

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

DRAFT

- MINUTES -

September 25, 2019

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
- Richard Garrett
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Larry Rocconi
- Amanda Walker

OTHERS PRESENT:

- Director of Planning, Jeff Tyndall
- 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
- Sonny Emmert, RPC GIS Planner
- Judy Burkhart, RPC Office Manager / Angela Latta, RPC Admin. Support Clerk
- Kristin Costanzo, Long Range/Special Projects Planner
- Garth Branch, City Engineer's Office
- Greg Stewart/Patrick Chesney Mark Riggins City Gas & Water Dept.
- David Shepherd, City Street Department
- Chris Cowan Jeff Bryant Eric Salmon, City Street Department
- David Smith, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter John Doss David Roan, County Zoning Enforcement Office
- Freddie Montgomery/Ray Williams/Ricky Cumberland, Jobe Moore, Clarksville Fire
- John Patterson, Airport

II. APPROVAL OF MINUTES OF MEETING OF 8/28/2019

Mr. Swift asked for a motion for approval of the minutes of August 28, 2019. Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Garrett and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall announced the deferrals. These included cases Z-28-2019, S-86-2018 and SR-30-2019. There being no more discussion, Mr. Kimbrough moved to recommend approval of the deferrals. The motion was seconded by Mr. Rocconi and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 23 - 2019 APPLICANT(S): Myra Ishee

Agent: Houston Smith

REQUEST: R-1A Single-Family Residential District
to R-4 Multiple-Family Residential District &
C-2 General Commercial District

LOCATION: Property located at the southeast corner of Needmore Road & Hazelwood Road.

TAX MAP(S): 018 PARCEL(S): 042.00 p/o ACREAGE: 22.42 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: The race track is on the opposite side of Needmore Road and commercial uses are more suitable than residential uses immediately adjacent to the track. The R-4 will provide a transition from commercial development to single family homes.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Proposed R-4 Multi-family, C-2 Commercial and existing R-1A Single family development (as currently zoned proposals will require infrastructure improvements to include but not limited to potential rights of way roadway, intersection signalization and offsite water/sewer upgrades prior to subdivision/development approvals. The intersection creates opportunity for a commercial node of development. Adjacent legal non-conforming (grandfathered) race track facility is not highly compatible with single-family residential. This zoning proposal provides potential for a more appropriate transition from commercial, multi-family and existing single family zoning. Appropriate Landscaping Buffers will be required between the single family residential and multi-family/commercial uses as required by the City of Clarksville Zoning Ordinance. No adverse environmental issues were identified relative to this request. He stated that departmental comments included those from the City Engineer which stated that there may be required offsite sewer upgrades. He stated that the Street Department required a traffic assessment which was submitted and reviewed by the Street Department. He stated that current data indicates that present conditions warrant roadway infrastructure improvements and signalization upgrades. He stated that there were no concerns related to drainage. He stated that the next comment of any concern was the School System comment stating that Pisgah Elementary is currently at 94% capacity, Northeast Middle is currently at 107% capacity and has nine portables and Northeast High is currently at 85% capacity. He stated that their comment states that this continued student growth necessitates additional action to address building capacity and bus needs.

Mr. Spainhoward stated that these zoning changes would create an increase of traffic, light and noise. He stated that the historical estimate would be 188 units and derive the population indicated. He stated that this is in the Trenton Road Planning Area. He stated that there are some encumbrances, which are referenced in the request, relating to topography. He stated that the site has a couple of sinkholes. He stated that he did receive a letter expressing opposition and there was also an e-mail, which are included in the packet. He stated that he received a phone call last month from the adjoining property owner. He stated that Mr. Scogin is the owner of the racetrack who was inquiring about the encroachment of residences around the entire area. Mr. Scogin wanted to reiterate that they were a protected use and that they wish to remain.

