

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

- AGENDA -

May 29, 2019

2:00 P.M.

329 Main Street

(Meeting Room - Basement)

I. CALL TO ORDER/QUORUM CHECK/PLEDGE TO FLAG

II. APPROVAL OF MINUTES OF RPC MEETING: 4/24/2019

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 5/30/2019 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 6/6/2019 - 7:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 6/3/2019 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 6/10/2019 - 6:00 P.M.

1. 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 #: 006.00 p/o CIVIL DISTRICT: 3

REASON FOR REQUEST: To allow multi-family development

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 5

2. CASE NUMBER: Z-11-2019 APPLICANT(S): Yvonne Rhodes AGENT: Mark Holleman

REQUEST: R-3 Three-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property 420 +/- feet south of Madison Street & 370 +/- feet east of Greenwood Ave.

TAX MAP(S): 066K-M PARCEL #: 008.00 p/o 066K-M 039.02 CIVIL DISTRICT: 12

REASON FOR REQUEST: To conform to the surrounding properties and make current owner's property all the same.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6

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

3. CASE NUMBER: Z-12-2019 APPLICANT(S): Reda Home Builders

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

LOCATION: Property fronting on the east frontage of Dotsonville Rd. east of the Dotsonville Rd. & Arrowfield Dr. intersection.

TAX MAP(S): 054H-A PARCEL #: 023.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: Continuation of R-2 zoning (located across Dotsonville Rd) for infill development.

CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4

4. CASE NUMBER: CZ-6-2019 APPLICANT(S): Brandi Jackson AGENT: Robby Christy

REQUEST: AG Agricultural District
to AGC Agricultural Commercial District

LOCATION: Property fronting on the south frontage of Mt. Herman Road, 3.480+/- feet west of the Mt. Herman Rd. & Ryes Chapel Rd. intersection.

TAX MAP(S): 159 PARCEL #: 059.01 CIVIL DISTRICT: 16

REASON FOR REQUEST: Venue barn used for weddings and company parties. Gardens and tree groves for photography along with horses, cattle and chickens on site.

CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: N/A

SUBDIVISIONS:

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:

1. 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: 010.04 ACREAGE: 33.31
 # OF LOTS: 124 CIVIL DISTRICT(S): 8
 ZONING: R-2

2. 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: 095.02 ACREAGE: 5.97
 # OF LOTS: 10 CIVIL DISTRICT(S): 15
 ZONING: R-1A

3. 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: 023.02 ACREAGE: 31.58
 # OF LOTS: 79 CIVIL DISTRICT(S): 11
 ZONING: R-1 CLUSTER

4. 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 Dotsonville Road, north of Ogburn Chapel Road, east of the current terminus of Reda Drive.
 MAP: 077 PARCEL: 013.06 ACREAGE: 21.98
 # OF LOTS: 15 CIVIL DISTRICT(S): 8
 ZONING: R-1/AG

V. SUBDIVISIONS (CONT.):

5. 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: 020.11 ACREAGE: 41.27
OF LOTS: 101 CIVIL DISTRICT(S): 2
ZONING: R-1A

6. CASE NUMBER: S-33-2019 APPLICANT: ERNEST WOODSON
REQUEST: Preliminary Plat Approval of WOODBURY ESTATES (CLUSTER)
LOCATION: South and east of Drake Road, east of N. Woodson Road, north of and adjacent to Trough Springs Road and Rabbit Run Trl., approximately 950 feet east of the intersection of Trough Springs Road and N. Woodson Road.
MAP: 082 PARCEL: 025.01 & 026.00 ACREAGE: 105.48
OF LOTS: 257 CIVIL DISTRICT(S): 5 ZONING: R-1 (cluster)

7. CASE NUMBER: S-34-2019 APPLICANT: TRIPLE J PARTNERS
REQUEST: Final Plat Approval of TINY TOWN PLAZA
LOCATION: South of Interstate 24, east of Barkers Mill Road, north of and adjacent to Tiny Town Road, approximately 4907 feet west of the Trenton Road and Tiny Town Road intersection.
MAP: 008 PARCEL: 011.00 ACREAGE: 6.94
OF LOTS: 5 CIVIL DISTRICT(S): 2
ZONING: C-5

