

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

August 27, 2014

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
- 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 7/30/14

Mr. Swift asked for a motion for approval of the minutes of July 30, 2014. Mr. Hadley moved to recommend approval. The motion was seconded by Ms. Larson and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated the project engineer for S-20-2014 has requested a 30-day deferral. There being no more discussion, Mr. Grubbs moved to recommend deferral. The motion was seconded by Mr. Kelly and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 27 - 2014 APPLICANT(S): Safeplace Storage Powers / Means

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

LOCATION: fronting on the west side of Peachers Mill Rd. 600 +/- feet north of the Allen Griffey Rd. & Peachers Mill Rd. intersection.

TAX MAP(S): 18 PARCEL(S): 35.01 ACREAGE: 3.0 +/- CIVIL DISTRICT(S): 3

REASON FOR REQUEST: For self storage facility C-2 to C-5.

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. Request brings proposed Self Storage Facility use into conformance with Zoning Ordinance. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request.

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

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

CASE NUMBER Z - 28 - 2014 APPLICANT(S): Three B Sac Self Storage L P

Agent: John H Comperry

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

LOCATION: fronting on the west side of Wilma Rudolph Blvd. 165 +/- feet south of the Wilma Rudolph Blvd. & South Hampton Place intersection.

TAX MAP(S): 32-L-C PARCEL(S): 17.00 ACREAGE: 2.8 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: Adjacent properties are currently zoned C-5. Rezoning will correct current setback violations and allow for additional building to be constructed.

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. Request reduces existing Self Storage Facility setback non-conformities with Zoning Ordinance and is an extension of the C-5 zoning classification to the north and south. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request.

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.

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

CASE NUMBER Z - 29 - 2014 APPLICANT(S): Wilson & Norma Kirby

Agent: Carlson Consulting Engineers Inc

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

LOCATION: in the northeast quadrant of the 101st Parkway (SR374) & Whitfield Rd. intersection.

TAX MAP(S): 42 PARCEL(S): 5.04 ACREAGE: 7.53 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: The subject property will be used for a grocery store and pharmacy with a 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. A traffic assessment was submitted that identified improvements to Whitfield Road at the proposed development entrances and at the intersection of Whitfield Road with the 101st Parkway. C-5 zoning is a Highway and Arterial Commercial District and the property fronts on an arterial highway, (SR 374/101st Parkway) at a signalized intersection. Request is also an extension of C-5 zoning to the west and south. No adverse environmental issues were identified relative to this request. There were inquiries about the range of uses permitted in the C-5 and possible road improvements, but no expressed opposition.

Mr. Richard Hopgood, attorney for applicant, stated he was present to answer questions.

Mr. Ed White, adjacent property owner, and a representative of Beautiful Savior Evangelical Lutheran Church, stated he was in favor of the request. He stated that the new development can help safety concerns in area with installation of sidewalks and road improvements.

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

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

CASE NUMBER Z - 30 - 2014 APPLICANT(S): Caudill, Maynard & Robert E. Durrett I I I

Agent: Robert E Durrett I I I

REQUEST: R-4 Multiple Family Residential District
to R-2 Single-Family Residential District

LOCATION: 1,000 +/- feet west of the terminus of the West Allen-Griffey Rd., also located 200 +/- feet south of the terminus of Bandera Dr.

TAX MAP(S): 31 PARCEL(S): portions of 1.00 & 2.00 ACREAGE: 32.95 +/- CIVIL DISTRICT(S): 3

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. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. Request is an extension of the existing R-2 Single Family zoning to the north.

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

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

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

CASE NUMBER Z - 31 - 2014 APPLICANT(S): Regional Planning Commission (Belle Forest)

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

LOCATION: South of Lafayette Road and Ryder Avenue, north of Donna Drive, and east and west of Cunningham Lane

TAX MAP(S): See PARCEL(S): ACREAGE: R-2 - 38.72; CIVIL DISTRICT(S): 3/7/8
Attached
Map

REASON FOR REQUEST: Bring non-conforming zoning into compliance (due to new R-3 and R-4 regulations).

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 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.

Mr. Ted Adair, Doane Drive, stated he had concerns about drainage in large R-3 area about run-off.

Mr. Swift suggested he speak with City Engineer Chris Cowan about drainage concerns. Mr. Jeff Bryant addressed Mr. Adairs questions regarding drainage.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 54 - 99C APPLICANT: Billy Ray Suiter
REQUEST: Preliminary Plat Extension Approval of AUTUMNWOOD FARMS (PRELIMINARY EXTENSION)
LOCATION: South of Tiny Town Road, north of Hazelwood Road, and west of Hazelwood Subdivision
MAP: 018 PARCEL(S): 016.00 (portion) ACREAGE: 466.84
OF LOTS: 1049 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 27, 2016

NOTE: Autumnwood Farms shall meet the requirements of the amended Clarksville-Montgomery County Subdivision Regulations adopted by the Regional Planning Commission on February 26, 2014, due to the preliminary plat extension.

