

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

September 25, 2013

DRAFT

2:00 P.M.

PLANNING COMMISSION MEETING ROOM  
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Mike Harrison, Chairman
- Mabel Larson, Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Robert Nichols
- Bryce Powers
- Richard Swift

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 8/28/2013

Mr. Powers asked for a motion for approval of the minutes. Ms. Larson moved to recommend approval. The motion was seconded by Mr. Hadley and carried unanimously. Dr. Ripple then stated that the project engineers have requested 30 day deferral of cases S-43-2013, S-47-2013, S-48-2013, S-52-2013 and S-53-2013. Dr. Ripple then stated that the Project Engineer had requested deferral of SR-28-2013 to provide additional information. There being no more discussion, Mr. Swift moved to recommend deferral. The motion was seconded by Mr. Grubbs and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 3 - 2013 APPLICANT(S): Regional Planning Commission

REQUEST: City

to

LOCATION:

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

REASON FOR REQUEST:

Dr. Ripple explained that this is an application of the Regional Planning Commission introduced on August 28, 2013 to amend the City Zoning Ordinance by adding a new zoning district: R-6 Single Family Residential District. He introduced recommended staff amendments resulting from a conversation with City Attorney Lance Baker.

He added that the Planning Commission staff had met with developers on August 20, 2013 and the Residential Development Commission on September 18, 2013 for their input. They were in agreement that the 5' side setback should remain. This new district was acceptable to Ray Williams, Fire Marshall, for the side yard setback, to the City Street Department for the modification to the corner sight triangle, and to the City Building and Codes Department.

Dr. Ripple then asked for the Planning Commissioner's approval of the recommended staff amendments in action after the public hearing.

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

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CASE NUMBER Z - 17 - 2013 APPLICANT(S): James R. Hunley & Durrett Investment  
Agent: Jason Daugherty

REQUEST: AG Agricultural District &  
R-4 Multiple-Family Residential District  
to C-2 General Commercial District

LOCATION: fronts on the west side of Peachers Mill Rd. 500+/- ft. north of the Peachers Mill Rd. & Allen Griffy Rd. intersection

TAX MAP(S): 018 PARCEL(S): 035.01 & 035.03p/o ACREAGE: 11.54 +/- CIVIL DISTRICT(S): 3rd

REASON FOR REQUEST: To permit a usage of the property commensurate with the current growth pattern of the surrounding area.

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. The Traffic Assessment found sufficient capacity along Peachers Mill Road to accommodate the proposed development. No adverse environmental issues were identified relative to this request. Property is located on Peachers Mill Road south of Henry Place Boulevard, and is a continuation of proposed commercial development on the west side of Peachers Mill Road from Henry Place Boulevard to West Creek Coyote Trail (which is signalized at the Peachers Mill Road).

Mr. Jason Daugherty, agent, stated that he was present to answer any questions. No one spoke in opposition to this rezoning.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Adkins and carried with Mr. Powers abstaining.

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

CASE NUMBER Z - 18 - 2013 APPLICANT(S): First Advantage Bancorp Attn: Eric Bradley  
Agent: Cal Gentry Winners Circle Partners

REQUEST: R-1 Single-Family Residential District  
to OP Office/Professional District

LOCATION: at the northwest quadrant of the Warfield Blvd & Dunbar Cave Rd. intersection.

TAX MAP(S): 056 PARCEL(S): 042.00 ACREAGE: 5.67 +/- CIVIL DISTRICT(S): 6th

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. This is the Blue Hole Lodge site. 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. Property is located at a high traffic signalized intersection.

Mr. Cal Gentry, agent, stated he was present to answer any questions. There was no one present in opposition.

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

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CASE NUMBER CZ - 8 - 2013 APPLICANT(S): Jo Ellen O'connor  
Bill Wilson

REQUEST: R-1 Single-Family Residential District  
to R-1A Single-Family Residential District

LOCATION: at the terminus of Austin Brian Court.

TAX MAP(S): 082 PARCEL(S): 13.01 ACREAGE: 4.39 +/- CIVIL DISTRICT(S): 11  
10.00 & 17.00

082-J-D

REASON FOR REQUEST: To conform with other lots in the adjacent subdivision.

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. Request is an extension of the R-1A zoning to the north and east.

Ms. O'Connor, applicant, stated she was present to answer any questions. There was no one present in opposition.

