

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

November 26, 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, Clarksville Fire Department
- John Patterson, Airport

II. APPROVAL OF MINUTES OF MEETING OF 10/30/2019

Mr. Swift asked for a motion for approval of the minutes of October 30, 2019. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Rocconi and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall announced that he wanted to welcome his parents, Jackie and Russ, here who had driven down from New Jersey today. He stated that there are three deferrals today. He stated those include cases S-93-2019, S-94-2019, S-95-2019 and site review case SR-35-2019. There being no more discussion, Mr. Rocconi moved to recommend approval of the deferrals. The motion was seconded by Dr. Walker and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 18 - 2019 APPLICANT(S): William Kupski

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

LOCATION: A tract of land located at the terminus of Markie Drive fronting on the south frontage of Markie Drive.

TAX MAP(S): 104 PARCEL(S): 054.06 ACREAGE: 12.05 CIVIL DISTRICT(S): 10

REASON FOR REQUEST: Reduce property line set-back to construct a barn to store agricultural equipment.

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 AG Zoning request is not out of character with the surrounding properties. He stated that this is a combination of cleared AG land and forest with varying topography. The property is also encumbered by an overhead TVA powerline and associated easement. He stated that this would be an extension of the AG zoning classification, specifically to the south. He stated that there were no departmental comments of any concern. He stated that the County Building and Codes Department had called and inquired about this case. Mr. Spainhoward stated that, with the present zoning, there is a 200 foot setback from any property line for an agricultural building. He stated that the AG zoning classification would allow them a setback of 50 foot. He stated that the width of this property is approximately 398 feet. He stated that there would be minimal impact on surrounding development. He stated that this is in the Sango Planning Area. He stated that this is accessible from Markie Drive and the property owner also owns a lot that adjoins this property for a short distance in the Markie Estates Subdivision. He stated that he had a couple of comments, mainly with questions about what they were trying to accomplish but that no one chose to leave public comment.

Mr. William Kupski, applicant and owner, stated that he was available to answer any questions about the request.

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. Adkins and carried unanimously.

PLANNING COMMISSION SUBDIVISION ACTIONS: Mr. Swift stated that all cases which have not been deferred will be voted on in a consent agenda, with just one vote.

Mr. Parker read the 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. Garrett and carried with Mr. Powers abstaining from case S-90-2019.

V. SUBDIVISIONS:

CASE NUMBER: S - 88 - 2019 APPLICANT: Kelly Ross, Price Hopson, Bradley Jackson
REQUEST: Replat Approval of REPLAT OF INDIAN HILLS SECTION 1 LOTS 10-12
LOCATION: 124 & 126 Indian Hills Drive, and 2211 N. Meadow Drive
MAP: 081a PARCEL(S): B 009.00, 010.00, 011.00 ACREAGE: 3.06
OF LOTS: 3 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL REPLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 89 - 2019 APPLICANT: FAITH MISSION MINISTRIES, INC. / rICHARD
MAPLES
REQUEST: Minor Plat Approval of FAITH MINISTRIES & MAPLE PROPERTIES LOTS 1 & 2
LOCATION: South of Park Lane, north of and adjacent to Maple Street, east of and adjacent to Fort Campbell
Boulevard.
MAP: 054c PARCEL(S): G 041.00 & 041.03 ACREAGE: 4.926
OF LOTS: 2 CIVIL DISTRICT(S): 7
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 90 - 2019 APPLICANT: CHRISTIAN BLACK
REQUEST: Minor/replat Approval of PERKINS ROW SECTION 2 & REPLAT SECTION 1 LOT 9
LOCATION: South of Crossland Avenue, North of and adjacent to High Street, west of and adjacent to Perkins
Avenue at the intersection of Perkins Avenue and High Street.
MAP: 066n PARCEL(S): B 020.00, 022.00 ACREAGE: 0.316
OF LOTS: 4 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: REPLAT AND FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 91 - 2019 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of SUMMIT DRIVE RIGHT-OF-WAY DEDICATION
LOCATION: South of West Dunbar Cave Road, east of and adjacent to Old Trenton Road, west of and adjacent to
Wilma Rudolph Boulevard.
MAP: 056 PARCEL(S): 062.00 ACREAGE: 2.63
OF LOTS: 0 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 92 - 2019 APPLICANT: HEREFORD FARM PARTNERSHIP
REQUEST: Final Plat Approval of HEREFORD FARMS SECTION 2 (CLUSTER)
LOCATION: North of McAdoo Creek Road, south of Highway 41A South, east of and adjacent to Miller Road.
MAP: 088 PARCEL(S): 106.01 (portion of) ACREAGE: 29.82
OF LOTS: 80 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 93 - 2019 APPLICANT: BONNIE LOU HOLT WELCH
REQUEST: Minor Plat Approval of RIVER HILLS SECTION 1
LOCATION: North of River Hills Drive, South of and adjacent to Mosley Road, west of and adjacent to Lock B Road North.
MAP: 125 PARCEL(S): 003.16 ACREAGE: 9.87
OF LOTS: 9 CIVIL DISTRICT(S): 15
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 94 - 2019 APPLICANT: BONNIE LOU HOLT WELCH
REQUEST: Preliminary Plat Approval of RIVER HILLS SECTION 2
LOCATION: North of River Hills Drive, south of Mosley Road, west of and adjacent to Lock B Road North
MAP: 125 PARCEL(S): 003.16 ACREAGE: 12.90
OF LOTS: 10 CIVIL DISTRICT(S): 15
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 95 - 2019 APPLICANT: BRISTOL RIDGE APARTMENTS, LLC & CITY OF CLARKSVILLE

