Ms. Rudolph moved to recommend approval of these deferrals. The motion was seconded by Mr. Grubbs and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 22 - 2016 APPLICANT(S): Meriam Tummons

REQUEST: RM-1 Single-Family Mobile Home Residential District
to R-1 Single-Family Residential District

LOCATION: Located at the terminus of Belle Court.

TAX MAP(S): 32-P-C PARCEL(S): 27.00 ACREAGE: 0.55+/- CIVIL DISTRICT(S): 2nd

REASON FOR REQUEST: For a single-family dwelling, permanent structure on this lot.

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. Proposed R-1 zoning classification is an extension of the R-01 zoning classification to the south and will permit construction of a conventional build home on the property. Mr. Spainhoward stated there had been several phone calls but no public comments received.

Ms. Meriam Tummons, applicant, passed out a packet containing pictures of the home to be moved and the subject lot. She stated that the rezone request is to be able to move a home to the parcel for her disabled sister. The home would be consistent in appearance with other homes in the area. She noted several trailer homes in the immediate area that are in poor condition.

Mr. Scott Russell, adjacent property owner, stated he was in opposition and stated that there are currently affordable mobile homes available for lower income folks. He added he was concerned the new home would cause property taxes to increase and mobile home renters were concerned about increased rents. He further stated that he owns several properties in the area, and that City Building and Codes Department was cleaning up the mobile homes in poor condition, that there were eight older homeowners present, and that a conventional house was not consistent with the mobile homes in the area.

Mr. Hadley asked how many homes he owned, Mr. Russell answered he owned two mobile homes next door.

Ms. Karen LeMay, adjacent property owner, stated that she was also in opposition, owned four mobile home lots, and a person can't afford to live elsewhere.

Ms. Tummons showed property owners present at meeting pictures of the home she wants to put on her property stated this will be a 2 bedroom, 2 bath 1,107 square foot home. She said her sister received only \$600.00 per month in income and could not afford to rent a trailer home.

Mr. Russell stated that he felt that if a nicer home were moved into the area, the residents would feel bad about their housing situation.

Mr. Powers stated that there was R-1 scattered in the neighborhood, the rezoning was only for this property, the area was in transition, and the rezoning was only changing Ms. Tummons property not the rest of the street and didn't prohibit others from having house trailers.

There being no more discussion, Mr. Hadley moved to recommend approval based on extension of the R-1 District. The motion was seconded by Mr. Powers and carried with Mr. Grubbs abstaining from the vote.

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

CASE NUMBER Z - 23 - 2016 APPLICANT(S): Lyndon W Watts
Agent: Lyndon W Watts Or Alesha Williams

REQUEST: OP Office/Professional District
to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of Madison Street 577+/- feet east of the Madison St. & Liberty Pkwy intersection.

TAX MAP(S): 65-P-J PARCEL(S): 4.00 ACREAGE: 0.68 CIVIL DISTRICT(S): 12th

REASON FOR REQUEST: To conform with the zoning of the adjacent parcel owned by the same owner. Property will be listed and leased commercially.

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. Proposed C-5 zoning classification is an extension of the C-5 zoning district to the west and north. There were no public comments or calls received.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval based on consistency with the Growth Plan. The motion was seconded by Ms. Rudolph and carried unanimously.

CASE NUMBER CZ - 13 - 2016 APPLICANT(S): Cecil Travis Jr
Agent: Stanley M Ross

REQUEST: R-1 Single-Family Residential District
to M-1 Light Industrial District

LOCATION: Property located at the terminus of Hilltop Road.

TAX MAP(S): 67 PARCEL(S): 12.09 p/o ACREAGE: 4.81 CIVIL DISTRICT(S): 13

REASON FOR REQUEST: Bring current use into conformity and conform with adjacent property. Property to be used as contractor's storage yard.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with Growth Plan (as in the County) and inconsistent with the adopted Land Use Plan. This property is partially within a Special Flood Hazard Area. A flood study may be required to determine the environmental impact of expansion of the proposed use. Proposed M-1 Industrial request permits uses that can produce multiple trips and heavy truck traffic that is less than ideal for rural county roads with varying pavement widths, narrow shoulders and areas of limited sight distance. The adopted Land Use Opinion Map indicates industrial uses in the vicinity of this request based on river and rail access for potential industrial uses; however, the current uses neither rail or water transportation. A type D buffer is required adjacent to the residential zoning districts. Mr. Spainhoward stated there were phone calls received but no public comments were recorded.

