

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

September 27, 2017

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
- Garth Branch, 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 08/30/17

Mr. Swift asked for a motion for approval of the minutes of August 30, 2017. Mr. Hadley moved to recommend approval. The motion was seconded by Ms. Rudolph and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineers have requested a 30-day deferral of subdivision cases S-53-2017, S-57-2017, S-58-2017, S-62-2017, S-68-2017 and site review SR-33-2017. There being no more discussion, Ms. Rudolph moved to recommend deferral. The motion was seconded by Mr. Grubbs and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 16 - 2017 APPLICANT(S): Robert E White

Agent: Jason Daugherty

REQUEST: A-G Agricultural District
to C-2 General Commercial District

LOCATION: Property fronting on the west frontage of Whitfield Road 450 +/- feet south of the Whitfield Road & Needmore Road intersection

TAX MAP(S): 031 PARCEL(S): 53.00 ACREAGE: 3.5 CIVIL DISTRICT(S): 6th

REASON FOR REQUEST: To allow uses commensurate with the surrounding neighborhood and current growth patterns.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in City) and adopted Land Use Plan. Adequate infrastructure serves the site. C-2 General Commercial District is not out of character with the surrounding zoning classifications and established uses. No adverse environmental issues were identified relative to this request. He stated there was a traffic assessment required that was submitted and reviewed. He also stated that as of 9:30 A.M. there were no public comments received.

Jason Daugherty, Agent, stated he was available to address any questions or comments. Mr. Emory Hendricks stated he lives behind Wal-Mart and there is already a substantial traffic problem in the morning and afternoon on Whitfield Road and asked if there had been any consideration given to improving that. Mr. Spainhoward stated there was a traffic assessment to review the number of trips generated and this project would not change the level of service on Whitfield Road. Mr. Hendricks stated that there is an existing traffic problem and that traffic in the area has increased over the past year. Mr. Daugherty stated they were aware there are some traffic issues. He stated they did do the traffic assessment which was a low impact on existing traffic patterns.

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

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 15 - 2017 APPLICANT(S): Charles & Barbara Bogard

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

LOCATION: Properties fronting on the south frontage of Woodlawn Road 1,268 +/- feet west of the Woodlawn Road & Dover Road (US 79) intersection.

TAX MAP(S): 053 PARCEL(S): 87.00 p/o ACREAGE: 2.93 CIVIL DISTRICT(S): 8th
89.00

REASON FOR REQUEST: To bring single family use into conformance.

Mr. Spainhoward read the case and gave the staff recommendation for approval with the three reasons listed. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan. Adequate infrastructure serves the site. Proposed R-1 request brings residential use into compliance. He stated there were no departmental comments of any concern. There were no public comments received in reference to this case.

Debbie Nunn, Century 21 Agent, stated the owners have been there since 1955 and wish to sell their home as residential.

There being no more discussion, Ms. Rudolph moved to recommend approval based on this bringing residential usage into compliance. The motion was seconded by Mr. Kimbrough and carried unanimously.

CASE NUMBER CZ - 16 - 2017 APPLICANT(S): Rhonda Byard, Etal

Agent: Chad Byard

REQUEST: C-5 Highway and Arterial Commercial District
to RM-2 Single Family Mobile Home Residential District

LOCATION: Property fronting on the south frontage of Old Sango Road, 1,287 +/- feet east of the Quail Hollow Road & Old Sango Road intersection.

TAX MAP(S): 082 PARCEL(S): 159.00 ACREAGE: 0.43 CIVIL DISTRICT(S): 11th

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval with the three reasons listed. The proposed zoning request is consistent with Growth Plan (as in County) and adopted Land Use Plan. Adequate infrastructure serves the site. Proposed RM-2 request brings residential use into compliance. He stated there were no departmental comments of any concern. He stated there had been one question in reference to this case and it was primarily to understand what was taking place, so they were not opposed.

Mr. Houston Smith, DBS & Associates Engineering, stated he was available to answer any questions.

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

V. SUBDIVISIONS:

CASE NUMBER: S - 35a - 2017 APPLICANT: Cal Burchett
REQUEST: Void Of Preliminary Plat Approval of VOID OF SALEMS BEND
LOCATION: South of and adjacent to Bend Road, approximately 670' east of the intersection of Bend Road and Norman Lane.
MAP: 089 PARCEL(S): 043.01 ACREAGE: 10.09
OF LOTS: 3 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: Void of the Final Plat.

