

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

April 24, 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 City Gas & Water Dept.
- David Shepherd, City Street Department
- Jack Frazier Chris Cowan Jeff Bryant/Eric Salmon, City Street Department
- Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/David Roan, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/Ricky Cumberland, Clarksville Fire Department
- John Patterson, Airport

II. APPROVAL OF MINUTES OF MEETING OF 3/27/2019

Mr. Swift asked for a motion for approval of the minutes of March 27, 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 which included subdivision case numbers S-17-2018, S-86-2018, S-20-2019, S-30-2019 and S-32-2019. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Rocconi and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 6 - 2019 APPLICANT(S): Ignacio Resendiz

REQUEST: RM-1 Single-Family Mobile Home Residential District
to R-1 Single-Family Residential District

LOCATION: Parcel located at the east terminus of Belle Court

TAX MAP(S): 032P-C PARCEL(S): 030.00 ACREAGE: 1.04 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: To build conventional "stick built" home.

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 R-1 Zoning request is extension of the R-1 Zoning District to the north and south. The request will afford the applicant to build a conventional home on the parcel as indicated on the application. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this was two lots that have been re-platted into one and that has been approved here in this office. He stated that there were no departmental comments of any concern but there was a comment from the City Engineer's Office stating that a sewer main crosses the middle of the lot. He stated that this is in the Trenton Road Planning Area. He stated that, as of 10:00 A.M., there were no public comments received in reference to this case.

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

CASE NUMBER Z - 7 - 2019 APPLICANT(S): Paramount Hospitality, Inc

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

LOCATION: Parcel fronting on the west frontage of Bellamy Lane 730 +/- feet northeast of the Warfield Blvd. & Bellamy Lane intersection

TAX MAP(S): 040 PARCEL(S): 027.04 ACREAGE: 0.35 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Re-zoning request to allow property to be used as part of adjoining assisted living facility

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 C-5 Zoning request is extension of the C-5 Zoning District to the south and west. The property's proximity to Warfield Blvd. and existing commercial development lends itself to future commercial development. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is a former single family home site and that the home has already been demolished. He stated that this is in the Rossvie Planning Area. He stated that there were no departmental comments of any concern. He stated that as of 10 o'clock this morning there were no public comments received in reference to this case. He stated that an adjoining property owner stopped him while he was taking photographs of the property wanting to know what was taking place.

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

There being no more discussion, Mr. Kelly moved to recommend approval as the request is an extension of the C-5 Zoning District to the south and west and the property's proximity to Warfield Blvd. lends itself to future commercial development. The motion was seconded by Mr. Powers and carried with Mr. Rocconi abstaining.

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

CASE NUMBER Z - 8 - 2019 APPLICANT(S): Maynard Family Co.

REQUEST: R-1A Single-Family Residential District
to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Tobacco Road 225 +/- feet south of the Jack Miller Blvd. & Tobacco Road intersection.

TAX MAP(S): 030 PARCEL(S): 006.00 p/o ACREAGE: 13.51 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To allow multi-family development

Mr. Spainhoward read the case and gave the staff recommendation for deferral for 30 days. He stated that this is not an extension of R-4 zoning classification. He stated that this property is an existing agricultural field with a portion of the property encumbered by a sinkhole. He stated that this property is also part of a master preliminary subdivision. He stated that the applicant had stated that there had been a possible revision to come about to rezone this portion of property. He stated that department comments included that this would require a sewer main extension at the Developer's expense. He stated that the Street Department required a traffic assessment and the assessment was reviewed by the Clarksville Street Department and deemed acceptable. He stated that he had referenced a master preliminary and that subdivision would require a revision and the Street Department would still seek internal street connections between the R-4 portion, if rezoned, and the existing R-1A if it would need to be maintained. He stated that Mr. John Patterson, The Outlaw Field Manager, had indicated that there is no opposition regarding this rezoning request as it relates to a possible runway extension. He stated that this is accessible from Tobacco Road and historical estimates would indicate roughly 160 units. He stated that number could be a little high due to the sinkhole. He stated that this is in the Airport Planning Area.

Mr. Spainhoward stated that there were no public comments received in reference to this case. He did receive two phone calls primarily requesting information about the letters that went out and what that meant. He stated that we do need to conduct a public hearing. He stated that he is not sure if the applicant's representative will be here as he had stated that he felt this would receive a deferral and we were supporting the request for deferral. Mr. Spainhoward stated that since the informal meeting had taken place on Monday and normal protocol would indicate a time limit of 72 hours which has not taken place.

