CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

November 22, 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 10/26/16

Mr. Swift asked for a motion for approval of the minutes of October 26, 2016. Mr. Powers moved to recommend approval. The motion was seconded by Mr. Nichols and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Dr. Ripple stated that the project engineers have requested a 30-day deferral of cases S-82-2016 and S-83-2016. There being no more discussion, Ms. Rudolph moved to recommend approval of these deferrals. The motion was seconded by Mr. Kelly and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 33 - 2016 APPLICANT(S): Ronnie Goad

REQUEST: R-4 Multiple-Family Residential District

to R-1A Single-Family Residential District

LOCATION: Parcels located at the eastern boundary of Bellshire Subdivision, Section D, North & South of Ellington Dr., Ellsworth Dr., & Bellshire Dr.

TAX MAP(S): 81 B-B -28.00; 81-C-B-1.00; 81 C-C-8.00; 81-C- PARCEL(S): -1.00 ACREAGE: 2.27 CIVIL DISTRICT(S):

REASON FOR REQUEST: Change the lots on the extreme eastern edge of Bellshire, Section D to match the zoning of the rest of the existing subdivision for residential development.

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-1A zoning classification is an extension of the existing R-1A zoning to the west and is consistent with the other established properties in the immediate area. Mr. Spainhoward stated there were no public comments received regarding this case.

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

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

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V. SUBDIVISIONS:

CASE NUMBER: S - 5a - 2006 APPLICANT: Cal Burchett

REQUEST: Preliminary Plat Extension Approval of LIBERTY PARK, CLUSTER

LOCATION: Current terminus of Freedom Drive on the north side of Dover Road

MAP: 053 PARCEL(S): 004.00 ACREAGE: 142.27

OF LOTS: 350 CIVIL DISTRICT(S): 8

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: November 22, 2018

NOTE: Liberty Park 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.

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CASE NUMBER: S - 61 - 2016 APPLICANT: Habitat for Humanity

REQUEST: Replat Approval of REPLAT OF CLARKSVILLE LAND IMPROVEMENT COMPANY ADDITION BLOCK 13 LOTS 4-6

LOCATION: 912 Richardson Street, south of Daniel Street between Wall Street and Richardson Street.

MAP: 079D PARCEL(S): K 003.01 ACREAGE: .86

OF LOTS: 3 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: Final Replat Approval.

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CASE NUMBER: S - 62 - 2016 APPLICANT: David Roach

REQUEST: Preliminary Plat Approval of DAVID ROACH PROPERTY NICOLE ROAD LOTS 1-3

LOCATION: 3051 Nicole Road

MAP: 032 PARCEL(S): 046.14 ACREAGE: 3.93

OF LOTS: 3 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

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CASE NUMBER: S - 76 - 2016 APPLICANT: Kurt Finley

REQUEST: Preliminary Plat Approval of K. FINLEY PROPERTY BUCKNER ROAD LOTS 1-3

LOCATION: Southeastern corner of the Buckner Road and Buckner Road intersection approximately 700' west of Highway 48.

MAP: 149 PARCEL(S): 062.01 ACREAGE: 5.05

OF LOTS: 3 CIVIL DISTRICT(S): 22

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 77 - 2016 APPLICANT: Charles C. Gentry jr.

REQUEST: Replat Approval of REPLAT OF BELLE MEADE LOT 41

LOCATION: Terminus of Fairway Drive

MAP: 064I PARCEL(S): A 045.00 ACREAGE: 6.89

OF LOTS: 2 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Final Replat Approval.

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CASE NUMBER: S - 78 - 2016 APPLICANT: John T. Rochford

REQUEST: Final Plat Approval of RESERVE AT OAKLAND PHASE 4 (CLUSTER)

LOCATION: East side of Oakland Road, north of Current Road and south of Tylertown Road.

MAP: 016 PARCEL(S): 001.00 ACREAGE: 22.30

OF LOTS: 94 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: Final Plat Approval.

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CASE NUMBER: S - 79 - 2016 APPLICANT: Todd Morris & C & M Ventures

REQUEST: Replat Approval of REPLAT OF THE TODD MORRIS PROPERTIES LOTS 1 & 3 & REPLAT OF HUTTON C & M VENTURES LOTS 1 & 3 & TODD MORRIS PROPERTIES MINOR PLAT OF LOT 4

LOCATION: North of and adjacent to Madison Street, west of the intersection of Hillcrest Drive and Madison Street.

