

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

October 28, 2009

2:00 P.M.

PLANNING COMMISSION MEETING ROOM
329 MAIN STREET

I. CALL TO ORDER/QUORUM CHECK:

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

MEMBERS PRESENT:

- Gary Norris, Chairman
- Mabel Larson, Vice Chairman
- Eric Burnett
- Joe Creek
- Geno Grubbs
- Mark Grant
- John Laida
- George Marks
- Ricky Thomas

OTHERS PRESENT:

- David A. Riggins, RPC Director of Planning
- J. Stan Williams, RPC Transportation Planning Coordinator
- Audrea M. Harris, RPC Planning Manager
- Ruth C. Russell, RPC Planner/Address Manager
- Jason Blalock, RPC Special Projects Manager/Planner
- Brent Clemmons, RPC GIS Analyst
- John Spainhoward, RPC Planner/Subdivision Coordinator
- Jill Hall, RPC Transportation Planner
- Judy Burkhart, RPC Office Manager
- Mark Riggins, City Engineer's Office
- David Shepherd, City Street Department
- Jack Frazier/Chris Cowen, City Street Department
- Les Crocker, City Building & Codes Department
- Mike Frost/Monroe Elliott, County Highway Department
- Rod Streeter/John Doss, County Zoning Enforcement Officer
- Ray Williams/Ricky Cumberland, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF: 9/23/2009

Mr. Norris asked for a motion for approval of the minutes. Mr. Creek moved to approve the minutes. The motion was seconded by Mr. Burnett and carried unanimously.

III. CITY & COUNTY ZONING CASES:

CASE NUMBER ZO - 3 - 2009 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment - Relative to eminent domain, billboard replacement

to

LOCATION:

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

REASON FOR REQUEST:

Mr. Riggins read the case and gave the staff recommendation for approval. He stated that this was requested by City Councilman Bill Summers. This would apply if a local, state or federal government entity exercises the power of eminent domain through a condemnation lawsuit which results in the taking of private property upon which is situated a legally permitted off premise advertising structure, the owner of the land so taken may file an application for permission to erect a replacement off-premise advertising structure at a different location by submission of a site plan.

There being no more discussion, Mr. Thomas moved to recommend approval. There was no second to his motion.

Mr. Grant moved to recommend deferral. The motion was seconded by Ms. Larson and carried unanimously.

CASE NUMBER ZO - 4 - 2009 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment - Relative to travel easement signage

to

LOCATION:

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

REASON FOR REQUEST:

Mr. Riggins read the case and gave the staff recommendation for approval. This ordinance would pertain to parcels sharing a recorded travel easement that has been approved by the Regional Planning Commission shall share one common freestanding sign per public right of way frontage.

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

CASE NUMBER ZO - 5 - 2009 APPLICANT(S): City Of Clarksville

REQUEST: Text Amendment - Relative to Downtown Sidewalk Signage

to

LOCATION:

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

REASON FOR REQUEST:

Mr. Riggins read the request and gave the staff recommendation for approval. This request comes from the Downtown District Partnership pertaining to outside sandwich signs for businesses in that area.

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

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

CASE NUMBER Z - 32 - 2009 APPLICANT(S): L & A Partners

REQUEST: R-2 Single Family Residential District
to C-2 General Commercial District

LOCATION: South of Hickory Grove Road and 168+/- feet east of Riverside Drive intersection.
TAX MAP(S): 079B-E PARCEL(S): 002.00 ACREAGE: 0.59 CIVIL DISTRICT(S): 12
REASON FOR REQUEST: Expansion of existing retail space and increasing available parking.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The redevelopment of this property would have to follow River District guidelines. The property is surrounded by existing C-2 on two sides, proposal would square off the C-2 zone district. City Building and Codes Department has issued a demolition permit for structures on this site. Landscape buffer would be required adjacent to existing single family structure to the east.

Mr. Dan Hanley, agent, stated that he plans to buy this property if the rezoning is approved.

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

CASE NUMBER Z - 33 - 2009 APPLICANT(S): Nick Dattilo

REQUEST: R-1 Single Family Residential District
to R-2 Single Family Residential District

LOCATION: West of Dunbar Cave Road, 273+/- feet south of Rossview Road intersection.
TAX MAP(S): 057 PARCEL(S): 036.00 ACREAGE: 0.47 CIVIL DISTRICT(S): 6
REASON FOR REQUEST: Split into two tracts in order to build additional single family residence.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. No other R-2 zoning within large aread around this site. R-2 lot size would be out of character with the surrounding uses. No existing sewer is available along Dunbar Cave Road. Dunbar Cave Road and Rossview Road intersection project is being planned for this immediate area.

