

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

DRAFT

December 30, 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: 11/24/2009

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

III. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 31 - 2009 APPLICANT(S): Roy Ogburn

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

LOCATION: 3688 Trough Springs Road
TAX MAP(S): 082 PARCEL(S): 028.00 ACREAGE: 19.8 +/- CIVIL DISTRICT(S): 5
REASON FOR REQUEST: For future development.

Mr. Spainhoward read the case and gave the staff recommendation for approval. Extension of existing R-1 zone. Adequate infrastructure available in the area. This area is located within the Urban Growth Boundary.

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

CASE NUMBER CZ - 32 - 2009 APPLICANT(S): Hickory Wild L L C C/o Clay Powers

REQUEST: E-1 Single Family Estate District
to R-1 Single Family Residential District

LOCATION: Located South of and adjacent to kirkwood road, East of Dunlop Lane. 400+/- Feet South of the Intersection of Dunlop Lane and Kirkwood Road.
TAX MAP(S): 034 PARCEL(S): 52.02 (p) & 52.03 ACREAGE: 20.51 +/- CIVIL DISTRICT(S): 1 (p)

REASON FOR REQUEST: To extend existing R-1 development.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. Existing E-1 zoning provides transition to the large acreage lots to the north and R-1 lots to the south. Owner previously agreed to provide this E-1 zoning as a transition. (CZ-29-2004)

Mr. Roger Maness, agent, stated that this area is unrestricted and is not part of the cluster development. If this property is rezoned there will be a single access to Kirkwood Road and no driveways accessing Kirkwood Road. Currently the E-1 will have 18 driveways to access Kirkwood Road. If the property is rezoned they will construct a berm parallel to Kirkwood Road from the dirt that will be excavated from the lake, this berm and the landscaping will provide screening to the existing residents on Kirkwood Road.

Mr. Norris stated that any private agreement between the Kirkwood residents and the developer would be a civil matter between the developer and adjacent property owners.

Mr. Clay Powers, owner, stated that if this property is rezoned, it will be platted as part of the cluster development and cluster developments do not allow driveway access externally, all driveways would have to be within this development.

Mr. Richard Billmeyer, adjacent property owner, stated that he was in opposition. He stated he would like larger lots along Kirkwood Road. There are 18 driveways being proposed to access Kirkwood Road. He would accept a berm and one access point to Kirkwood Road.

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

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

CASE NUMBER CZ - 33 - 2009 APPLICANT(S): Pat & Rhonda Markham

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

LOCATION: 330 port Royal Road and Adjacent Parcel to the Northeast. Property begins 130 +/- Feet South of The TN / KY State Line

TAX MAP(S): 010 PARCEL(S): 16.01 & 16.02 ACREAGE: 22.56 +/- CIVIL DISTRICT(S): 1

REASON FOR REQUEST: For low density single family housing

Mr. Spainhoward read the case and gave the staff recommendation for approval. Other large acreage E-1 zoning districts exist in general area. Area is expected to see future growth due to the location of HSC and future school site. Area is centrally located between HSC and future school site which could reduce commute distances.

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

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

IV. SUBDIVISIONS:

CASE NUMBER: S - 85 - 2005 APPLICANT: Meredith Clark and Assoc.
REQUEST: Preliminary Plat Approval of PLANTATION ESTATES, SECTION 5
LOCATION: North of Plantation Estates and Tiny Town Road, east of Allen Road and west of West Fork Creek
MAP: 007 PARCEL(S): 001.03 ACREAGE: 59.7
OF LOTS: 95 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:
NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension. Project has received approved construction plans and is under development.
New expiration: December 30, 2011

CASE NUMBER: S - 82 - 2006 APPLICANT: Bill Mace
REQUEST: Preliminary Plat Approval of AUTUMN CREEK, SECTION 2
LOCATION: North of E. Boy Scout Road and west of Needmore Road
MAP: 018 PARCEL(S): 022.00 (portion) ACREAGE: 15.38
OF LOTS: 45 CIVIL DISTRICT(S): 2
STAFF RECOMMENDATION: 24-MONTH EXTENSION, BASED ON FOLLOWING STIPULATION:
NOTE: Any preliminary plats which are granted extensions beyond the 24-month period shall comply with any policies or regulations in effect at the approval date of the latest extension. Project has received approved construction plans and is under development.
New expiration: December 30, 2011