MAP: 080C PARCEL(S): A 007.00, 007.02, 008.00 ACREAGE: 6.90

OF LOTS: 3 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: Final Replat Approval.

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CASE NUMBER: S - 80 - 2016 APPLICANT: Chris Blackwell

REQUEST: Preliminary Plat Approval of SALEMS POINT (PREVIOUSLY SALEMS RIDGE)

LOCATION: South of and adjacent to Salem Ridge Road, west of Seven Mile Ferry Road, approximately 55' south of the intersection of Salem Ridge Road and Dirt Road.

MAP: 101 PARCEL(S): 159.00 ACREAGE: 9.33

OF LOTS: 4 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: Final Plat Approval by Minor Plat Provisions.

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V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 81 - 2016 APPLICANT: Redstone Construction

REQUEST: Preliminary Plat Approval of SANGO SQUARE

LOCATION: North of and adjacent to M.L.K. Parkway/SR 76, west of Huntco Drive,immediately north and east of the SR 76 and Vaughn Road intersection.

MAP: 063 PARCEL(S): 035.00-039.00 ACREAGE: 10.81

OF LOTS: 4 CIVIL DISTRICT(S): 11

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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CASE NUMBER: S - 82 - 2016 APPLICANT: Thom Spigner

REQUEST: Final Pat Approval of SUNNY VIEW ACRES SECTION 1

LOCATION: East side of Dotsonville Road, south of Obgurn Chapel Road, and north of Dailey Road.

MAP: 077 PARCEL(S): 090.00 ACREAGE: 11.16

OF LOTS: 7 CIVIL DISTRICT(S): 8

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

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CASE NUMBER: S - 83 - 2016 APPLICANT: Bill Mace

REQUEST: Final Plat Approval of THE VILLAS AT HERITAGE POINTE

LOCATION: East of and adjacent to Heritage Pointe Drive, south of Abby Creek Road and north of Tiny Town Road.

MAP: 008 PARCEL(S): 013.05 ACREAGE: 3.26

OF LOTS: 9 CIVIL DISTRICT(S): 2

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

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V. SUBDIVISIONS:

CASE NUMBER: S - 84 - 2016 APPLICANT: Chris Blackwell

REQUEST: Final Plat Approval of LIBERTY PARK SECTION 4 (CLUSTER)

LOCATION: North of Dover Road at the current terminus of Freedom Drive.

MAP: 053 PARCEL(S): 004.00 ACREAGE: 11.25

OF LOTS: 46 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: Final Plat 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 for separate action.

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

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

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VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 41 - 2016 APPLICANT: REDSTONE CONSTRUCTION
Agent: Cal Mckay

DEVELOPMENT: SANGO SQUARE

PROPOSED USE: RETAIL

LOCATION: 920 MARTIN LUTHER KING PKWY/ HWY 76 CONNECTOR

MAP: 063, 035.00 & 039.00 ACREAGE: 7.80

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 builts.
2. Approval of all grading, drainage, water quality and LID plans by the City Street Department.
3. Approval from the City Traffic Engineer.
4. Approval from TDOT.
5. Approval of a landscape plan.
6. Subdivision plat completed prior to issuance of any Final Certificates of Occupancy.

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 for separate action.

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

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

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VII. PLANNING DIRECTOR'S REPORT:

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

B. YEAR TO DATE BUDGET TO ACTUAL: Dr. Ripple stated that this quarterly report would be reviewed in January after close of the second quarter.

C. REQUEST FOR SUBDIVISION FEE WAIVER: Dr. Ripple stated that the request was never received from the applicant and the applicant made payment for the subdivision application.

D. REMINDERS: 1. RPC CHRISTMAS LUNCH - 12/21/2016 - 11:15 A..M. - THE LOOKING GLASS
2. DECEMBER RPC MEETING - 12/28/16 - INFORMAL 1:00 P.M. - FORMAL 2: 00 P.M.

E. ADOPTION OF RPC MEETINGS CALENDAR FOR 2017: Dr. Ripple asked for approval of the 2017 RPC Meeting calendar. There being no discussion, Ms. Rudolph moved to recommend approval. The motion was seconded by Mr. Adkins and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 2:08 p.m.

ATTEST:

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Richard Swift, CHAIR