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

There being no more discussion, Mr. Powers moved to recommend approval to defer for 30 days. The motion was seconded by Mr. Hadley and carried unanimously.

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

CASE NUMBER Z - 9 - 2019 APPLICANT(S): Eugene Allen Sueiro Testamentary Trust C/o Cynthia J Sueiro

Agent: Cynthia Sueiro

REQUEST: M-2 General Industrial District

to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of College Street 465 +/- feet southwest of the College Street & Hornberger Lane intersection.

TAX MAP(S): 055M-C PARCEL(S): 016.00 ACREAGE: 0.70 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Request for rental car business to lease property. National chain company who requires C-5 from corporate office to do business. Several different zonings in our area as well as existing C-5.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with the adopted Land Use Plan as it relates to the present zoning classification of M-2 no longer being consistent with the long range development potential and character of the area. This property lies within an area that has been identified by the RPC Staff as a location that warrants an area wide rezoning. The RPC Staff agrees that the M-2 General Industrial is not the correct zoning for this property & many surrounding properties. C-2 General Commercial District has been identified as the appropriate zoning classification for this property. This area has been identified for future development potential as mixed use commercial and residential with pedestrian oriented uses. The applicants request of C-5 Highway and Arterial Commercial is not the most appropriate classification for property as it caters to Motor Vehicle-Oriented Trade and uses that generally require larger setbacks and frequently not ideal for pedestrians. He stated that this property is a former restaurant and bar facility. He stated that this is in the Red River Planning area and there were no departmental comments received of any concern. Mr. Spainhoward stated that if this were to be rezoned to C-5 and an area wide rezoning were to take place, this would probably be recommended to go back to C-2 if that is possible. He stated that as of 10 o'clock this morning there were no public comments received in reference to this case.

Mr. Tyndall stated that he would like to make a clarification. He stated that there is no C-5 showing on the zoning map and there is none within 1000 feet or greater. He stated that the applicant's statement that says several different zonings in our area as well as existing C-5 is false. He stated that he just wanted to make it clear that this was the applicant's statement and not our statement.

Ms. Cynthia Sueiro stated that she is a business owner here in Clarksville and is speaking on behalf of the property located at 1148 College Street. She stated, as far as C-5 not being in the area, she was unaware that there was 1000 feet limit but that at the end of the street behind Stiletto's that is all zoned C-5. She stated that a national chain that is eagerly awaiting to come into this area, however they need the C-5 zoning. She stated that as a Clarksville native she feels that business owners need to uplift this area and the more businesses we can get in this area we are moving it in the right direction. She stated that she has done her research on the chain and they are committed to long leases of more than 10 years at a time. She stated that as the area changes, this business will be there to enhance and encourage other businesses to follow suit.

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

Mr. Hadley asked if College Street is considered arterial. Mr. Chris Cowan stated that it is and is also State maintained.

Dr. Walker asked if anyone on the staff could answer if the C-5 past Stiletto's is correct. Mr. Spainhoward stated that there was a rezoning a few months ago for a Mr. Sallee to rezone a portion of his property, that was industrial, to C-5 for a car lot.

Mr. Kelly asked if we do an area wide rezoning, which would likely make this C-2, will they be grandfathered. Mr. Tyndall stated they would become legal nonconforming where they would be able to continue that operation, sell that property as the same type of business where it could continue under other ownership, but if it changed to another type of business it could not go back to being a rental facility at that time. Mr. Spainhoward stated that in the event of an area wide rezoning the zoning classification would be a recommendation only and there would be no guarantee that this would change to C-2. Mr. Tyndall stated that a lot of this hinges on the future of the Vulcan Property and any area wide rezoning may be in conjunction with future development of that site. Mr. Rocconi asked what would be some other activities which would be permitted under C-5. Mr. Spainhoward stated that there are several which would be the same as C-2, such as restaurants, fast food. He stated that the others, that would not be included in C-2, are primarily associated with large amounts of vehicles such as car lots, tire change facilities or automotive repair. He stated that C-2 also allows for mixed use residential.