Mr. Mark Holleman, representing Ms. Ishee, stated that she is trying to get the property rezoned for a suitable use with the racetrack being across the street. He stated that he has know Ms. Ishee for about 30 years and she is the one who donated the two acres to the Fire Station for the City of Clarksville. He stated that he was available to answer any questions.

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

There being no more discussion, Mr. Rocconi moved to recommend approval as the proposed zoning request is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Garrett and carried unanimously.

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

CASE NUMBER Z - 24 - 2019 APPLICANT(S): Myra Ishee

Agent: Houston Smith

REQUEST: R-1A Single-Family Residential District
to R-4 Multiple-Family Residential District &
C-2 General Commercial District

LOCATION: Property fronting on the east frontage of Needmore Road, 1,890 +/- feet south of the Needmore Road & East Boy Scout Road intersection.

TAX MAP(S): 018 PARCEL(S): 042.00 p/o ACREAGE: 18.15 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: The race track is on the opposite side of Needmore Road and commercial uses are more suitable than residential uses immediately adjacent to the track. The R-4 will provide a transition from commercial development to single family homes.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Proposed R-4 Mulfi-family, C-2 Commercial and existing R-1A Single family development (as currently zoned) proposals will require infrastructure improvements to include but not limited to potential rights of way roadway, intersection signalization and offsite water/sewer upgrades prior to subdivision/development approvals. Adjacent legal non-conforming (grandfathered) race track facility is not highly compatible with single-family residential. This zoning proposal provides potential for a more appropriate transition from commercial, multi-family and existing single family zoning. Appropriate Landscaping Buffers will be required between the single family residential and multi-family/ commercial uses as required by the City of Clarksville Zoning Ordinance. No adverse environmental issues were identified relative to this request. He stated that this is not an extension of the zoning classification. He stated that under department comments the City Engineer stated that it may require offsite sewer upgrades. He stated that a traffic assessment was required by the Street Department which was submitted and reviewed by the Street Department. Current data indicates that present conditions warrant roadway infrastructure improvements and signalization upgrades. Mr. Spainhoward stated that there were no comments specific to drainage. He stated that the School System's comment stated that Pisgah Elementary is currently at 94% capacity, Northeast Middle is currently at 107% capacity and has 9 portable classrooms, Northeast High is currently at 85% capacity and this continued growth necessitates additional action to address building capacity and bus needs. He stated that historical estimates indicate 163 lots or units. He stated that this would be an increase of traffic, light and noise. He stated that this is in the Trenton Road Planning Area. He stated that the e-mail that Mr. Arthur Grau provided in opposition is included in the packet.

Mr. Mark Holleman stated that he was available to answer any questions.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval based on this being consistent with the adopted Land Use Plan. The motion was seconded by Mr. Hadley and carried unanimously.

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

CASE NUMBER Z - 25 - 2019 APPLICANT(S): Bristol Ridge Apartments Llc

REQUEST: R-1A Single-Family Residential District &
C-2 General Commercial District
AG Agricultural District
to C-5 Highway & Arterial Commercial District &
R-4 Multiple-Family Residential District
R-1A Single-Family Residential District

LOCATION: Property located south of Highway 76, east of South Gateway Plaza Blvd., north of Interstate 24 & west of Superior Lane.