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

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

CASE NUMBER CZ - 9 - 2013 APPLICANT(S): Shirley Bryan

REQUEST: AG Agricultural District  
to E-1 Single-Family Estate District

LOCATION: fronting on the north/west side of the Dudley Rd. ROW 1,700 +/- feet east of the Buck Rd. & Dudley Rd. intersection.

TAX MAP(S): 035 PARCEL(S): 002.07 ACREAGE: 1.1 +/- CIVIL DISTRICT(S): 1

REASON FOR REQUEST: Construct a single family home

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. Request will bring an existing parcel into conformance for lot size under E-1 zoning.

Ms. Christy Lorenz, agent, stated she was present to answer any questions. No one spoke in opposition.

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

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IV. SUBDIVISIONS:

CASE NUMBER: S - 57b - 2004 APPLICANT: Cal Mckay  
REQUEST: Preliminary Plat Extension Approval of TIMBER SPRINGS  
LOCATION: South of Hazelwood Road and west of Trenton Road  
MAP: 017 PARCEL(S): 053.02 ACREAGE: 218.82  
# OF LOTS: 452 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: September 25, 2015

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CASE NUMBER: S - 12b - 2006 APPLICANT: Jimmy Bagwell of Moore Designs  
REQUEST: Preliminary Plat Extension Approval of COLLINS ESTATES, CLUSTER  
LOCATION: East of Interstate 24, south of Rossvie Road and Rollow Lane  
MAP: 058 PARCEL(S): 00.500 ACREAGE: 296  
# OF LOTS: 604 CIVIL DISTRICT(S): 1

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: September 25, 2015

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CASE NUMBER: S - 41 - 2013 APPLICANT: McClardy Road Partners  
REQUEST: Final Plat Approval of ROSSVIEW PLACE SECTION 1B CLUSTER  
LOCATION: South of Rossvie Road, East of Dunbar Cave Road, West of Powell Road  
MAP: 57 PARCEL(S): 109.07 ACREAGE: 24.68  
# OF LOTS: 56 CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: Final Plat Approval.

VARIANCES REQUESTED: The applicant is requesting a variance to allow for a fire hydrant spacing of 870' along the proposed Brigade Drive ROW. The reason given for the variance was that the spacing was based on the Clarksville Fire Department regulation of 800' between hydrants on a direct line. The Fire Department has indicated that they have no objection to the request.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 42 - 2013 APPLICANT: Durrett Investment, Co.  
REQUEST: Final Plat Approval of WEST CREEK FARMS SECTION 1C  
LOCATION: South of West Creek Coyote Trail, North of Allen Griffey Lane, South of and Adjacent to Henry Place Blvd.  
MAP: 018 PARCEL(S): 035.03 ACREAGE: 13.1  
# OF LOTS: 44 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Final Plat Approval.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 43 - 2013      APPLICANT: Mack Phillips  
REQUEST: Final Plat Approval of PHILLIPS ESTATES, SECTION 4  
LOCATION: East end of Ironhorse Way and Tait's Station Drive  
MAP: 15 PARCEL(S): 12.00 (p)    ACREAGE: 22.55  
# OF LOTS: 16      CIVIL DISTRICT(S): 1  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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CASE NUMBER: S - 44 - 2013      APPLICANT: Mack Phillips  
REQUEST: Final Plat Approval of BELL CHASE  
LOCATION: West of and adjacent to Old Trenton Road, south of Whitfield Road, and north of Peterson Lane  
MAP: 041 PARCEL(S): 115.02    ACREAGE: 10.31  
# OF LOTS: 38      CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 47 - 2013      APPLICANT: Bill Mace  
REQUEST: Preliminary Plat Approval of BELLE'S LANDING  
LOCATION: 2600' south of Trough Springs Road, east of adjacent to South Woodson Road  
MAP: 082 PARCEL(S): 091.00    ACREAGE: 90.1  
# OF LOTS: 39      CIVIL DISTRICT(S): 5  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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CASE NUMBER: S - 48 - 2013      APPLICANT: Sun C. Reed, etal  
REQUEST: Preliminary Plat Approval of GARRETTSBURG SUBDIVISION  
LOCATION: West of and adjacent to Garrettsburg Road approximately 260' west of the intersection of  
Garrettsburg Road and Britton Springs Road.  
MAP: 29 PARCEL(S): 12.01    ACREAGE: 5.78  
# OF LOTS: 9      CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 49 - 2013      APPLICANT: Danell Welch  
REQUEST: Preliminary Plat Approval of WELCH BUSINESS PARK  
LOCATION: Northwest quadrant of the intersection of Ashland City Road and Old Ashland City Road  
MAP: 088 PARCEL(S): 032.00 ACREAGE: 3  
# OF LOTS: 5      CIVIL DISTRICT(S): 11

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.
4. Approval by TDOT for a highway connection permit and any roadway improvements to Highway 12 is required before final plat approval.
5. All Landscape Buffer requirements of the County Zoning Resolution must be met and approved during the Site Review Process.