There being no more discussion, Mr. Powers moved to recommend approval as College Street being an arterial road

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

matches with C-5. The motion was seconded by Mr. Hadley and carried with Mr. Rocconi opposing.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 10 - 2019 APPLICANT(S): Ne Properties

Agent: Houston Smith

REQUEST: M-2 General Industrial District
to R-4 Multiple-Family Residential District

LOCATION: Property located at the east terminus of Tandy Drive, north of Airport Road & west of Outlaw Field Road.

TAX MAP(S): 019A-B PARCEL(S): 002.00 p/o, 004.00 ACREAGE: 8.37 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: Develop an apartment complex

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 existing M-2 zoning, which may meet future needs of airport tenants and users, is currently vacant. Although the airport would like to see the property reserved for industrial uses, many M-2 uses are not compatible with the surrounding higher density residential neighborhood. The surrounding land uses are single family, duplex and triplex residential units, the introduction of additional multi-family residential units would complement the neighborhood. Multi-family residential or most industrial operations would not have an impact on airport operations. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that a traffic assessment was required by the Street Department. The assessment was reviewed by the Street Department and deemed acceptable showing very little impact in the area. He stated that there was also a comment from John Patterson, the Outlaw Field Manager, stating that areas of light industrial are encouraged around the airport for ancillary use. He stated that it was their opinion that the property should maintain the current zoning. He stated that historical estimates place this property at 100 units but with no encumbrances on the property that number could be slightly low. He stated that this is located in the Airport Planning Area and that the impact would be a reduction of the intensity of uses from industrial to multi-family residential. He stated that this request would not eliminate all of the M-2 zoning in the area. He stated that there were no public comments received in reference to this request. He stated that he did take a phone call from a representative who stated that their parents were elderly and received a letter. He stated that they would like to see that property remain as a grass field stating that children play in the area. He stated that he explained that the property is zoned industrial and this request is not whether or not this property could be developed but what it could be developed into. He stated that he explained the meeting procedure and how to provide a public comment if they wished to oppose the rezoning. He stated that he did receive questions and calls from a couple of neighbors there.

Mr. Houston Smith, representing the sellers. He stated that the agenda stated that this is NE Properties and he wanted to add that there are two pieces listed on the application and both are not NE Properties. He stated that he was available to answer any questions.

Mr. Spainhoward stated that, to clarify Mr. Smith's comment, there is a narrow strip included in this request which is a portion of the Wilson property.

Mr. Bennett Scott Wilson, representing the Trust of John Bruce Wilson, stated that they have no objection to the rezoning.

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

Mr. Kelly asked with the building is to the northwest. Mr. Spainhoward stated that the building to the right is an industrial warehouse which formerly housed the New Era Newspaper and to the left are mini storage units.

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. Rocconi and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 5 - 2019 APPLICANT(S): Kelly And Paula Replogle

REQUEST: C-5 Highway and Arterial Commercial District
to AG Agricultural District

LOCATION: Property north of Highway 41-A South 520 +/- feet east of the Highway 41-A South & Welch Road intersection.

TAX MAP(S): 086 PARCEL(S): 034.00 (P) ACREAGE: 5.02 CIVIL DISTRICT(S): 10

REASON FOR REQUEST: Pasture for horses, barn and pond

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 request is an extension of the AG Zoning Classification to the south and east. The property to the south is under the same ownership as the property in this request and will be combined into one. The property owner wishes for the property to be under one zoning classification. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the Planned Growth Area and the Sango Planning Area. He stated that the previous zoning history is CZ-19-2018 when the Ferraraccio Family rezoned this property to C-5 commercial for a mini storage. He stated that this property owner decided to buy the portion that was behind them and wish to rezone back to agricultural. He stated that there were no departmental comments of any concern. He stated that this would not necessarily afford an additional lot as this property has no road frontage. He stated that when the rezoning sign was initially placed it was in an incorrect location. He went out and moved it to the correct location and there were no calls received prior to it being properly placed.

Ms. Paula Replogle stated that they purchased the land so that they could bring their granddaughter's horse home. She stated that they are currently boarding the horse at a stable.

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

Mr. Tyndall stated that he would like to make a statement. He stated that the term "owning your buffer" has been used a lot over the past year when rezoning cases do not go as the adjacent property owners would like. He stated that he would like to commend the Replogle's for making an offer to the adjacent property and owner and owning their buffer.

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 Dr. Walker and carried unanimously.