REQUEST: Preliminary Plat Approval of SOUTH GATEWAY PLAZA BOULEVARD & BRISTOL ROAD RIGHT-OF-WAY DEDICATION.

LOCATION: South of and adjacent to Highway 76, approximately 2,000 feet west of the intersection Highway 76 and Little Hope Road, south of and adjacent to the terminus of Gateway Plaza Boulevard.

MAP: 063 PARCEL(S): 067.00 & 068.00 ACREAGE: 3.06

OF LOTS: 0 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: DEFER FOR 30 DAYS.

VARIANCES REQUESTED: N/A

PLANNING COMMISSION SITE REVIEW ACTIONS: Mr. Swift asked if there was anyone here who wished to speak about cases SR-33-2019 or SR-34-2019. He stated that those cases would be voted on in a consent agenda.

Ms. Russell gave the staff reports. She stated that for SR-33-2019 there was a public comment from a woman who owns some rental property on Martha Lane. Ms. Russell stated that she just wanted to make sure it would not adversely affect her rental property.

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

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 33 - 2019 APPLICANT: THOMAS DEVELOPMENT

Agent: Britt Little

DEVELOPMENT: THOMAS LUMBER ADDITION

PROPOSED USE: WAREHOUSING/STORAGE

LOCATION:

MAP: 080-B-D-032.00, 080-F-A-003.00, ACREAGE: 17.99

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 to include as built.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Approval of a landscape plan, with the elimination of buffer adjacent to the James Powell property.
 4. Combination of parcels by plat or survey.

CASE NUMBER: SR - 34 - 2019 APPLICANT: CHRIS & TODD BITER

Agent: Cal Burchett

DEVELOPMENT: BIRCHWOOD APARTMENTS

PROPOSED USE: MULTI FAMILY

LOCATION:

MAP: 005-E-A-002.02 ACREAGE: 1.07

CIVIL DIST.: 3

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 and drainage plans by the City Street Department.
 3. Approval of a landscape plan.

CASE NUMBER: SR - 35 - 2019 APPLICANT: FRANKLIN STREET CORP.

Agent: Cal Mckay

DEVELOPMENT: BREW HOUSE

PROPOSED USE: COMMERCIAL/BREW HOUSE

LOCATION:

MAP: 066-G-K-019.00 ACREAGE: 0.09

CIVIL DIST.: 12

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall stated that for the first four months of the year we are operating in the black to \$235,000. He stated that this is incredible and shows how busy it has been here for the last several months. He stated that there is one thing you are not seeing that you will start seeing next month. He stated that, as you know, the Regional Planning Commission has been heading up the Census outreach in the community. He stated that we have expended, to date, approximately \$25,000 in professional services, giveaway items, advertising slots and other details. He stated that we will start being reimbursed by the City and County for that, up to \$50,000. He stated that this was an agreement, prior to budget season, between both Mayor's offices. He stated that we will start to see that revenue offset some of the expenses as well, further improving our budget year-to-date.

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

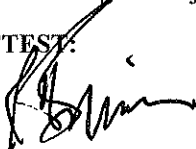
B. ROAD NAME CHANGE: Ms. Russell stated that now that Hemlock is not in the picture anymore, Google would like to rename Solar Way to Google Drive. She stated that all of the departments that are affected by this are okay with the change. Mr. Tyndall stated that it only affects one property which is 1000 Solar Way, which is where Google is located.

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

VII. ADJOURNMENT:

The meeting was adjourned at 3:15 p.m.

ATTEST:



Richard Swift, CHAIR