8. CASE NUMBER: S-35-2019 APPLICANT: WB BUILDERS, LLC
REQUEST: Replat Approval of REPLAT OF WOODRIDGE SECTION 6 LOT 120 AND BENTLEY MEADOWS SECTION 1B LOT 39A
LOCATION: North and west of Excell Road, east of Bryan Road, South of and adjacent to Renee Court, approximately 350 feet southeast of the Renee Court and Bryan Road intersection.
MAP: 008C PARCEL: D 001.00 ACREAGE: 4.42
OF LOTS: 5 CIVIL DISTRICT(S): 11 ZONING: R-1

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-36-2019 APPLICANT: REDA HOMEBUILDERS
REQUEST: Final Plat Approval of REDA ESTATES SECTION 2B
LOCATION: West of Dotsonville Road, south of York Road, east of Lake Road, north of Obgurn Chapel Road at the west terminus of Reda Drive.
MAP: 077 PARCEL: 013.06 ACREAGE: 54.03
OF LOTS: 33 CIVIL DISTRICT(S): 8
ZONING: R-1

10. CASE NUMBER: S-37-2019 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Plat Approval of EASTHAVEN SECTION 3 CLUSTER
LOCATION: South of Sango Road, north of Highway 41A S, east of Smith Lane, west of and adjacent to Bagwell Road approximately 1200 feet north of the Highway 41A S and Bagwell Road Intersection.
MAP: 087 PARCEL: 033.03 ACREAGE: 19.81
OF LOTS: 58 CIVIL DISTRICT(S): 10
ZONING: R-1 CLUSTER

11. CASE NUMBER: S-38-2019 APPLICANT: CRYSTALLIE C ALLEN
REQUEST: Preliminary Plat Approval of CRYSTALLIE C ALLEN PROPERTY OLD TRENTON RD LOT 1
LOCATION: South of Whitfield Road, west of and adjacent to Old Trenton Road, north of and adjacent to Peterson Lane at the intersection of Peterson Lane and Old Trenton Road.
MAP: 056 PARCEL: 001.00 (P) ACREAGE: 3.5
OF LOTS: 1 CIVIL DISTRICT(S): 12
ZONING: AG

SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:

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:

- 1. CASE NUMBER: SR-21-2019 APPLICANT: WBW DEVELOPERS
AGENT: VERNON WEAKLEY
DEVELOPMENT: QUAIL RIDGE APARTMENTS
PROPOSED USE: MULTI-FAMILY
LOCATION: 1210 ASH RIDGE DRIVE
MAP: 030-P-O-2.00 & 4.00 ACREAGE: 2.79 CIVIL DISTRICT: 3

- 2. CASE NUMBER: SR-22-2019 APPLICANT: WBW DEVELOPERS
AGENT: BRITT LITTLE
DEVELOPMENT: COTTAGES AT WEATHERLY
PROPOSED USE: MULTI-FAMILY
LOCATION: 2315 STOKES ROAD
MAP: 041, 084.02 (PORTION OF) ACREAGE: 5.27 CIVIL DISTRICT: 6

- 3. CASE NUMBER: SR-23-2019 APPLICANT: POWERS COMMERCIAL, LLC
AGENT: HOUSTON SMITH
DEVELOPMENT: STOR A LOT SELF STORAGE OF SANGO
PROPOSED USE: MINI STORAGE
LOCATION: 2880 MADISON STREET
MAP: 081, 165.00 ACREAGE: 2.53 CIVIL DISTRICT: 11

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

5/29/2019

4. CASE NUMBER: AB-1-2019 APPLICANT: CEMC MARK COOK
AGENT: DAVID ABERNATHY
DEVELOPMENT: CEMC - CUMBERLAND ELECTRIC MEMBERSHIP CORPORATION
PROPOSED USE: ABANDONMENT
LOCATION: SOUTH OF MADISON STREET, WEST OF HOLLY CIRCLE
MAP: 080-D-H-BETWEEN PARCELS 004.00 & 005.00 ACREAGE: 0.165 CIVIL DISTRICT: 11

VII. PLANNING DIRECTOR'S REPORT:

- A. CITY OF CLARKSVILLE CAPITAL IMPROVEMENTS PLAN
- B. MONTGOMERY COUNTY CAPITAL IMPROVEMENTS PLAN
- C. MONTHLY PROFIT AND LOSS STATEMENT
- D. ROAD NAME CHANGE
- E. OTHER BUSINESS