PLANNING COMMISSION ACTIONS: Mr. Swift stated that if there is nothing unusual, we vote on all of the subdivision cases in one vote. Mr. Swift stated that all items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration. Mr. Parker stated that there are three subdivision cases that the staff would like to remove from the consent agenda in order to have public hearings for variance requests. He stated that these cases are S-17-2019, S-19-2019 and S-25-2019. Mr. Parker read the remaining cases on the consent agenda and gave the staff recommendations for approval. Mr. Swift stated that all of the cases that Mr. Parker just referred to will be voted on in one vote. There being no more discussion, Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Powers and carried unanimously. Mr. Swift stated that all of the cases that Mr. Parker just referred to will be voted on in one vote.

V. SUBDIVISIONS:

CASE NUMBER: S - 17 - 2018 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of RIDGELAND ESTATES, SECTION 3 (CLUSTER)
LOCATION: North of and adjacent to Dover Road, east of North Liberty Church Road and southeast of the current southern terminus of Cameo Court.
MAP: 053 PARCEL(S): 010.04 ACREAGE: 33.31
OF LOTS: 124 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

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 - 16 - 2019 APPLICANT: SYD HEDRICK
REQUEST: Preliminary Plat Approval of TWO DOG HILL LOTS 1-5
LOCATION: West of and adjacent to Old Highway 48, Approximately 790' northeast of the intersection of Grays Chapel Road and Old Highway 48, to include 5275 Old Highway 48 and the parcel immediately to
MAP: 148 PARCEL(S): 021.01 & 021.03 ACREAGE: 11.13
OF LOTS: 5 CIVIL DISTRICT(S): 22
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 17 - 2019 APPLICANT: MARK DEERING

REQUEST: Final Plat Approval of MARKIE DRIVE RIGHT-OF-WAY DEDICATION

LOCATION: North of Old Clarksville Pike, west of Iron Workers Road, east of McDaniel Road, south of Shady Grove Road, at the terminus of Markie Drive

MAP: 104 PARCEL(S): 054.05 (P) ACREAGE: 0.31

OF LOTS: 0 CIVIL DISTRICT(S): 10

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

VARIANCES REQUESTED: The applicant is requesting two (2) variances from the Subdivision Regulations:

1. Section 4.1.9 Subsection 1. and is to allow a cul-de-sac of one thousand, thirty two (1,032) feet in length, which exceeds the maximum allowed of seven hundred and fifty (750) feet.

2. Section 4.1.9 Subsection 2. and is to allow a cul-de-sac exceeding one thousand feet (1,000) in length to not install an intermediate turnaround.

VAR. STAFF RECOMMENDATION:

Mr. Parker stated that this application had two variances requests which the staff feels are related to one another and if the Commission agrees they can be voted on at the same time. The Commission is agreeable to this.

Mr. Parker read the variance requests.

Mr. Vernon Weakley stated that he was here to represent Mr. Deering. He stated that this is a unique situation. He stated that Mr. Deering had done the development and the name of this road was extended to the point of the temporary turnaround. He stated that he has additional property but chose not to develop it and it has been sold off into about 4 tracts. He stated that in order to get enough road frontage and to make it work they are requesting that the temporary turnaround be turned into a permanent turnaround. He stated that because it was already built, that is why they are having to request the variance on the length as well as intermediate turnaround. He stated he was available to answer any questions.

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

There being no more discussion, Mr. Powers moved to recommend approval of the two variance requests since this was an existing cul-de-sac. The motion was seconded by Mr. Hadley and carried unanimously.

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

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

CASE NUMBER: S - 18 - 2019 APPLICANT: WINN PROPERTIES LP/SW SANGO LLC (C/O BRIAN SULLIVAN)

REQUEST: Final Approval of WINN WAY RIGHT OF WAY DEDICATION & REPLAT OF WINN LP PROPERTIES FIRE STATION ROAD LOTS 1 & 2

LOCATION: West of Sango Road, north of Trough Springs Road, south of Martin Luther King Pkwy, east of and adjacent to Fire Station Road, approximately 400 feet southeast of the Fire Station Road and Martin

MAP: 063 PARCEL(S): 077.00 & 077.03 ((P) ACREAGE: 5.72

OF LOTS: 3 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 19 - 2019 APPLICANT: ROBERT W. CLARK, ETAL (C/O BILL MACE)

REQUEST: Preliminary Plat Approval of MERCHANTS BOULEVARD RIGHT OF WAY
DEDICATION

LOCATION: North of Fairview Lane, west of Wilma Rudolph Boulevard, east of Trenton Road, south of and
adjacent to 101st Airborne Division Pkwy, approximately 1,500 feet west of the intersection of

MAP: 041 PARCEL(S): 063.00 ACREAGE: 1.54

OF LOTS: 0 CIVIL DISTRICT(S): 6

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

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 to Section 4.3 Subsection 2. of the Subdivision Regulations to allow a Block Length of approximately two thousand (2,000) feet which exceeds the maximum allowed one thousand, five hundred (1,500) feet by five hundred (500) feet.