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CASE NUMBER: S - 50 - 2013      APPLICANT: WBW Developers Group  
REQUEST: Final Plat Approval of CHALET MANOR SECTION 1  
LOCATION: South of Gibbs Lane, north of Treeland Drive, and east of and adjacent to Trenton Road.  
MAP: 032 PARCEL(S): 030.00 & 030.04 ACREAGE: 11.67  
# OF LOTS: 22      CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

VARIANCES REQUESTED: The applicant has requested a variance to allow Lots 37-47 to receive Planning Commission approval for both Preliminary and Final. The reason given by the applicant is that all public infrastructure improvements are in place. The applicant has also requested a variance to allow McGee Court to exceed the maximum allowed 500' length of cul-de-sacs , the reason given by the applicant is topography.

VAR. STAFF RECOMMENDATION: Approval

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CASE NUMBER: S - 51 - 2013      APPLICANT: Billy Wayne Jackson Jr. etux  
REQUEST: Final Plat Approval of YARBROUGH ESTATES  
LOCATION: West side of Highway 48 approximately 238' south and west of Trotter Road.  
MAP: 123 PARCEL(S): 007.00 ACREAGE: 4.5  
# OF LOTS: 3      CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 52 - 2013      APPLICANT: Bill Mace  
REQUEST: Final Plat Approval of KINGSTON'S COVE  
LOCATION: Approximately 300' north of the Tiny Town Road and Clearwater Drive Intersection  
MAP: 007 PARCEL(S): 013.01    ACREAGE: 12.970  
# OF LOTS: 41    CIVIL DISTRICT(S): 2  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer

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CASE NUMBER: S - 53 - 2013      APPLICANT: J & N Enterprises, Inc.  
REQUEST: Final Plat Approval of COUNTRYBROOK, SECTION 4 CLUSTER  
LOCATION: West of Joshua Drive at the terminus of Inver Lane.  
MAP: 053 PARCEL(S): 010.01    ACREAGE: 3.48  
# OF LOTS: 10    CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: Deferral for 30 days at the request of the Project Engineer.

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CASE NUMBER: S - 54 - 2013      APPLICANT: Jeff Burkhart  
REQUEST: Preliminary Plat Approval of ARBOR GREENE SOUTH, SECTION 1C  
LOCATION: Terminus of Cindy Jo Court  
MAP: 017D PARCEL(S): A 073.01    ACREAGE: 1.13  
# OF LOTS: 2    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.

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 55 - 2013      APPLICANT: Kevin Finley  
REQUEST: Preliminary Plat Approval of SUTTON LANDING CLUSTER  
LOCATION: East side of Powell Road across from the intersection of Powell Road and Amberly Drive.  
MAP: 057 PARCEL(S): 109.05    ACREAGE: 5.00  
# OF LOTS: 12    CIVIL DISTRICT(S): 6

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.
4. The landscape plan must be submitted and approved prior to final plat approval. The Landscape Plan must meet the requirements of Section 5.9.3.J of the Zoning Ordinance.

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CASE NUMBER: MP - 32 - 2013      APPLICANT: Gleen F Buck and Betty R Buck  
REQUEST: Final Plat Approval of GLENN F. BUCK PROPERTY BUCK ROAD LOT 1  
LOCATION: On the north side of Buck Road approximately 1900' east of the intersection of Buck Road and Kirkwood Road.  
MAP: 034 PARCEL(S): 012.00    ACREAGE: 2.042  
# OF LOTS: 1    CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 36 - 2013      APPLICANT: Christopher T. Guinn  
REQUEST: Final Plat Approval of J WOLFF PROPERTY MARTHA'S CHAPEL ROAD LOT 1  
LOCATION: 3172 Marthas Chapel Road  
MAP: 123 PARCEL(S): 032.05    ACREAGE: 1.53  
# OF LOTS: 1    CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 44 - 2013      APPLICANT: Earl D. Hendrickson  
REQUEST: Final Plat Approval of EARL D. HENDRICKSON PROPERTY REDBIRD LANE LOT 1  
LOCATION: 900 Redbird Lane  
MAP: 157 PARCEL(S): 038.10    ACREAGE: 1.76  
# OF LOTS: 1    CIVIL DISTRICT(S): 22