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 its third \$250.00 deferral fee. (\$750.00 total)

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 54 - 2009 APPLICANT: Bill Belew
REQUEST: Preliminary Plat Approval of DIXIE BEE ESTATES
LOCATION: East of I-24, South of Trough Springs Road, East of and adjacent to Dixie Bee Road
MAP: 83 PARCEL(S): 44.09 ACREAGE: 11.64
OF LOTS: 5 CIVIL DISTRICT(S):

STAFF RECOMMENDATION: Defer for 30 days, due to Article VI, Design Standards, 6.a.

When land is subject to flooding because of inadequate drainage facilities, or if sinkholes are located within the proposed development area, the land will not be acceptable for subdivision unless the subdivider provides sufficient data and agrees to make the required improvements which in the opinion of the City Street Superintendent, and/or the County Road Supervisor and the Montgomery County Building and Codes Office render the land fir for occupancy.

CASE NUMBER: S - 55 - 2009 APPLICANT: Arther Reynolds
REQUEST: Final Plat Approval of ROANOKE (ORDINANCE 69-2004-05)
FORMERLY (ROANOKE STATION)
LOCATION: South of and adjacent to Bellamy Lane, East of Warfield
MAP: 040 PARCEL(S): 031.02 ACREAGE: 11.55 +/-
OF LOTS: 35 CIVIL DISTRICT(S): 6th

STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 56 - 2009 APPLICANT: Bill Mace
REQUEST: Final Plat "Approval" of AUTUMN CREEK, SECTION 2 (ORDINANCE 69
-2004-05)
LOCATION: North of E. Boy Scout Road, West of Needmore Road
MAP: 18 PARCEL(S): 22.00 p/o ACREAGE: 15.4 +/-
OF LOTS: 44 CIVIL DISTRICT(S): 2nd

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

CASE NUMBER: S - 57 - 2009 APPLICANT: Cumberland Land Development
REQUEST: Final Plat Approval of MEADOW WOOD PARK SECTION 1 B
LOCATION: West of I-24, East of Warfield Blvd., North of Kim Drive, West of Big Sky Drive
MAP: 40 PARCEL(S): 19.02 ACREAGE: 1.55 +/-
OF LOTS: 8 CIVIL DISTRICT(S): 6th

STAFF RECOMMENDATION: Final Plat Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 58 - 2009 APPLICANT: Meridith, Clark and Associates
REQUEST: Final Plat Approval of PLANTATION ESTATES, SECTION 5 B
LOCATION: North of Tiny Town Road, West of Clearwater Drive, Adjacent to Bonnie Blue Drive
MAP: 7 PARCEL(S): 1.03 ACREAGE: 28.79 +/-
OF LOTS: 56 CIVIL DISTRICT(S): 3rd
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

CASE NUMBER: S - 59 - 2009 APPLICANT: Rob Durrett
REQUEST: Final Plat Approval of WEST ALLEN - GRIFFEY ROAD (R.O.W.
DEDICATION)
LOCATION: Located North 101st Airborne Pkwy, West of and adjacent to Peachers Mill Road
MAP: 31 PARCEL(S): 1.00 ACREAGE: 0.37 +/-
OF LOTS: N/A CIVIL DISTRICT(S): 3rd
STAFF RECOMMENDATION: Final Plat Approval.

CASE NUMBER: S - 60 - 2009 APPLICANT: Jimmy Settle / Gunn Road Partnership
REQUEST: Replat Approval of FIELDCREST REPLAT LOTS 9, 12, 13
LOCATION: North of 76 Bypass South of and adjacent to Gunn Road
MAP: 58 PARCEL(S): 12.03, 12.04 ACREAGE: 11.60 +/-
OF LOTS: 3 CIVIL DISTRICT(S): 5th
STAFF RECOMMENDATION: Final Replat Approval.