TAX MAP(S): 063 PARCEL(S): 067.00 p/o ACREAGE: 62.09 CIVIL DISTRICT(S): 11
067.02 p/o

REASON FOR REQUEST: To develop single family lots, multifamily and commercial.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The proposed C-5 & existing C-2 Commercial districts, coupled with the R-4 Multi-Family rezoning request provides an appropriate transition from the I-24 interchange corridor through the development to the R-1A Single Family District/Development to the east. The zoning request as submitted affords an appropriate mixture of commercial & multi-family to meet the needs in the area. Roadway infrastructure & Sewer upgrades will be required by the developer to meet the full development potential of the site. This can be accomplished through the phasing of the development project timed with the required infrastructure improvements. Appropriate Landscaping Buffers will be required between the single family residential and multi-family / commercial uses as required by the City of Clarksville Zoning Ordinance. No adverse environmental issues were identified relative to this request. He stated that this is in the Sango Planning Area. He stated that, under departmental comments, the City Engineer stated that it may require water and sewer system upgrades. He stated that a traffic assessment was required by the Clarksville Street Department which was submitted and reviewed by the Street Department. Infrastructure improvements will be required by the developer at the time of construction. Mr. Spainhoward stated that there were no comments relative to drainage. He stated that the School System's comment states that Carmel Elementary is at 82% capacity, Rossvie Middle School is at 118% capacity, Rossvie High School is at 111% capacity and currently has 6 portables. This continued student growth necessitates additional action to address building capacity and bus needs in Montgomery County. Mr. Spainhoward stated that this would result in increased residential density, traffic, light and noise. He stated that the property would be accessible from Highway 76, South Gateway Plaza, Karmaflux Way and Lillian Grace Drive. He stated that there are different levels of terrain and therefore the drainage would vary on this property. He stated that as far as historical estimates you will see the applicant's estimates which produce a net yield of 16 units per acre which is permitted by the Zoning Ordinance. He stated that historical estimates indicates 658 units which would be a yield of 12 units per acre. He stated that we do not typically deal with properties of this magnitude. He stated that this is in the Sango Planning Area. He stated that, under public comments, there was an e-mail which was received and is included in the packet. He stated that he had approximately five phone calls in reference to this case, most of which were inquiries about information which was received in the public for clarification of the map which was shown on our website and to ask questions about the process. He stated that he provided his e-mail and an opportunity to provide written comment. He stated that none of those individuals wished to do so and he had received no e-mails other than the one that is in the file currently.

Mr. Bill Belew, owner, stated that he was available to answer any questions.

Mr. Cal McKay, McKay, Burchett & Company, stated that they have been helping Mr. Belew through this process with some preliminary designs, traffic studies and grading permits and environmental permits and hope to continue to help him. He stated that he was available to answer any questions.

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

There being no more discussion, Mr. Powers moved to recommend approval based on this request providing a transition from the interstate to the single family with step down zonings. The motion was seconded by Mr. Hadley and carried unanimously.

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

CASE NUMBER Z - 26 - 2019 APPLICANT(S): Reach Holdings Llc

Agent: Stanley Ross

REQUEST: AG Agricultural District

to R-6 Single-Family Residential District &
R-4 Multiple-Family Residential District

LOCATION: Property located on the north frontage of Bellamy Lane 480 +/- feet northeast of the Bellamy Lane & Carla Court intersection.

TAX MAP(S): 040 PARCEL(S): 024.10 ACREAGE: 6.23 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Infill development for single family and multi-family use.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The proposed R-6 Single Family & R-4 Multi-Family zoning request permits the development of high density single family residences on individual lots along the existing road frontage & Multi-Family residential to the rear of the property. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Bellamy Lane currently provides frontage to a variety of residential densities & commercial uses. Increased residential density should be encouraged in areas where goods & services are available. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request. He stated that previous zoning history was CZ-3-1980. He stated that, under departmental comments received, there is currently no sewer on site but it is in the vicinity. He stated that a traffic assessment was required, submitted and reviewed by the Clarksville Street Department. He stated that there were no comments relative to drainage. He stated that the School System stated that Saint Bethlehem Elementary is at 76% capacity, Rossvie Middle School is at 118% capacity, Rossvie High School is at 111% and currently has 6 portables. This continued student growth necessitates additional action to address building capacity and bus needs in Montgomery County. He stated that this request would create an increase in residential density, traffic, light and noise. He stated that the property is accessible from Bellamy Lane. Historical lot yield would indicate 74 potential units. He stated that this is in the Rossvie Planning Area. He stated that he received one phone call in reference to this application and a message was received expressing opposition. He stated that he attempted to call that person back two separate times and received a voicemail that was unable to accept a message. He stated that he received no return call.