There being no more discussion, Mr. Thomas moved to recommend disapproval. The motion was seconded by Mr. Burnett and carried unanimously.

CASE NUMBER CZ - 27 - 2009 APPLICANT(S): D. L. Ivey

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

LOCATION: West of Dotsonville Road, 108+/- feet north of Al's Lane intersection.
TAX MAP(S): 068 PARCEL(S): 026.00 ACREAGE: 2.39 CIVIL DISTRICT(S): 8
REASON FOR REQUEST: Subdivide property to sell existing house and maintain lot for future home site.

Mr. Spainhoward read the case and gave the staff recommendation for approval. If this property is rezoned, the applicant could regain only one additional lot. The property is located within the Urban Growth Boundary and is directly across the street from a large R-1 zone district. Equivalent sized lots are prevalent throughout the area.

Mr. Ivey, applicant, stated that he was present to answer any questions.

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

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

CASE NUMBER CZ - 28 - 2009 APPLICANT(S): Paul Bunger
Dorothy Boyer John & Ruth Hockstra
Agent: John Crabbe, Crabbe Construction L L C

REQUEST: AG Agricultural District
to R-1 Single Family Residential District

LOCATION: South of Charles Bell Road and west of Dunlop Lane
TAX MAP(S): 034 PARCEL(S): 050.00, 050.14, ACREAGE: 86.82 CIVIL DISTRICT(S): 1
050.16

REASON FOR REQUEST: In order to develop upscale neighborhood

Mr. Spainhoward read the case and gave the staff recommendation for approval. Utility extensions would have to be approved by the City Council to this development. Large areas of R-1 zoned property currently exist to the east and southeast. Land Use Opinion Map designates single family uses within this area, the general area is in transition.

Mr. Crabbe, agent, stated that he would like to develop this area into a residential area.

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

CASE NUMBER CZ - 29 - 2009 APPLICANT(S): William H. Osborne

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

LOCATION: East of Guthrie Road, 0.80+/- miles north of Rossvie Road intersection.
TAX MAP(S): 038 PARCEL(S): 003.00 (p) ACREAGE: 1.0 CIVIL DISTRICT(S): 1
REASON FOR REQUEST: To place a home on the property.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The future Land Use Opinion Map indicates single family residential in this area. E-1 is an allowable zone district within the rural area. Required minimum lot width is 150 feet, the same as required in Agriculture zones.

Mr. Osborne, stated that he would like to build a home on the property.

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 44 - 2009 APPLICANT: CMcss
REQUEST: Final Plat Approval of WEST CREEK COYOTE TRAIL RIGHT OF WAY
DEDICATION
LOCATION: West Creek Coyote Trail is located off Peachers Mill Road
MAP: 019.00 PARCEL(S): 004.00 ACREAGE: 7.4
OF LOTS: 0 CIVIL DISTRICT(S): 3rd
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.
Application is now subject to the \$250.00 deferral fee.

CASE NUMBER: S - 45 - 2009 APPLICANT: Ok san miles & ok hui gutierrez
REQUEST: Minor Plat Approval of MINOR PLAT OF OK SAN MILES PROPERTY
LOTS 1 & 2
LOCATION: 233 Tiny Town Road
MAP: 005m-a PARCEL(S): 021.02 ACREAGE: 1.13
OF LOTS: 2 CIVIL DISTRICT(S): 3rd
STAFF RECOMMENDATION: Withdrawn at the request of the project engineer.

CASE NUMBER: S - 52 - 2009 APPLICANT: R. Gordon Seay, Jr.
REQUEST: Final Plat Approval of AUTUMNWOOD FARMS SECTION 7
LOCATION: East end of Cabana Drive, South of Crestview Drive
MAP: 18 PARCEL(S): 16.00 & 16.01 ACREAGE: 15.907
OF LOTS: 44 CIVIL DISTRICT(S): 2nd
STAFF RECOMMENDATION: Final Plat Approval.
VARIANCES REQUESTED: N/A
VAR. STAFF RECOMMENDATION:

CASE NUMBER: MP - 75 - 2009 APPLICANT: Alan Werner
REQUEST: Minor Plat Approval of WERNER JOHNSON PROPERTY, LOT 1, DOVER
CROSSING RD.
LOCATION: Dover Crossing Rd.
MAP: 054R PARCEL(S): F 008.12 + 008.17 + 008.26 ACREAGE: 4.45
OF LOTS: 1 CIVIL DISTRICT(S): 7th
STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 77 - 2009 APPLICANT: Stones Manor LLC
REQUEST: Replat Approval of REPLAT OF LOT 31, STONES MANOR SECTION
1
LOCATION: South of Settlers Trace, West of Red Paint Ridge
MAP: 058G PARCEL(S): 012.00 ACREAGE: 0.52
OF LOTS: 1 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 78 - 2009 APPLICANT: Patrick Page & Betty Johnston
REQUEST: Replat Approval of REPLAT OF LOTS 66 & 67, RIVERSIDE ESTATES
SECTION C-1
LOCATION: West side of the intersection of Old Russellville Pike & Willow Bend Drive & Barbara Drive
MAP: 065H PARCEL(S): J 003.00 + 003.01 ACREAGE: 1.856
OF LOTS: 2 CIVIL DISTRICT(S): 12th
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 84 - 2009 APPLICANT: John Johnson
REQUEST: Minor Plat Approval of JOHN JOHNSON PROPERTY, LOT 1, JOHNSON
ST.
LOCATION: Adjacent to Johnson St.
MAP: 011J PARCEL(S): "A" 010.00 ACREAGE: 1.65
OF LOTS: 1 CIVIL DISTRICT(S): 5th
STAFF RECOMMENDATION: Approval.

PLANNING COMMISSION ACTIONS: Mr. Norris explained that these cases were heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

Mr. Spainhoward read the cases and gave the staff recommendation and asked for endorsement for MP-75-2009, MP-77-2009, MP-78-2009 and MP-84-2009.

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 32 - 2009 APPLICANT: KRISTINE SMITH
Agent: Dbs & Associates

DEVELOPMENT: CLARKSVILLE SKATE PARK

PROPOSED USE: SKATE PARK

LOCATION: 110 DENNY ROAD

MAP: 81-H-E-13.02 ACREAGE: 6.40 +/-

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, drainage and water quality plans by the City Street Department. Show blue line stream and required buffer area.
 3. Approval from the Building and Codes Department.
 4. Approval from the Fire Department.

CASE NUMBER: SR - 34 - 2009 APPLICANT: AT & T TOWER DEVELOPMENT
Agent: Michelle Pound

DEVELOPMENT: WOOTEN CELL TOWER SITE #083G0353

PROPOSED USE: COMMUNICATIONS TOWER

LOCATION: 1620 DOTSONVILLE ROAD

MAP: 068, 127.00 ACREAGE: 35.5 +/-

CIVIL DIST.: 8

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

CASE NUMBER: SR - 35 - 2009 APPLICANT: GIRKIN FRED HIGGINS
Agent: Arnold Consulting Engineering

DEVELOPMENT: MINIT MART

PROPOSED USE: CONVENIENCE STORE/GAS STATION

LOCATION: 2690 TRENTON ROAD OR 440 NEEDMORE ROAD

MAP: 032, 81.00 ACREAGE: 1.90 +/-

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer.
 2. Approval of all grading, drainage and water quality plans by the City Street Department.
 3. Approval of a Traffic Impact Study by the Street Department and TDOT.

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

CASE NUMBER: SR -36 -2009 APPLICANT: MONTGOMERY CATTLEMAN'S

Agent: Moore Design Services

DEVELOPMENT: 4-H LIVESTOCK ARENA

PROPOSED USE: EXHIBITION CENTER

LOCATION: 1985 ROSSVIEW ROAD

MAP: 039,25.03,25.04,25.05 ACREAGE: 16.10 +/-

CIVIL DIST.: 1

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, drainage and water quality plans by the County Building and Codes Department.
 3. Approval of all driveway accesses from the TDOT.
 4. Approval from the Emergency Management Office.

PLANNING COMMISSION ACTIONS: Mr. Norris explained that these cases were heard on a consent agenda and if anyone wanted a case heard separately to let him know at this time.

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

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

VI. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Mr. Riggins read the report and asked for approval. There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

B. APPROVAL TO INITIATE STEPS FOR AUTOMATIC BILL PAY: Mr. Riggins read the information and asked for approval. There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

C. TRANSFER FUNDS FROM CAPITAL OUTLAY TO LEASE PAYMENTS (BUDGET): Mr. Riggins read the information and asked for approval to transfer \$6,000.00 for payments for the office scanner. There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

D. REMINDER - RPC TRAINING - 11/4/2009, 3:00 - 7:00 P.M.:

E. REMINDER - NOVEMBER RPC MEETING WILL BE TUESDAY, 11/24/09, 2:00 P.M.

VII. ADJOURNMENT:

The meeting was adjourned at 3:30 p.m.

ATTEST:

GARY NORRIS, CHAIR