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 59 - 2013      APPLICANT: WBW  
REQUEST: Final Plat Approval of QUAIL RIDGE RETAIL  
LOCATION: Northwest corner of the intersection of the Purple Heart Parkway and Ash Ridge Drive  
MAP: 030 PARCEL(S): 033.03    ACREAGE: 2.48  
# OF LOTS: 2    CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 63 - 2013      APPLICANT: Robert George Edmondson  
REQUEST: Final Plat Approval of ROBERT GEORGE EDMONDSON ETAL PROPERTY  
NEEDLEWOOD DRIVE LOT 1  
LOCATION: Terminus of Needlewood Drive  
MAP: 079 PARCEL(S): 025.07    ACREAGE: 2.02  
# OF LOTS: 1    CIVIL DISTRICT(S): 12  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 67 - 2013      APPLICANT: Karen Connerth  
REQUEST: Replat Approval of REPLAT OF SOMERSET SECTION 2 LOTS 61 & 62  
LOCATION: 2240 & 2242 Fairfax Drive  
MAP: 040P PARCEL(S): J 019.00 & 020.00    ACREAGE: .972  
# OF LOTS: 2    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 68 - 2013      APPLICANT: Karen Connerth  
REQUEST: Replat Approval of REPLAT OF SOMERSET SECTION 2 LOT 59 AND A  
REPLAT OF A REPLAT OF SOMERSET SECTION 2 LOT  
58  
LOCATION: 2234 & 2236 Fairfax Drive  
MAP: 040P PARCEL(S): J 022.00 & 023.00    ACREAGE: .44  
# OF LOTS: 2    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 76 - 2013      APPLICANT: David Berggren  
REQUEST: Final Plat Approval of REPLAT OF MERCHANTS BOULEVARD SECTION 1  
LOTS 2 & 3  
LOCATION: North side of Merchants Boulevard, west side of Merchant Court  
MAP: 041K PARCEL(S): E 023.00 & 024.00    ACREAGE: 3.035  
# OF LOTS: 1    CIVIL DISTRICT(S): 6  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 78 - 2013      APPLICANT: Magnolia Drive Partnership  
REQUEST: Final Plat Approval of MDP DEVELOPMENT SECTION 1 LOT 1  
LOCATION: East side of Buckeye Lane approximately 105 southeast of the intersection of Spruce Drive and Buckeye Lane  
MAP: 043 PARCEL(S): 036.00 ACREAGE: .4  
# OF LOTS: 1      CIVIL DISTRICT(S): 7  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 79 - 2013      APPLICANT: Anthony Brown  
REQUEST: Replat Approval of REPLAT OF BRADBURY FARMS PHASE 3 LOTS 48 & 49  
LOCATION: 2020 & 2030 Bradbury Road  
MAP: 063D PARCEL(S): B 007.00 & 008.00 ACREAGE: 2.28  
# OF LOTS: 2      CIVIL DISTRICT(S): 5  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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CASE NUMBER: MP - 80 - 2013      APPLICANT: Hunter Stapp  
REQUEST: Final Plat Approval of ANN JOHNSON STAPP PROPERTY BAGWELL ROAD LOTS 1 & 2  
LOCATION: 1125 Bagwell Road  
MAP: 087 PARCEL(S): 058.00 ACREAGE: 3  
# OF LOTS: 2      CIVIL DISTRICT(S): 10  
STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

PLANNING COMMISSION ACTIONS:: Mr. Powers stated that these cases are heard on a consent agenda and if anyone would like 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 asked for endorsement for cases MP-32-2013, MP-36-2013, MP-44-2013, MP-59-2013, MP-63-2013, MP-67-2013, MP-68-2013, MP-76-2013, MP-78-2013, MP-79-2013 and MP-80-2013.

There was no one to speak in support or opposition to these cases.

There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Grubbs and carried with Mr. Powers abstaining from voting on MP-67-2013 and MP-68-2013.