Mr. Stanley Ross stated that he represents the property owner, Reach Holdings LLC. He stated that they would just ask that the Planning Commission approve this rezoning request. He stated that they are asking to rezone to R-6 on the road frontage and R-4 on the back portion of the property. He stated that this would provide them a mix of different residential types. He stated that they do think that this is good for the area. He stated that there is some R-4 approximately 70 to 80 feet to the northeast of this property. He stated that they have had a traffic assessment done on this property that has shown no adverse impact on the traffic in the area. He stated that there are some outlets where Bellamy runs to Warfield and additionally there is Otis Smith Drive that runs to Ted Crozier Boulevard. He stated that a site plan would take drainage into account. He stated that he would be happy to answer any questions.

Mr. Daryl Jones, adjacent property owner, stated that since they finished phase 2 of the baseball field traffic has tremendously increased. He stated that there is no way to get in and out except by courtesy. He stated that each way you go that you just have to sit there and wait until the traffic on the main road allows you to get out. He stated that now they are talking about a phase 3 which will mean even more traffic on that little section of the road. He stated that it is a safety issue as they have no sidewalks or street lights. He stated that he requests that we denounce this rezoning.

Ms. Mary Duncan stated that she lives directly across from the property in this rezoning request. She stated that she lives in the actual curve in the road. She stated that she has to put her window down and listen for cars due to speeding. She stated that it is obvious that access to this property will be directly in front of her house. She stated that there are times when the traffic is backed up all the way from the ballpark to past her home. She stated that the cut through that was mentioned has helped some, but very little. She stated that she has noise concerns due to the traffic and the ballpark. She requests that this rezoning request be turned down.

Mr. Jerry Edwards stated that he has lived on Bellamy Lane for 33 years. He stated that he is here for his mother-in-law, Shirley Taft whose property adjoins this property. He stated that there are only two ways in and there will be too much traffic on their road.

Mr. Stanley Ross stated that they have had the traffic assessment done which showed no negative impact on the level of service for the area. He stated that he does feel that any development that goes on out there, there will have to be engineering and site planning involved and input from the Street Department to address this as things move forward.

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

Mr. Rocconi stated that, as to those speaking against this, being a County Commissioner he can hopefully make them feel a little better. He stated that the County is aware that, as they improved the park, they are driving more people there. He stated that the County has a plan in place to create another exit off of that road. He stated that there is a road that is going to come into the back in order to alleviate some of the traffic burden. He stated that the road will tie into Killington Drive which would lead to Professional Park Drive and then out to Dunlop.

There being no more discussion, Mr. Hadley moved to recommend approval as this is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Powers and carried unanimously.

CASE NUMBER Z - 27 - 2019 APPLICANT(S): T & B Properties

Agent: Chris Biter Todd Biter

REQUEST: C-5 Highway and Arterial Commercial District
to R-4 Multiple-Family Residential District

LOCATION: Property located on the north frontage of Durrett Drive, 490 +/- feet east of the Ft. Campbell Blvd. & Durrett Drive intersection.

TAX MAP(S): 005-E-A PARCEL(S): 002.02 ACREAGE: 1.08 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To develop 17 townhomes

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with the adopted Land Use Plan. The adopted Land Use Plan indicates the the present C-5 zoning classification is assumed to be correct unless the proposed zone is more consistent with the Land Use Plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area. The Ft. Campbell Blvd. corridor includes multiple decades of development. Many structures along the corridor are reaching the end of their life cycle. As these structures age out, opportunities for redeveloping parcels will increase, including combination of parcels. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that there were no departmental comments received, other than the School System, which stated that Barkers Mill Elementary School is at 96% capacity and currently has 10 portable classrooms. West Creek Middle School is currently at 112% capacity and has 9 portable classrooms. West Creek High School is at 89% capacity. This continued student growth necessitates additional action to address building capacity and bus needs in Montgomery County. Mr. Spainhoward stated that there will be a minimal impact on the surrounding development, either C-5 or R-4. He stated that the applicant's estimate is 17 units and historical numbers would put it at 12 units. He stated that it is in the Airport Planning Area. He stated that as of 9:00 A.M. today there were no public comments received.