CASE NUMBER: S - 23 - 2017 APPLICANT: Gordon Seay
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS SECTION 11A
LOCATION: Adjacent to and the extension of Horseshoe Cave Road
MAP: 018 PARCEL(S): 016.00 ACREAGE: 13.91
OF LOTS: 27 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 53 - 2017 APPLICANT: Magnolia Drive Partnership
REQUEST: Final Plat Approval of SANGO MILLS SECTION 1 (CLUSTER)
LOCATION: North of US Hwy 41-A, South of Sango Road, north of and adjacent to Towes Lane.
MAP: 087 PARCEL(S): 023.02 ACREAGE: 28.94
OF LOTS: 67 CIVIL DISTRICT(S): 10/11
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 57 - 2017 APPLICANT: Rhonda Byard, et al
REQUEST: Preliminary Plat Approval of RHONDA BYARD PROPERTY MADISON STREET LOTS
1 & 2
LOCATION: South of and adjacent to Old Sango Road, north of and adjacent to Highway 41-A south, at 3230 Old Sango Road.
MAP: 082 PARCEL(S): 159.00 ACREAGE: 10.66
OF LOTS: 2 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 58 - 2017 APPLICANT: Advanced De. Const. Co. Inc.

REQUEST: Preliminary Plat Approval of ADVANCED DEV CONST CO. INC. PROPERTY E. PINE
MOUNTAIN ROAD LOTS 1 & 2

LOCATION: South of and adjacent to the 101st Airborne Parkway, east of and adjacent to the terminus of E. Pine
Mountain Road.

MAP: 042 PARCEL(S): 030.00 ACREAGE: 3.18

OF LOTS: 2 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: Defer for 30 days at the request of the Applicant.

CASE NUMBER: S - 59 - 2017 APPLICANT: double J Partners

REQUEST: Final Plat Approval of CHESTNUT HILL SECTION 1 (CLUSTER)

LOCATION: West of Kelsey Drive, approximately 1500 feet north of the intersection of Kelsey Drive and Dover
Road.

MAP: 054 PARCEL(S): 021.00 ACREAGE: 19

OF LOTS: 59 CIVIL DISTRICT(S): 7

STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 60 - 2017 APPLICANT: double J Partners

REQUEST: Preliminary Plat Approval of CHESTNUT HILL SECTION 2 (CLUSTER)

LOCATION: North of Dover Road, west of Kelsey Drive, approximately 170' west of the intersection of Donald
Drive and Kelsey Drive.

MAP: 054G PARCEL(S): A 25.03 ACREAGE: 15.23

OF LOTS: 47 CIVIL DISTRICT(S): 7

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. A landscape plan and/or tree survey will be required prior to final plat approval for the area(s) that are using the landscape buffer section of the Zoning Ordinance.

VARIANCES REQUESTED: The applicant is requesting a variance to Section 4.3(2) of the Subdivision
Regulations to allow a block length that is in excess of the maximum allowed 1500'
in length. The reason given by the applicant is due to topography and the adjacent
property to the south being a small commercial tract with little benefit of a road stub.
See the file for the complete variance request.

VAR. STAFF RECOMMENDATION: Approval

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 61 - 2017 APPLICANT: Fields at Northmeade
REQUEST: Final Plat Approval of WELLINGTON FIELDS SECTION 3
LOCATION: West of and adjacent to Kirkwood Road, approximately 5,000 feet north of the intersection of
Rossview Road and Kirkwood Road.
MAP: 039 PARCEL(S): 008.00 ACREAGE: 42.33
OF LOTS: 86 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 62 - 2017 APPLICANT: J & N Enterprises
REQUEST: Final Plat Approval of RIDGELAND ESTATES SECTION 2 (CLUSTER)
LOCATION: North of Dover Road, south of and adjacent to the current terminus of Cameo Lane.
MAP: 053 PARCEL(S): 010.04 ACREAGE: 14.42
OF LOTS: 60 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

CASE NUMBER: S - 63 - 2017 APPLICANT: Singletary Construction, Llc
REQUEST: Replat Approval of REPLAT OF WEST CREEK FARMS SECTION 2C
(CLUSTER) LOTS 298-300
LOCATION: 960-968 Smoots Drive
MAP: 30d PARCEL(S): A 040.00-042.00 ACREAGE: 0.71
OF LOTS: 3 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Final Replat Approval.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 64 - 2017 APPLICANT: C & E Partners

REQUEST: Preliminary Plat Approval of BROC'S CORNER (CLUSTER)

LOCATION: West of Old Trenton Road, North of Peterson Lane and South of Whitfield Road.