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

CASE NUMBER: SR -25 -2013 APPLICANT: CLARKSVILLE C/O NATHAN DEER  
Agent: Cal Mckay

DEVELOPMENT: ATHLETIC CLUB  
PROPOSED USE: HEALTH CLUB ADDITION  
LOCATION: 220 DUNLOP LANE  
MAP: 032, 117.00 ACREAGE: 6.4  
CIVIL DIST.: 6

**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 of a landscape plan.

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CASE NUMBER: SR -26 -2013 APPLICANT: CMH OF KENTUCKY, INC.  
Agent: Cal Mckay

DEVELOPMENT: OLD GLORY DISTILLING COMPANY  
PROPOSED USE: DISTLLERY  
LOCATION: 451 ALFRED THUN ROAD  
MAP: 033, 014.11 ACREAGE: 6.85  
CIVIL DIST.: 6

**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.

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CASE NUMBER: SR -27 -2013 APPLICANT: PAUL LOBIANCO  
Agent: Vernon Weakley

DEVELOPMENT: SANGO POOL AND SPA  
PROPOSED USE: WAREHOUSE/SHOWROOM  
LOCATION: 2798 HWY 41-A SOUTH  
MAP: 081, 160.00 ACREAGE: 2.65  
CIVIL DIST.: 11

**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 from the Madison Street Overlay District review committee.
  5. Approval of a landscape plan.

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

CASE NUMBER: SR -28 -2013 APPLICANT: GRACE BIBLE JUDY POTTER  
Agent: Vernon Weakley

DEVELOPMENT: GRACE BIBLE CHURCH  
PROPOSED USE: CHURCH  
LOCATION: 1110 PEACHERS MILL ROAD  
MAP: 043-D-E-029.00 ACREAGE: 5.0  
CIVIL DIST.: 3

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

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CASE NUMBER: SR -29 -2013 APPLICANT: JAMES V. WEAKLEY  
Agent: Benny Weakley

DEVELOPMENT: WEAKLEY BROTHERS ENGINEERING  
PROPOSED USE: OFFICE  
LOCATION: 2126 OLD ASHLAND CITY ROAD  
MAP: 080-B-D-008.00 ACREAGE: 0.55  
CIVIL DIST.: 11

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

- CONDITIONS:** 1. Approval of all utility plans by the Office of the Chief Utility Engineer.  
2. Approval of all grading and drainage plans by the City Street Department.  
3. Approval of a landscape plan.

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CASE NUMBER: SR -30 -2013 APPLICANT: SPRING CREEK CHURCH  
Agent: J. Chris Fielder

DEVELOPMENT: SPRING CREEK BAPTIST CHURCH  
PROPOSED USE: CHURCH ADDITION  
LOCATION: 2760 TRENTON ROAD  
MAP: 032, 093.00 & 095.00 ACREAGE: 9.76  
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.  
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.

**PLANNING COMMISSION ACTIONS:** Mr. Powers explained that these cases are heard on a consent agenda and if anyone wanted to hear a case 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 in support or opposition to the cases.

There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Ms. Larson and carried with Mr. Swift abstaining from SR-26-2013.

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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. He then asked for endorsement of the report. There being no discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

**B. AMENDMENT TO STAFF POLICY FOR DELETING MINOR PLATS FROM MONTHLY RPC AGENDA:** Dr. Ripple stated that the minor plats have already been approved by himself and possibly recorded. Therefore, the staff is suggesting that they be removed from the agenda to avoid public confusion that these cases are subject to a public hearing. There being no more discussion, Mr. Hadley made a motion to remove minor plats from agenda. the motion was seconded by Mr. Adkins and carried unanimously.

**C. REPORT ON MAYOR'S DESIGN REVIEW TASK FORCE (CITY):** Dr. Ripple reported that legislation creating the Common Design Review Board was being reviewed by the City Attorney and that new sign regulations for the city were being reviewed internally by the RPC staff.

**D. REPORT ON MAYOR'S ACCESS MANAGEMENT ORDINANCE TASK FORCE (CITY):**

**E. REPORT ON SUBDIVISION REGULATION UPDATE:** Dr. Ripple stated there will be a second meeting with various agencies for discussion regarding these changes and then those changes will be presented to the Planning Commission for their action.

**F. REPORT ON AREA-WIDE REZONINGS:** Dr. Ripple explained that they have identified areas that have been zoned for apartments but have been developed for single family residential. These initial areas proposed for rezoning are Sage Meadows and Bellgar/Bellshire.

**G. NOVEMBER RPC MEETING DATE:** The meeting dates of TUESDAY, NOVEMBER 26, 2013, 2:00 P.M. and FRIDAY, DECEMBER 20, 2013, 2:00 P.M. were affirmed by the Planning Commission. The informal and formal meetings in December will occur on the same day with the Christmas luncheon between.

## **VII. ADJOURNMENT:**

The meeting was adjourned at 2:40 p.m.

**ATTEST:**

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**MICHAEL R. HARRISON, CHAIR**