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

There being no more discussion, Mr. Hadley stated that he personally does not have a problem with this being R-4 since it does not actually abut Fort Campbell Boulevard, an arterial highway, and it is an extension of an R-4 zone. Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Garrett and carried with a vote of 5-2 with Mr. Rocconi and Mr. Kimbrough opposing.

PLANNING COMMISSION SUBDIVISION ACTIONS: Mr. Swift stated that all items in this portion of the agenda are considered to be routine or non controversial by the staff, by the Regional Planning Commission, and may be approved by one motion with all cases being voted on at one time. He stated that if a member of the audience, the Commission or staff requests an item be removed for separate consideration, that can be done. Mr. Parker stated that case S-59-2019 needed to be removed from the consent agenda and the staff would like to remove case S-58-2019 from the consent agenda as that case has a subdivision variance request (see those cases for discussion and action). Mr. Parker read the remaining cases on the consent agenda and gave the staff recommendation for approval.

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

V. SUBDIVISIONS:

CASE NUMBER: S - 86 - 2018 APPLICANT: MCCALL CONTRACTING FIRM, INC.
REQUEST: Final Plat Approval of POPLAR HILLS SECTION 7
LOCATION: East of Miller Road, west of Mcadoo Creek Road, at the southeast terminus of Dabney Lane.
MAP: 087 PARCEL(S): 095.02 ACREAGE: 5.97
OF LOTS: 10 CIVIL DISTRICT(S): 15
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 57 - 2019 APPLICANT: JBL DEVELOPMENT
REQUEST: Final Plat Approval of THE RESERVE AT HICKORY WILD SECTION 1B
LOCATION: North of Rossvie Road, south and west of Kirkwood Road, east of Dunlop Lane at the southern terminus of Judge Tyler Dr.
MAP: 039 PARCEL(S): 016.09 ACREAGE: 6.14
OF LOTS: 14 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

V. SUBDIVISIONS:

CASE NUMBER: S - 58 - 2019 APPLICANT: REDA HOMEBUILDERS, INC.

REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 3

LOCATION: West of Dotsonville Road, south of York Road, north of and adjacent to Ogburn Chapel Road, approximately 2500 feet east of the intersection of Ogburn Chapel Road and Dailey Road, west of

MAP: 068 PARCEL(S): 092.00 ACREAGE: 63.63

OF LOTS: 54 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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: The applicant is requesting a variance to Section 4.3 Subsection 2. of the Subdivision Regulations to allow a Block Length of approximately 2,250 feet which exceeds the maximum allowed 1,500 feet.

Mr. Parker read the variance request.

Mr. Britt Little, Weakley Brothers Engineering, stated that they are asking for a block length variance from 1,500 feet to 2,250 feet of the road shown on the plat that is generally going in the north and south direction. He stated that the shape of the property and the topography adjacent to the road makes it difficult for them to provide a stub or a cul-de-sac, which would break up that block a little. He stated that he was available to answer any questions.

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

There being no more discussion, Mr. Powers moved to recommend approval of the variance request. The motion was seconded by Mr. Garrett and carried with Mr. Rocconi opposing.

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 59 - 2019 APPLICANT: James Black (Developer)
REQUEST: Preliminary Plat Approval of CHESTER HARRIS ESTATES
LOCATION: South of and adjacent to Dunbar Road, east of and adjacent to Chester Harris Road, at the southeast intersection of Dunbar Road and Chester Harris Road.
MAP: 093 PARCEL(S): 049.00 ACREAGE: 6.07
OF LOTS: 4 CIVIL DISTRICT(S): 21
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

Mr. Parker read the case and gave the staff recommendation for approval.