Mr. Stanley Ross, agent, stated that this would be to bring existing use into conformance. The business has been operating since 2008 with loading and unloading off-site. While 10 vehicles are stored on the site, only six trucks would leave in the morning and return in the evening; and no materials would be hauled to or from the site. He stated that the owner is asking for the minimum amount needed for M-1 and is leaving the balance R-1 as a buffer. The LOS is currently an A with 12 trips per day out of about 3200 vehicles per day and the roads are 20' wide with adequate pavement designed to handle 6% trucks of the daily traffic. The portion of the site in the 100-year flood plain is not used in the trucking operation. He added that none of his structures are in the flood plain and that he has no plans to expand.

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

There being no more discussion, Mr. Powers moved to recommend approval to bring current use into zoning conformance. The motion was seconded by Mr. Hadley and carried unanimously.

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

CASE NUMBER CZ - 14 - 2016 APPLICANT(S): Mattie Brown

Agent: Judy A Bishop

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

LOCATION: property fronting on the north frontage of Highway 41-A South 1,655+/- feet west of the Highway 41-A South & Sango Rd. intersection

TAX MAP(S): 82 PARCEL(S): 171.00 ACREAGE: 1.3 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST: Rezoning for sale of property.

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. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Proposed C-5 zoning classification is an extension of the C-5 zoning district to the west. Mr. Spainhoward stated that no public comments or phone calls were received.

Ms. Judy Bishop, agent, stated that commercial and multi-family surround the property and that Ms. Brown wishes to sell and relocate to another area.

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

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

V. SUBDIVISIONS:

CASE NUMBER: S - 29 - 2016 APPLICANT: Hartley Hills
REQUEST: Final Plat Approval of HARTLEY HILLS SECTION 1A
LOCATION: Western terminus of Boyer Boulevard
MAP: 033 PARCEL(S): 011.00 ACREAGE: 18.33
OF LOTS: 31 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Defer for the 30 days at the request of the Project Engineer.

CASE NUMBER: S - 37 - 2016 APPLICANT: Holly Point llc
REQUEST: Final Plat Approval of COPPERSTONE SECTION 2 (CLUSTER)
LOCATION: North of Old Sango Road, south Trough Springs Road, east of and adjacent to Bowles Drive.
MAP: 082 PARCEL(S): 142.00 ACREAGE: 8.18
OF LOTS: 15 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Defer for the 30 days at the request of the Project Engineer.

CASE NUMBER: S - 41 - 2016 APPLICANT: Cumberland Bank and Trust c/o Ron Sleigh
REQUEST: Preliminary Plat Approval of BILTMORE LANDINGS BUSINESS PARK WILMA
RUDOLPH BLVD LOT 1
LOCATION: North of the Red River, east of and adjacent to Wilma Rudolph Boulevard approximately 810' south
of the intersection of Old Trenton Road and Wilma Rudolph Boulevard.
MAP: 056I PARCEL(S): F 015.00 & 016.00 ACREAGE: 1.02
OF LOTS: 1 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

CASE NUMBER: S - 44 - 2016 APPLICANT: Ricky C. Reda
REQUEST: Final Plat Approval of REDA ESTATES SECTION 2A
LOCATION: At the current terminus of Double R Boulevard
MAP: 077 PARCEL(S): 013.06 ACREAGE: 42.70
OF LOTS: 26 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Defer for the 30 days at the request of the Project Engineer.

