

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

August 26, 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 7/29/15

Mr. Swift asked for a motion for approval of the minutes of July 29, 2015. Mr. Powers moved to recommend approval. The motion was seconded by Mr. Kelly and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the applicant's project engineer has requested deferral of case S-42-2015 for 30 days. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Ms. Rudolph and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 23 - 2015 APPLICANT(S): Steven Slate & Bill Blackwell

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

LOCATION: Property is located at the northwest corner of the Tiny Town Road & Sand Piper Dr. intersection  
TAX MAP(S): 08-P-A PARCEL(S): 2.00 ACREAGE: 0.43 CIVIL DISTRICT(S): 2nd

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. Request is an extension of C-5 zoning to the west. There is an e-mail from the abutting property owner to the north in the handbook.

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

Mr. Kelly asked about the proposed use. Mr. Spainhoward responded that he believed the use was speculative retail as no specific use was defined in the application.

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

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CASE NUMBER Z - 24 - 2015 APPLICANT(S): Purvis & Beck Partnership

REQUEST: M-3 Planned Industrial District  
to M-1 Light Industrial District

LOCATION: Property fronting on the east frontage of Union Hall Rd. 1,080 +/- feet north of the Union Hall Rd. & Needmore Rd. intersection.

TAX MAP(S): 32 PARCEL(S): 106.01 ACREAGE: 5.98 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: The current zoning classification is not recognized by the City of Clarksville. Requesting M-1 zoning per City Building & Codes Dept. Property to be used for waste disposal company.

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. Existing M-3 zoning is no longer included in the currently adopted City of Clarksville Zoning Ordinance. M-1 zoning classification would permit the applicant's proposed use as determined by the Building and Codes Department per the attached letter.

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

Mr. Kelly asked if the proposed use in M-1 would include waste disposal. Mr. Spainhoward responded that only a truck repair was proposed.

There being no more discussion, Mr. Powers moved to recommend approval based on the reasons in the staff report and the M-3 District no longer being an active district. The motion was seconded by Mr. Nichols and carried unanimously.

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There being no more discussion, Mr. Powers moved to recommend approval based on the reasons in the staff report and the M-3 District no longer being an active district. The motion was seconded by Mr. Nichols and carried unanimously.

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V. SUBDIVISIONS:

CASE NUMBER: S - 37 - 2015 APPLICANT: John Kraeske  
REQUEST: Preliminary Plat Approval of ACTION PROPERTIES KRAFT STREET LOT 1  
LOCATION: 870 & 882 Kraft Street  
MAP: 0550 PARCEL(S): A 010.00 ACREAGE: 1.56  
# OF LOTS: 1 CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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CASE NUMBER: S - 38 - 2015 APPLICANT: Micro-hospitality Partnership Property  
REQUEST: Preliminary Plat Approval of THE MICRO-HOSPITALITY PARTNERSHIP PROPERTY  
HOLIDAY DRIVE LOTS 1 & 2  
LOCATION: 241 Holiday Drive  
MAP: 033 PARCEL(S): 015.03 ACREAGE: 3.24  
# OF LOTS: 2 CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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CASE NUMBER: S - 39 - 2015 APPLICANT: Sango Place, LLC  
REQUEST: Final Plat Approval of WEST CREEK FARMS SECTION 2C (CLUSTER)  
LOCATION: South of Bandera Drive and west of the current terminus of West Allen Griffey Road  
MAP: 030 PARCEL(S): 014.04 ACREAGE: 32.95  
# OF LOTS: 48 CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 40 - 2015 APPLICANT: FULTON WILSON  
REQUEST: Preliminary Plat Approval of SANGO PLAZA SECTION 1  
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: 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 even though utility extensions were necessary. The utility  
extensions had already been approved by Gas and Water when the plat was  
submitted and installation had begun.  
VAR. STAFF RECOMMENDATION: Approval

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 41 - 2015 APPLICANT: C & m Ventures  
REQUEST: Final Plat Approval of HUTTON - C & M VENTURES PLAT & TRAVEL EASEMENT  
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: Final Plat Approval.

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CASE NUMBER: S - 42 - 2015 APPLICANT: Jeff Burkhardt Custom Homes  
REQUEST: Final Plat Approval of TERRACES OF HEARTHSTONE PHASE 2A (CLUSTER)  
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: 16.74  
# OF LOTS: 51 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Defer for 30 days at the request of the owner.

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CASE NUMBER: S - 67a - 2012 APPLICANT: Weakley Brothers  
REQUEST: Preliminary Plat Extension Approval of ANDERSON PLACE SECTION 2  
LOCATION: North of Tiny Town Road and east of the current termini of Hattington Drive and Andersonville Drive  
MAP: 007 PARCEL(S): 004.00 ACREAGE: 21.1  
# OF LOTS: 54 CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:  
NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension.

New expiration: August 26, 2017

NOTE: Due to the preliminary plat extension, Anderson Place Section 2 shall meet the requirements of the amended Clarksville-Montgomery County Subdivision Regulations adopted by the Regional Planning Commission on February 26, 2014.

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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.

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. Kelly moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

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

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:** 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 from the Fire Department.

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CASE NUMBER: SR -28 -2015 APPLICANT: NICK DATTILO

Agent: Matt Suiter

DEVELOPMENT: DATTILO COMMERCIAL BUILDING

PROPOSED USE: WAREHOUSE/OFFICE FACILITY

LOCATION: 1835 E. BOY SCOUT ROAD

MAP: 018,22.04 ACREAGE: 1.00

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, to include as built.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval from the Fire Department.
  4. Approval of a landscape plan.
  5. Subdivision plat completed.

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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.

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. Grubbs moved to recommend approval. The motion was seconded by Ms. Rudolph and carried with Mr. Powers abstaining from SR-23-2015.

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

B. BUDGET TO ACTUAL - WILL BE PROVIDED AT SEPTEMBER 2015 RPC MEETING:

**VII. ADJOURNMENT:**

The meeting was adjourned at 2:15 p.m.

**ATTEST:**

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**Richard Swift, CHAIR**