Mr. Chris Fielder, DBS and Associates representing the applicant, stated that they are doing a three lot subdivision of six and a half acres. He stated that they are in compliance with the Zoning Ordinance and Subdivision Regulations. He stated that he was available to answer any questions.

Mr. Randy Johnson stated that he lives at 2025 Outlaw Road, which is on the corner of Dunbar and Outlaw Road. He stated that his property extends around Chester Harris, down Dunbar and directly across from where they are going to build the subdivision. He stated that he has a stack of letters from the neighbors around that area, and, he has not spoken to anyone in the Dotsonville area that is in favor of this subdivision. He stated that this land has been offered to him and several others to purchase but it has always been considered unbuildable land because it has five major drainage draws in it. He stated the lot is nothing but a runoff that flows downhill to Sawmill Road.

Mr. Thomas E. Payne, 1950 Dunbar Road, stated that he and his wife Nancy have lived there for over 30 years. He stated that the home he lives in was built in 1953 and is adjacent to this property. He stated that this six acre tract of land is currently all woodland and is bordered by Dunbar and Chester Harris Road on its northern and western sides respectively. He stated that this wooded area serves as a buffer between neighboring properties. He stated that the Dotsonville Community is set in a country type of setting. He stated that they moved there for the peaceful surroundings. He stated that developing this property would negatively impact the entire community due to the increased noise and traffic. He stated that environmental reasons include the drainage issue mentioned by Mr. Johnson. He stated that there is also a bird that is of concern and he called the U.S. Fish and Wildlife Service in Cookeville and it is currently being considered a threatened species. He stated that there is one nesting pair that lives on his property and goes into and out of that area. He stated that the reason it is being considered a threatened species is due to the habitat loss. He stated that it is the redheaded woodpecker that is considered for the threatened species list. He stated that there is another nesting pair on the other side on Mr. French's property. He stated that he is requesting the disapproval of the development of this land due to personal and environmental reasons.

Mr. David French stated that he owns the property on the west side of where they are talking about building these three houses. He stated that it is a blind curve where that property sits. He stated that people treat the stop sign as a yield and he is concerned about houses being there and a school bus stopping with that blind curve.

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

CASE NUMBER: S - 66 - 2019 APPLICANT: J&n ENTERPRISES
REQUEST: Final Plat Approval of ANDERSON PLACE SECTION 3
LOCATION: West of Interstate 24, south of the Tennessee/Kentucky State Line, east of Barkers Mill Road, north of Hattington Drive, at the east terminus of Danbury Drive.
MAP: 007 PARCEL(S): 004.00 (portion) ACREAGE: 9.43
OF LOTS: 32 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 70 - 2019 APPLICANT: TODD MORRIS (DEVELOPER)
REQUEST: Final/replat Approval of VERIDIAN
LOCATION: East of Sango Drive, South of and adjacent to Sango Road, approximately 800 feet east of the intersection of Sango Road and Sango Drive.
MAP: 082 PARCEL(S): 053.00 ACREAGE: 16.91
OF LOTS: 27 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 72 - 2019 APPLICANT: Clarkland
REQUEST: Preliminary Plat Approval of TOWNSEND SECTION 9
LOCATION: South of and adjacent to Townsend Court, approximately 340' west of the intersection of Old Farmers Road and Townsend Court.
MAP: 081 PARCEL(S): 033.03 ACREAGE: .85
OF LOTS: 1 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

