

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

July 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, 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/Jobe Moore, Clarksville Fire
- John Patterson, Airport

II. APPROVAL OF MINUTES OF MEETING OF 6/26/2019

Mr. Swift asked for a motion for approval of the minutes of June 26, 2019. Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Garrett and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall stated that in the informal meeting last week, with the Planning Commission, we presented case number CZ-10-2019, a zoning case from AG to E-1 by Adriana P. Nino on Webb Road. He stated that she has withdrawn that. He stated that we worked with Codes and determined that was a lot of record. Mr. Tyndall stated that there are a number of deferrals. The deferrals included subdivision cases S-86-2019, S-20-2019, S-30-2019, S-48-2019, S-50-2019, S-52-2019, S-53-2019, S-57-2019 and S-58-2019. There being no more discussion, Mr. Adkins moved to recommend approval of the deferrals. The motion was seconded by Mr. Garrett and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 16 - 2019 APPLICANT(S): Michael Connerth

REQUEST: C-5 Highway and Arterial Commercial District
to C-2 General Commercial District

LOCATION: Property with frontage on the north right of way of Martin Luther King Parkway (SR 76) 1,460 +/- feet west of the Martin Luther King Parkway & Vaughan Road intersection.

TAX MAP(S): 64 PARCEL(S): 062.03 ACREAGE: 2.9 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Extension of existing zoning.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. The proposed C-2 Zoning classification affords mixed use (commercial/multi-family residential) development potential. New driveway access will not be permitted to MLK Blvd. A shared driveway access meeting the adopted road frontage requirements must be submitted and approved prior to approval of any development plan. He stated that departmental comments that were received are provided. He stated that no traffic assessment was required but no additional driveway access will be permitted to State Route 76 Connector. He stated that this is in the Sango Planning Area. He stated no driveway access to Martin Luther King Blvd. will be approved unless there is a compliant access created and shared with the adjoining property. He stated that as of 10:00 A.M. there were no public comments received in reference to this case.

Mr. Cal Burchett with McKay, Burchett and Company, representing Michael Connerth, the owner of the property, stated that as Mr. Spainhoward stated there is no access. He stated that they tried to get TDOT to move the access to line up with already existing curb cut and work with Little Country Schoolhouse. He stated that TDOT was not going to allow that. He stated that there is already an existing access easement from Little Country Schoolhouse that they are going to try to utilize for access. He stated that the property owner also owns the property behind that has some access to Scenic Drive so they could get some usable road frontage that way too. He stated that with the access issues, mixed use development is a little more feasible. He stated that he was available to answer any questions.

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

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

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

CASE NUMBER Z - 17 - 2019 APPLICANT(S): The Shirley A Stewart Revocable Living Trust

REQUEST: O-1 Office District
to M-1 Light Industrial District

LOCATION: Property fronting on the south right of way frontage of Old Ashland City Rd. 500 +/- feet east of the Old Ashland City Rd. & Proctor Dr. intersection.

TAX MAP(S): 80-F-A PARCEL(S): 3.00 ACREAGE: 2.5 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: Property is under contract for purchase with Thomas Development (Tenant - Thomas Lumber Co.). Buyer owns adjoining property to one side and rear. Buyer needs zoning to meet their existing zoning to allow for expansion.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is inconsistent with the adopted Land Use Plan, however an approval by City Council in 2017 to expand the M-1 Zoning District east, beyond this parcel gives additional standing to the existing M-1 Zoning Classification. The M-1 zoning request is an extension of the existing M-1 Zoning district to the west and the south. This request will afford an established business to expand their operation. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the Hilldale Planning area. He stated that there were no departmental comments of any concern relative to this case. He stated that there were no public comments received. He stated that he did have one phone call, an individual saw the sign and wanted to know what the application meant but did not wish to leave a comment.

Mr. Vernon Weakley, engineer for applicant, stated that Thomas Lumber Company has been in this community for many years and he is glad they are doing well and wanting to expand. He stated that he was available to answer any questions.

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

There being no more discussion, Mr. Rocconi moved to recommend based on the M-1 zoning request being an extension of the M-1 zoning district to the west and the south. The motion was seconded by Mr. Powers and carried unanimously. *****

CASE NUMBER Z - 18 - 2019 APPLICANT(S): Jim Flake

Agent: Vernon Weakley

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

LOCATION: Property fronting on the south frontage of Tracy Lane, 1,255 +/- feet east of the Tracy Ln. & Whitfield Rd. intersection

TAX MAP(S): 41 PARCEL(S): 45.00 ACREAGE: 24.00 CIVIL DISTRICT(S): 6

REASON FOR REQUEST: Rezone request to make property compatible with existing developed apartments to the east.