VAR. STAFF RECOMMENDATION:

Mr. Parker read the variance request.

Mr. Billy Ray Suiter stated that he was here to represent the owners. He stated that they are requesting an excessive block length. He stated that it is a unique situation where they have a street coming in to tie into an existing street and extending it west between the 101st parkway and an existing commercial subdivision. He stated that they have no access to 101st Parkway to provide a stub. He stated that the subdivision to the south has no existing stubs for them to tie into. He stated that just west of the existing subdivision there is a significant detention basin and just past this is the closest place for them to place the stub.

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

There being no more discussion, Mr. Kelly moved to recommend approval of this variance request. The motion was seconded by Mr. Garrett and carried unanimously.

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

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

CASE NUMBER: S - 20 - 2019 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP

REQUEST: Final Plat Approval of SANGO MILLS SECTION 2 (CLUSTER)

LOCATION: North of Highway 41A South, east of Sango Drive, west of Smith Lane, south of Sango Road,
approximately 1500 feet west of the Sango Road and Smith Lane intersection.

MAP: 087 PARCEL(S): 023.02 ACREAGE: 31.58

OF LOTS: 79 CIVIL DISTRICT(S): 11

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 21 - 2019 APPLICANT: WHITETAIL DEVELOPMENT PARTNERSHIP
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 7B (CLUSTER)
LOCATION: North of 101st Airborne Division Parkway, west of Needmore Road, east of Peachers Mill Road, south of Tiny Town Road, approximately 1000 feet east of the Peachers Mill Road and Brook Hill
MAP: 018 PARCEL(S): 026.01 (P) ACREAGE: 15.48
OF LOTS: 31 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 22 - 2019 APPLICANT: VERNON BRAME
REQUEST: Preliminary Plat Approval of CREEKSIDE SECTION 1
LOCATION: South of McClure Road, east of Martha's Chapel Road, west of and adjacent to Old Highway 48 approximately 2,115 feet south of the intersection of Old Mack Road and Old Highway 48.
MAP: 123 PARCEL(S): 058.00 (P) ACREAGE: 16.54
OF LOTS: 10 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

CASE NUMBER: S - 23 - 2019 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 4A (CLUSTER)
LOCATION: North of 101st Airborne Division Parkway, west of Interstate 24, east of Trenton Road, South of Kennedy Road.
MAP: 17 PARCEL(S): 047.01 ACREAGE: 16.01
OF LOTS: 65 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 24 - 2019 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of EAGLES BLUFF SECTION 3B (CLUSTER)
LOCATION: North of 101st Airborne Division Parkway, west of Interstate 24, east of Trenton Road, South of Kennedy Road.
MAP: 017 PARCEL(S): 049.00 (P) ACREAGE: 9.47
OF LOTS: 27 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 25 - 2019 APPLICANT: EAGLES BLUFF PARTNERSHIP

REQUEST: Preliminary Plat Approval of EAGLES BLUFF SECTION 3 & 4 (REVISED PRELIMINARY)(CLUSTER)

LOCATION: North of Needmore Road, west of Interstate 24, east of Trenton Road, south of and adjacent to Kennedy Road, approximately 2500 feet east of the intersection of Trenton Road and Kennedy Road

MAP: 017 PARCEL(S): 047.01 & 049.00 ACREAGE: 8.56

OF LOTS: 32 CIVIL DISTRICT(S): 2

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

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. Prior to final plat approval of this Subdivision, the adjacent Eagles Bluff Section 3 must be approved and recorded or improvements to Kennedy Road must be completed.

VARIANCES REQUESTED: The applicant is requesting a variance to Section 4.1.9 Subsection 1. and is to allow a cul-de-sac of nine hundred ninety-three (993) feet in length, which exceeds the maximum allowed of seven hundred and fifty (750) feet.