CASE NUMBER: S - 46 - 2016 APPLICANT: Todd Phillips
REQUEST: Final Plat Approval of ROBIN LYNN HILLS SECTION 6
LOCATION: North of the current terminus of Holden Drive.
MAP: 067 PARCEL(S): 002.02 ACREAGE: 15.35
OF LOTS: 20 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Defer for the 30 days at the request of the Project Engineer.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 54 - 2016 APPLICANT: Tommy Pierce
REQUEST: Preliminary Plat Approval of SS CLARKSVILLE, LLC LOT 1
LOCATION: Southwest quadrant of the intersection of the 101st Airborne Division Parkway and Pea Ridge Road.
MAP: 041 PARCEL(S): 006.00 ACREAGE: 1.35
OF LOTS: 1 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

CASE NUMBER: S - 55 - 2016 APPLICANT: Eagles Bluff
REQUEST: Preliminary Plat Approval of JOINER PROPERTY
LOCATION: South side of Sango Road approximately 110 feet southeast of the intersection of South Woodson Road and Sango Road.
MAP: 082 PARCEL(S): 093.00 ACREAGE: 36.29
OF LOTS: 97 CIVIL DISTRICT(S): 10/11
STAFF RECOMMENDATION: Defer for 30 days (applicant appealing due to unique circumstances)

CASE NUMBER: S - 56 - 2016 APPLICANT: Chris Blackwell Construction
REQUEST: Preliminary Plat Approval of ERLE BUTTS PROPERTY
LOCATION: Immediately northwest of the intersection of Butts Drive and Dover Road.
MAP: 053 PARCEL(S): 061.00 & 061.01 ACREAGE: 1.17
OF LOTS: 1 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 57 - 2016 APPLICANT: Reda Home Builders

REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 3

LOCATION: North of and adjacent to Ogburn Chapel Road, East of Bouvle R Boulevard, and west of Dotsonville Road.

MAP: 077 PARCEL(S): 013.06 ACREAGE: 057.80

OF LOTS: 42 CIVIL DISTRICT(S): 8

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 two variances from the Subdivision Regulations The first variance is to Section 4.1.9(1) which allow a maximum cul-de-sac length of 500'. The reason given by the applicant for the street between lots 117-129 is due to rugged terrain. The second variance is to Section 5.2.(32) and is to allow the development to not provide road stub connection to Kaycee court to the north. The reason given by the applicant is that the connection is undesirable due to a stream crossing and a significant flood zone crossing.

VAR. STAFF RECOMMENDATION: Approval

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. (No cases were pulled from the consent agenda)

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

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

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

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 31 - 2016 APPLICANT: RANDY AND DEBRA BUTTS

Agent: Britt Weakley

DEVELOPMENT: BUTTS RETAIL

PROPOSED USE: RETAIL

LOCATION: 2234 TRENTON ROAD

MAP: 041,053.00 ACREAGE: 2.90

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.
 2. Approval of all grading, drainage, water quality and access plans by the City Street Department.
 3. Approval from TDOT.
 4. Approval of a landscape plan.

CASE NUMBER: SR - 32 - 2016 APPLICANT: LASATER'S CONSTRUCTION, LLC

Agent: Cal Burchett

DEVELOPMENT: LASATER'S WAREHOUSE

PROPOSED USE: WAREHOUSE

LOCATION: 1050 INTERNATIONAL BLVD

MAP: 040,006.07 ACREAGE: 1.35

CIVIL DIST.: 6

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.
 2. Subdivision plat completed.

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

CASE NUMBER: SR -33 -2016 APPLICANT: TRIUMPH HOSPITALITY, LLC

Agent: Jeff Arnold

DEVELOPMENT: SLEEP INN

PROPOSED USE: HOTEL

LOCATION: 230 CRACKER BARREL DRIVE

MAP: 033, 003.01 (P) ACREAGE: 1.42

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 built.
 2. approval of all grading, drainage and access plans by the City Street Department.
 3. Subdivision plat and road extension completed prior to issuance of a Final Certificate of Occupancy.

Note: All site lighting shall be directed inward onto the site to include shielded hoods. No light shall spill onto adjacent properties.

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. (No cases were pulled from the consent agenda.)

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

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

There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried with Mr. Hadley abstaining from SR-32-2016.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Dr. Ripple asked for approval of the July's statement. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

VII. ADJOURNMENT:

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

ATTEST:

Richard Swift, CHAIR