CASE NUMBER: S - 73 - 2019 APPLICANT: HARTLEY HILLS
REQUEST: Final Plat Approval of HARTLEY HILLS SECTION 2B
LOCATION: East of Interstate 24, north of Dunlop Lane, south of and adjacent to Charles Bell Rd, west of and adjacent to Hartley Drive, at the intersection of Charles Bell Rd and Hartley Drive.
MAP: 033 PARCEL(S): 011.00 (portion) ACREAGE: 19.85
OF LOTS: 28 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 74 - 2019 APPLICANT: JR DEVELOPMENT
REQUEST: Final Plat Approval of FARMINGTON SECTION 5C (CLUSTER)
LOCATION: East of Interstate 24, north of Rossvie Road, west of Kirkwood Road, at the north terminus of Juniper Pass.
MAP: 039 PARCEL(S): 025.07 (portion) ACREAGE: 35.44
OF LOTS: 86 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 75 - 2019 APPLICANT: CHRIS BLACKWELL
REQUEST: Final Plat Approval of LIBERTY PARK 5C (CLUSTER)
LOCATION: North of Dover Road, east of Butts Drive, west of and adjacent to Paul B Huff Parkway, at the southern terminus of Parkside Drive.
MAP: 053 PARCEL(S): 007.03 ACREAGE: 23.85
OF LOTS: 69 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 76 - 2019 APPLICANT: REDA HOME BUILDERS
REQUEST: Preliminary Plat Approval of REDA HOME BUILDERS PROPERTY DOTSONVILLE ROAD LOTS 1-4
LOCATION: South of Dover Road, east of and adjacent to Dotsonville Road, east of the intersection of Dotsonville Road and Arrowfield Drive.
MAP: 054h PARCEL(S): A 023.00 ACREAGE: 2.35
OF LOTS: 4 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

PLANNING COMMISSION SITE REVIEW ACTIONS: Mr. Swift stated that the items in this portion of the agenda are considered to be routine and noncontroversial and will be voted on in a consent agenda, meaning all of the cases at one time. He stated that if anyone wants a case pulled off for separate consideration now is the time to do so. Case SR-29-2019 was pulled from the consent agenda (see that case for discussion and action).

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 29 - 2019 APPLICANT: MAIN STREET INVESTMENTS

Agent: Cal Burchett

DEVELOPMENT: GREENWOOD PLACE

PROPOSED USE: MULTI FAMILY

LOCATION:

MAP: 066-K-M-8.00 & 39.02 ACREAGE: 5.52

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 of all grading, drainage and water quality plans by the City Street Department.
 3. Approval of a landscape plan.
 4. Subdivision plat completed.

Ms. Russell gave the staff report. She stated that this is an 88 unit townhouse. She stated that this is not in the overlay district.

Mr. Mark Holleman stated that with the Downtown becoming viable and coming back alive, the key is to try to get people to live back Downtown. He stated that he requests that this site plan be approved.

Mr. Cal McKay, McKay, Burchett and Company, stated that they provided the site plan. He stated that the site plan meets all of the zoning requirements under R-4 with some standard conditions that they will meet once this is approved and they move forward. He stated that he was available to answer any questions.

Mr. Curtis Mize, 325 Greenwood Avenue, stated that this Planning Commission has an image problem with the public in that they are perceived as a rubber stamp. He stated that it is because projects, such as this, destroy the quality of life for established neighborhoods. He questions issues such as will management be on site, will they be local, will they be responsible for items such as screening of clients, will they do background checks, will there be smoking allowed. He asked will there be pets allowed. He stated that renters are transient and care less about the existing neighborhood. He questioned about trash pickup. He also had concerns about traffic. He stated 200 cars will be going onto Greenwood off of Madison Street. He stated that he also has concerns about the buffer. He stated that they are only five feet off of the border with his property and that is not enough. He stated that these apartments do not look like the historic buildings that exist in the area. He asked, if you lived on Greenwood next to this project, would you want this project next to your house.

Mr. Michael Pieczynski stated that he owns a historic property at 1070 Madison street and that the back of his property touches the proposed site that they are building on. He stated that his home is not only on the Clarksville Historic Register, but the Montgomery County, State of Tennessee and Federal Register with the U.S. Parks Department. He stated that he has already had enough problems with theft, noise and other things with the Madison Street Apartments which come close to the back of his lot. He stated that in talking with his real estate agent, this morning, he stated that if this goes through the resale value of his house is going to drop out the bottom. He stated that they just reassessed everything there for taxes and increased his taxes. He stated that he wants to know if he cannot sell his house, for at least what he paid for it, who is going to make up that difference. He stated that he has had tools stolen and his garden raided just with people from the other places.