VAR. STAFF RECOMMENDATION:

Mr. Parker read the variance request.

Mr. Vernon Weakley stated that they are just revising the preliminary because of the work being done on the East West Corridor. He stated that this will eliminate an intersection with it and make it where there will be one less interchange on that new road.

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

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

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

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 26 - 2019 APPLICANT: JR DEVELOPMENT

REQUEST: Preliminary Plat Approval of FARMINGTON SECTION 5C (CLUSTER)

LOCATION: East of Rollow Lane, southwest of Kirkwood Road, north of Rossview Road, at the current terminus of Juniper Pass.

MAP: 039 PARCEL(S): 025.07 (Portion) ACREAGE: 13.59

OF LOTS: 24 CIVIL DISTRICT(S): 1

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.

CASE NUMBER: S - 27 - 2019 APPLICANT: FIELDS OF NORTHMEADE

REQUEST: Final Plat Approval of WELLINGTON FIELDS SECTION 4 (CLUSTER)

LOCATION: South of and adjacent to Kirkwood Road approximately 100' north and west of the intersection Josie Lane and Kirkwood Road.

MAP: 039 PARCEL(S): 008.00 ACREAGE: 2.89

OF LOTS: 6 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 28 - 2019 APPLICANT: GRIFFEY FAMILY PARTNERSHIP

REQUEST: Final Plat Approval of GRIFFEY ESTATES SECTION 1C (CLUSTER)

LOCATION: South of and adjacent to the current terminus of Allen Griffe Road.

MAP: 031 PARCEL(S): 040.00 (portion) ACREAGE: 10.53

OF LOTS: 17 CIVIL DISTRICT(S): 3

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 29 - 2019 APPLICANT: DOUBLE J PARTNERS

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

LOCATION: East of Magnolia Drive, south of Lafayette Road, north of Dover Road, west of Kelsey Drive, at the current terminus of Donald Drive.

MAP: 054g PARCEL(S): A 025.03 ACREAGE: 15.23

OF LOTS: 47 CIVIL DISTRICT(S): 7

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 30 - 2019 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 2D
LOCATION: Southeast of York Road, west of Dontsonville Road, north of Ogburn Chapel Road, east of the current terminus of Reda Drive.
MAP: 077 PARCEL(S): 013.06 ACREAGE: 21.98
OF LOTS: 15 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: DEFER FOR 30 DAYS

CASE NUMBER: S - 31 - 2019 APPLICANT: CLARKLAND
REQUEST: Final Plat Approval of COTTAGES OF TOWNSEND
LOCATION: West of Farmers Road, north of and adjacent to the terminus of Townsend Court.
MAP: 081 PARCEL(S): 033.03 ACREAGE: 11.38
OF LOTS: 40 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 32 - 2019 APPLICANT: JEFF BURKHART
REQUEST: Final Plat Approval of THE GROVES AT HEARTHSTONE SECTION 1D (CLUSTER)
LOCATION: East of Interstate 24, north of Guthrie Highway, south of Current Road at the current terminus of Terraceside Circle.
MAP: 016 PARCEL(S): 020.11 ACREAGE: 41.27
OF LOTS: 101 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

PLANNING COMMISSION ACTIONS: Mr. Swift stated that site reviews are handled on a consent agenda. He stated that all items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration.

Ms. Russell gave the staff reports.

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

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 17 - 2019 APPLICANT: FS CLARKSVILLE LLC

Agent: Kevin Crumley

DEVELOPMENT: FIRESTONE COMPLETE AUTO CARE

PROPOSED USE: TIRE/AUTOMOTIVE RETAIL AND GARAGE

LOCATION:

MAP: 063,077.00 (P) ACREAGE: 0.87

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. Subdivison plat completed.
 4. Approval of a landscape plan.

CASE NUMBER: SR - 19 - 2019 APPLICANT: BROWNING PROPERTIES, LLC

Agent: Cal Burchett

DEVELOPMENT: ARBY'S TRENTON ROAD

PROPOSED USE: RESTAURANT

LOCATION:

MAP: 017,003.04 ACREAGE: 2.00

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. Subdivison plat completed.
 4. Approval of a landscape plan.