MAP: 055 PARCEL(S): 016.01 ACREAGE: 13.65

OF LOTS: 41 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 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 is requesting a variance from Section 4.1.9(4) of the Subdivision Regulations for a right-of-way and pavement radius for the proposed turnaround at the end of Millie Drive. The reason given by the applicant is that a "hammerhead" turnaround will be provided to allow for future extension and allow for safety and pedestrian vehicles to turn around. The Clarksville Street Department has approved the configuration. See the file for the complete variance request.

VAR. STAFF RECOMMENDATION: Approval

CASE NUMBER: S - 65 - 2017 APPLICANT: Michael Connerth

REQUEST: Preliminary Plat Approval of SANGO SPRINGS

LOCATION: West of Vaughn Road and South of and adjacent to Scenic Drive, north of Martin Luther King Jr. Parkway, approximately 430' south of the intersection of Lawry Lane and Scenic Drive.

MAP: 063 PARCEL(S): 031.00 ACREAGE: 16.7

OF LOTS: 6 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

CASE NUMBER: S - 66 - 2017 APPLICANT: Chris Blackwell

REQUEST: Preliminary Plat Approval of SALEMS BEND

LOCATION: South of and adjacent to Bend Road, approximately 670' east of the intersection of Bend Road and Norman Lane.

MAP: 089 PARCEL(S): 043,91 ACREAGE: 10.09

OF LOTS: 3 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 67 - 2017 APPLICANT: Clc Hidden Springs LP

REQUEST: Preliminary Plat Approval of HIDDEN SPRINGS SECTION 2 (CLUSTER)

LOCATION: West of Britton Springs Road, north of and adjacent to Garretsburg Road, west of and adjacent to the current western terminus of Shockey Drive.

MAP: 029 PARCEL(S): 010.00 ACREAGE: 32.31

OF LOTS: 72 CIVIL DISTRICT(S): 3

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.

CASE NUMBER: S - 68 - 2017 APPLICANT: Chris Blackwell

REQUEST: Final Plat Approval of RICH ELLEN RIDGE

LOCATION: South of and adjacent to Hwy 149, East of Hematite Road.

MAP: 099 PARCEL(S): 020.04 ACREAGE: 38.99

OF LOTS: 23 CIVIL DISTRICT(S): 18

STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

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.

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

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

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

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 32 - 2017 APPLICANT: DOUBLE J PARTNERS

Agent: Vernon Weakley

DEVELOPMENT: MEADOW RIDGE APARTMENTS

PROPOSED USE: MULTI FAMILY

LOCATION: 542 LAFAYETTE ROAD

MAP: 043, 014.01 ACREAGE: 4.37

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 of a landscape plan.

CASE NUMBER: SR - 33 - 2017 APPLICANT: TURNER AND REALITY, INC

Agent: Houston Smith

DEVELOPMENT: DOLLAR GENERAL - TYLERTOWN ROAD

PROPOSED USE: RETAIL

LOCATION:

MAP: 008, 007.00 (P) ACREAGE: 1.43

CIVIL DIST.: 2

STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: SR - 34 - 2017 APPLICANT: MARK YOUNG

Young, Hobbs & Associates

DEVELOPMENT: NEW MADISON SQUARE

PROPOSED USE: RETAIL

LOCATION:

MAP: 081-K-A-001.00 ACREAGE: 1.36

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 from the City Traffic Engineer.
 4. Approval from the Common Design Review Board.
 5. Approval of a landscape plan.

Mr. Swift noted that site plan reviews were acted upon in a consent agenda and that anyone who wanted to discuss any particular case could request removal from the consent agenda. Ms. Russell gave the staff reports. There being no further discussion of the consent agenda, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENTS: Dr. Ripple read the report for August noting that as of August 17th there was a net negative income of \$47,665.24. He stated this is cumulative associated with Transportation Grants for which we are awaiting reimbursements.

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

VII. ADJOURNMENT:

The meeting was adjourned at 2:20 p.m.

ATTEST:

Richard Swift, CHAIR