CASE NUMBER: S - 61 - 2009 APPLICANT: J & N Enterprises, Inc.
REQUEST: Preliminary Plat Approval of THE LOST CITY TRAILS SECTION A
LOCATION: East end of Pollard Road, South Side of Pollard Road
MAP: 42 PARCEL(S): 42 ACREAGE: 21.4 +/-
OF LOTS: 80 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: Defer for 30 days at the request of the project engineer.

CASE NUMBER: MP - 96 - 2009 APPLICANT: Chris Warren
REQUEST: Replat Approval of REPLAT OF FIELDS OF NORTHMEADE,
SECTION 1A, LOTS 163-164
LOCATION: North of Bruceton Dr. and south of Southwood Ct.
MAP: 007H PARCEL(S): 031.00 + 032.00 ACREAGE: 0.56
OF LOTS: 2 CIVIL DISTRICT(S): 3rd
STAFF RECOMMENDATION: Approval.

IV. SUBDIVISIONS (CONT.):

CASE NUMBER: MP - 97 - 2009 APPLICANT: Marshall Bently
REQUEST: Minor Approval of MARSHALL BENTLY PROPERTY, DAILEY RD.,
LOT 1
LOCATION: Adjacent to Dailey Rd.
MAP: 077 PARCEL(S): 099.00 + 099.01 ACREAGE: 3.08
OF LOTS: 1 CIVIL DISTRICT(S): 12th
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 103 - 2009 APPLICANT: Paul + Cyndie Baggett
REQUEST: Minor Approval of PAUL BAGGETT PROPERTY, ATTAWAY RD.,
LOT 1
LOCATION: Adjacent to Attaway Rd.
MAP: 122 PARCEL(S): 056.00 + 057.00 ACREAGE: 1.92
OF LOTS: 1 CIVIL DISTRICT(S): 17
STAFF RECOMMENDATION: Approval.

CASE NUMBER: MP - 107 - 2009 APPLICANT: Charles Simon
REQUEST: Minor Approval of JIMMY SIMON PROPERTY
LOCATION: Mockingbird Hill Rd.
MAP: 140 PARCEL(S): 014.00 ACREAGE: 1.73
OF LOTS: 1 CIVIL DISTRICT(S): 20th
STAFF RECOMMENDATION: Approval.

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

Mr. Spainhoward read the cases and asked for endorsement for MP-96-2009, MP-97-2009, MP-103-2009 and MP-107-2009.

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

V. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -37 -2009 APPLICANT: CIVIL RESOURCE CONSULTANTS, LLC

Agent: Daniel R. Newbill

DEVELOPMENT: SUDDEN SERVICE NO. 59

PROPOSED USE: CONVENIENCE STORE WITH GAS PUMPS

LOCATION: 3885 TRENTON ROAD

MAP: 017,004.02 ACREAGE: 5.64 +/-

CIVIL DIST.: 2

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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

Ms. Ruth Russell read the cases and gave the staff recommendation.

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

CASE NUMBER: SR -39 -2009 APPLICANT: AT & T WIRELESS

Agent: Retel Brokerage Svcs

DEVELOPMENT: AT & T CELL TOWR SITE #083G0545

PROPOSED USE: CELL TOWER

LOCATION: 3892 HEAD ROAD

MAP: 037,003.00 ACREAGE: 195.7 +/-

CIVIL DIST.: 1

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

VI. PLANNING DIRECTOR'S REPORT:

A. BUDGET REPORT: Ms. Harris stated that budget information was distributed in the commissioner's packets. There being no more discussion, Mr. Creek moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

B. ROAD NAME CHANGE - FREESTONE COURT TO S. FREESTONE COURT: Ms. Russell explained the reason for the road name change. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

C. GREENBRIAR PUD LANDSCAPE BUFFER APPEAL: Ms. Russell read the appeal for a reduction from a B to an A buffer, and to include privacy fences. There will also be a bond reduction for required fencing and planting
There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Thomas and carried unanimously.

Mr. Norris announced that this was the last Planning Commission meeting for Mr. Eric Burnett, he is being replaced by Mr. Mike Harrison.

VII. ADJOURNMENT:

The meeting was adjourned at 2:40 p.m.

ATTEST:

GARY NORRIS, CHAIR