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: Final Plat Approval

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: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 32 - 2014 APPLICANT: Monte Turner- Turner & Associates
REQUEST: Final Plat 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: Final Plat Approval by Minor Plat provisions

CASE NUMBER: S - 37 - 2014 APPLICANT: Fox Crossing
REQUEST: Final Plat Approval of FOX CROSSING SECTION 3
LOCATION: North of Tylertown Road and East of Suiter Road
MAP: 009 PARCEL(S): 001.00 ACREAGE: 28.02
OF LOTS: 100 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 41 - 2014 APPLICANT: Courtney Maynard Caudill, etal
REQUEST: Final/replat Approval of IVY BEND SECTION 2 AND A REPLAT OF IVY BEND SECTION 1 LOT 28 (CLUSTER)
LOCATION: South of 41-A and east of the existing Ivy Bend Section 1 Subdivision.
MAP: 087 PARCEL(S): 031.01 ACREAGE: 18.657
OF LOTS: 47 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 42 - 2014 APPLICANT: Holly point, LLC
REQUEST: Final Plat Approval of RENFROE'S LANDING (PREVIOUSLY CALLED DEERTRAIL SECTION 6)
LOCATION: At the current terminus of Quiver Lane
MAP: 058 PARCEL(S): 020.02 ACREAGE: 11.49
OF LOTS: 24 CIVIL DISTRICT(S): 11/5
STAFF RECOMMENDATION: Final Plat Approval

CASE NUMBER: S - 43 - 2014 APPLICANT: Magnolia Place Partnership
REQUEST: Final Plat Approval of MAGNOLIA PLACE SECTION 1B (CLUSTER)
LOCATION: North of and adjacent to Sapling Drive and south of and adjacent to North of Magnolia Drive
MAP: 043 PARCEL(S): 036.00 ACREAGE: 14.30
OF LOTS: 54 CIVIL DISTRICT(S): 7/8
STAFF RECOMMENDATION: Final Plat Approval

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 46 - 2014 APPLICANT: TODD PHILLIPS

REQUEST: Preliminary Plat Approval of ROBIN LYNN HILLS, SECTION 6

LOCATION: EAST OF DOTSONVILLE RD. AND NORTH OF RUSTY LANE

MAP: 067 PARCEL(S): 002.02 ACREAGE: 15.35

OF LOTS: 19 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: Variance requests from the Subdivision Regulations:

1. Excessive cul-de-sac length due to extreme topography and no feasible roadway alternatives/extensions.
2. A minimum 40' ROW width due to an extension of an existing 40' ROW width and the low density of lots that serve this proposed ROW.
3. To not require the intermediate turnaround. Due to the low density of the development along this ROW, poor soil conditions, and ROW being constructed at the maximum 10% grade. It would not be feasible to construct the intermediate

VAR. STAFF RECOMMENDATION: Approval

Pulled from the consent agenda for a separate vote, Ms. Smithson read the case and gave the staff recommendation. They are proposing 19 lots, the County Highway Department had no comments and annexation into the city limits is not likely.

There was no one to speak in favor of this case.

Mr. Lance, adjacent property owner, stated he was in opposition to this case and cited traffic, property tax increase, potential annexation and increase in crime as his and his neighbors concerns.

Dr. Ripple and Ms. Smithson noted that the County Highway Department expressed no traffic concern and that annexation is not likely as the property doesn't abut the city limits, falls in the Woodlawn Utility District and city initiated annexation requires a voter approval.

There being no more discussion, Mr. Powers moved to recommend approval since it meets requirements of zoning. The motion was seconded by Mr. Kelly and carried unanimously.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 47 - 2014 APPLICANT: GORDON SEAY

REQUEST: Final Plat Approval of AUTUMNWOOD FARMS, SECT. 10

LOCATION: North of Hazelwood Drive, east of Autumnwood Boulevard, north of and adjacent to the current terminus of Spring Haven Drive

MAP: 18 PARCEL(S): 16 ACREAGE: 24.78

OF LOTS: 53 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat 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.

S-46-2014 was pulled from the consent agenda.

Ms. Smithson read the cases and gave the staff recommendations.

There being no more discussion, Mr. Powers moved to recommend approval, abstaining from S-45-2014. The motion was seconded by Mr. Hadley and carried unanimously.

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 18 - 2014 APPLICANT: SPEEDWAY LLC JEFF FRAZER

Agent: Jonathan Woche

DEVELOPMENT: SPEEDWAY #100548

PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS

LOCATION: 320 PROVIDENCE BLVD

MAP: 055-I-E-003.00 ACREAGE: 1.46

CIVIL DIST.: 7

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 water quality plans by the City Street Department.
 3. Approval from the Fire Department.

CASE NUMBER: SR - 19 - 2014 APPLICANT: FULTON WILSON

Agent: Cal Mckay, Pe

DEVELOPMENT: SANGO PLAZA

PROPOSED USE: RETAIL/WAREHOUSE

LOCATION: 2624 MADISON STREET

MAP: 081, 120.00 ACREAGE: 3.17

CIVIL DIST.: 7

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 by the Madison Street Overlay District review committee.
 5. Approval of a landscape plan.
 6. Approval from TDOT.

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.

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, Ms. Larson 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 Commissioners packets. He noted that cash flow position was negative because the pass through of funds to CTS has not yet been reimbursed by USDOT and because the County contribution received in August was not yet reported. There being no more discussion, Mr. Grubbs 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 Commission approved the budget on August 11th, and the Regional Planning Commission Board and staff will receive pay increases retroactive to July 1, 2014.
- C. REPORT ON AREA-WIDE REZONINGS - DEFINE 0-1 TO R-4 CONDO REZONINGS; DEFINE M-2 TO C-2 REZONINGS ON SOUTH RIVERSIDE DRIVE: Dr. Ripple stated these area-wide rezonings may be in the future.
- D. INTRODUCTION OF NEW AREA-WIDE REZONINGS - NONE THIS MONTH:
- E. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY), COMMON DESIGN REVIEW BODY, SIGN PROVISIONS UPDATE: No report
- F. CHANGES TO THE MADISON STREET CORRIDOR DESIGN GUIDELINES: No report.

VII. ADJOURNMENT:

The meeting was adjourned at 2:35 p.m.

ATTEST:

Richard Swift, CHAIR