Mr. John Crowe, owner of 1423 Madison Street, which is nearby and he drives past this site daily on his way to work. He stated that the point he would like to make today is precedent. He stated that this is a historical neighborhood. He stated that many of his family members own property on Madison Street. He stated that these apartment complexes will change the whole dynamic of the neighborhood. He feels that this should be preserved as a part of the historical neighborhood. He stated that putting these apartments in destroys the vitality of the neighborhood.

VI. SITE REVIEWS AND/OR ABANDONMENTS (CONT.):

CASE NUMBER: SR - 30 - 2019 APPLICANT: AMARE MONTESSORI

Agent: Cal Burchett

DEVELOPMENT: AMARE MONTESSORI

PROPOSED USE: PRIVATE SCHOOL

LOCATION:

MAP: 088, 101.07 ACREAGE: 19.49

CIVIL DIST.: 11

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

VII. PLANNING DIRECTOR'S REPORT:

Mr. Tyndall stated that, to those who have spoken here today, when it comes to subdivisions and site plans, The Regional Planning Commission Staff and the Regional Planning Commission are charged with upholding the current regulations. He stated that those last two cases met the current regulations. He stated that in order for regulations to be changed it involves staff opinion, Planning Commission opinion and eventually goes forward to the legislative bodies. He stated that there would also be public opinion obtained from public hearings as well. He stated that we are held to a standard where if the engineer and applicant meet these minimum standards, we are almost bound to approving these projects. He stated that he has been here for about a year and a half and, as we go forward, we are looking at changes both large and small that will hopefully get a better built environment in certain cases but we are in charge of both the City and County. He stated that when it comes to every crossroad out there, the rules may not carry through to what we see here in 2019 as most appropriate. He stated that he would like to thank those for expressing their Constitutional Right and coming out today to speak for or against things. He stated for them to stay tuned in the future so that they may have their voice heard when there is an opportunity to look at those rules or talk to your legislative commissioners and council people.

A. MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall presented the monthly profit and loss statement.

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

B. ANNOUNCEMENTS/OTHER BUSINESS: Mr. Tyndall stated that there were some dates he would like to announce. He stated that on September 30, 2019 from 6-8 p.m. at Rossview Elementary Gym will be the next public hearing of the Growth Plan. He stated that it is out on our website and the Leaf Chronicle also just did a story this morning and there are links to those on there as well. He stated that October 1, 2019 from 6-8 p.m. at Civic Hall will be the next public hearing and we are getting the materials ready for that right now. He stated that on October 25, 2019, which will be our normal informal meeting of the Regional Planning Commission, we will hold the meeting downstairs that morning at 8:30. When we are done we will proceed upstairs for the normal informal meeting. He stated that at 8:30 will be the actual vote of the Growth Committee on the final plan. He stated that we will get that sent out to you at least a week ahead of time for review. He stated that any final public comments will be available then. He stated that on October 3, he and some staff are going to the Power of 10 Conference in Nashville. He stated that he has been invited to be a panelist. He stated that they are excited to go see speaker Chuck Marohn who talks about resilience of sustainable cities from an economic and planning point of view. Mr. Tyndall stated that he is doing a multifamily panel in the afternoon about affordable housing. He stated that on October 10, 2019 is the statewide Tennessee American Planning Association Chapter Conference. He stated that it has not been in Middle Tennessee in several years. He stated that almost all staff are attending at least one day, if not two days. He stated that he is going Wednesday and Thursday. He stated that on Thursday we are presenting the Growth Plan for other cohort counties and communities to see and ask questions. He stated that he is excited to share our experiences and encourage other communities.

VII. ADJOURNMENT:

The meeting was adjourned at 3:23 p.m.

ATTEST:

Richard Swift, CHAIR