CASE NUMBER: SR - 20 - 2019 APPLICANT: CLAY POWERS

Agent: Houston Smith

DEVELOPMENT: STOR A LOT DOVER ROAD

PROPOSED USE: SELF-STORAGE/WAREHOUSE

LOCATION:

MAP: 054-A-D-009.00 ACREAGE: 4.9

CIVIL DIST.: 8

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. Subdivison plat completed.
 4. Approval of a landscape plan.
 5. Approval from TDOT.

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT/BUDGET TO ACTUAL: Mr. Tyndall read the July 2018 to March 2019 fiscal year to date profit and loss statement. He stated that we did receive our Transportation requisitions which is why we are up quite a bit for the year. He stated that will probably balance out by the end of the fiscal year.

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

B. AUDIT CONTRACT: Mr. Tyndall stated that we are required as an independent government agency to complete a Tennessee mandated audit every year. He stated that in the past we have used Stone, Rudolph and Henry. He stated that we had a contract with them through this year. He stated that we have decided to extend it pending approval by the Commission. He stated that the cost of the audit starts at \$14,500 this year and goes up to \$15,500, going up \$250.00 annually for the next 5 years. He stated that they have done a great job for us and have helped us work through some things and we would recommend continuing to use them.

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

C. FY 2019-2020 RPC BUDGET: Mr. Tyndall stated that the Executive Committee met last month and present was Richard Swift, Bryce Powers, Mark Kelly, and Bill Kimbrough. He stated that they went over the budget for about an hour. He stated that overall at the time we were projecting a \$19,000 increase for both the City and the County. He stated that between the period of last month and this month we found out that the health insurance expenses are going to go up 2.5% for the health insurance plan that we are on which is the County School System. He stated that we were projecting a 0% increase at the time. He stated that this has upped our request from the City and the County to \$24,000. He stated that considering we added an employee over the past year this is a pretty nominal increase in our overall budget. He stated that we are not projecting any additional employees this coming year. He stated that we have reduced operating expenses to the point that our budget does not have any extra in the operating side of things. He stated that under capital expenses the \$6250 is for anticipating adding tablets instead of the paper packets. He stated that we will start working through that the first half of the next fiscal year and the City of Clarksville will assist us in that.

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

D. OTHER BUSINESS: Mr. Tyndall stated that on Monday, April 29, 2019 at 10:00 A.M. on the third floor of the County Historic Courthouse will be the first meeting of the Growth Coordinating Committee. He stated that we have assembled a group, the Mayors have met and we have our presentation materials together. He stated that we are going to have about a two hour meeting on Monday with a power point presentation about why we are doing this and what the Growth Plan does. He stated that we will go over some concepts of what growth does out in the rural areas of the County, infill development. He stated that we will cover a lot of different topics and answer all of the questions that might come up. He stated that we then have a six month time frame to complete this as Tennessee State says you will complete it in six months once it is started. He stated that we are anticipating an early October finish to this so that we can get it to City and County legislative bodies for adoption. He stated that after each meeting we will get the presentation materials up on our web site as well as Facebook so that people can see it. He stated that he has also alerted Jimmy Settle that he can probably have a story next week on it. He stated that the Mayors have chosen sort of a two fold committee structure. He stated that we are having a voting committee structure and, per Tennessee State Law, in our situation and Marion County's situation where you only have one County and one City, The Regional Planning Commission is your Growth Committee. He stated that the Mayors may add other folks to that committee. He stated that we have added a representative from Clarksville Department of Electricity, Clarksville Gas and Water, a representative from Clarksville Montgomery County School System. He stated that two folks from CEMC are going to be there but they will have one vote between them, one from the broadband side and one from the electric side. He stated that we added two County residents and Jeff Truitt from the EDC will also be on there. He stated that those are the 16 voting members and then we will have 10 ex-officio members. He stated that originally Fort Campbell was invited to be on the voting side but their JAGS told them that they cannot vote on a local matter since they are a Federal Agency. He stated that Chris Brown from the Garrison Command Department of Public Works and then someone from strategic basing will also be on there. He stated that Frank Tate as a representative from the IDB, Clarksville Homebuilder's Association, Clarksville Association of Realtors, an additional County Commissioner Joe Smith, an additional Council Member, Council Lady Valerie Guzman, three engineering firms including DBS, Weakley Brothers and McKay and Burchett have all been invited. He stated that those members will all have a voice at the table but will

VII. ADJOURNMENT:

The meeting was adjourned at 3:10 p.m.

ATTEST:

Richard Swift, CHAIR