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 R-4 Multi-Family Zoning district to the east and is not out of character with the surrounding area. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is currently a wooded tract with varying mild to steep topography. He stated that there would be water and sewer offsite system upgrades that could be necessary and those would be the responsibility of the developer. He stated that a traffic assessment was required by the Clarksville Street Department. It has been received and reviewed and the report was deemed acceptable. He stated that there are School System comments which are included in the packet. He stated that the historical estimates potential is right at about 11.9 units per acre for R-4, maximum is 16. He stated that would equate to approximately 285 units with the population listed. He stated that there were no public comments or questions received in reference to this case.

Mr. Rex Hawkins stated that he was available to answer any questions.

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

There being no more discussion, Mr. Powers moved to recommend approval based on this being an extension of the existing R-4 zoning district. The motion was seconded by Mr. Kimbrough and carried unanimously. *****

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

CASE NUMBER Z - 19 - 2019 APPLICANT(S): Eagles Bluff Partnership

REQUEST: C-5 Highway and Arterial Commercial District
to C-2 General Commercial District

LOCATION: Property located west of Wilma Rudolph Blvd., east of Old Trenton Rd. & south Wylma Van Allen Place.

TAX MAP(S): 56 PARCEL(S): 62.00 ACREAGE: 31.24 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Rezone request to down zone to a mixed use zone.

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 proposed C-2 Zoning classification affords mixed use (commercial/multi-family residential) development potential. The adopted Land Use Plan states that mixed use, residential and commercial developments should be encouraged. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that there is an existing site in development phase there so they have cleared and put in some utilities and graded for some roads. He stated that this is in the Trenton Road Planning Area. He stated that there were no departmental comments of any concern. He stated that, as far as historical estimates, C-2 mixed use component is so new that he does not want to present raw numbers that may not be accurate. He stated that we hope to establish those within the next 12 months for historical estimates. He stated that as of 10:00 A. M. this morning there were no public comments logged. He stated that he did have a question about this one from an individual driving by but no comment logged.

Mr. Vernon Weakley stated that they felt that this piece of property is a good opportunity for a mixed use zoning and that is why they are requesting that today. He stated that he was available to answer any questions.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval based on this being consistent with the adopted Land Use Plan. The motion was seconded by Mr. Adkins and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 9 - 2019 APPLICANT(S): Bone, Henry, Strange And Ward

Agent: Holly Point Llc

REQUEST: AG Agricultural District

to E-1A Single Family Estate District &
R-1 Single-Family Residential District

LOCATION: Property fronting on the east frontage of Hickory Point Road, 1,800 +/- feet south og Gholson Road & 825 +/- feet north of Ryan Road

TAX MAP(S): 088 PARCEL(S): 155.00 ACREAGE: 74.27 +/- CIVIL DISTRICT(S): 15

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. Water system upgrades are required/planned for and are the responsibility of the developer. Proposed E-1A and R-1 Single Family Residential District is not out of character of the established single family properties in the immediate vicinity and single family residential developments in the area. The adopted "Future Land Use Opinion Map" identifies this area for single Family Residential development. He stated that this property is in PGA-3 and the Sango Planning Area. He stated that there were departmental comments received which included that water system upgrades will be required and there is no sewer available. The School System also provided comments which included Richview's capacity at 95% and Clarksville High at 92%. He stated that this will be served by East Montgomery Utility District and accessibility to this property is on Hickory Point Road. He stated that there is varying topography but the primary drainage is to the east. He stated that the sewer source for this property would be through septic. He stated that for estimates, the applicant's estimate is 68 lots, historically these type of developments produce 67. He stated that the public comments that were received by phone are included in the packet. He stated that there are a couple there, one that is in opposition. He stated that Mr. Mabry was unable to be here. He stated that it was referenced last month about a typographical error in a zoning request legal notice which is part of what explains why Mr. Mabry was unable to attend. He had a scheduled vacation and he also wanted this to be made aware of the record that he is agreeable to meet with anyone to discuss these matters. He included his telephone number for anyone who wishes to have it. He stated that at first he had said no one had contacted him but he contacted us first thing this morning by email and stated that he had received a call from Ms. Warden and wanted to update his comment. He stated that there are additional email comments which are in the file. He stated that this property has been reviewed by a lot of individuals. Mr. Spainhoward presented the development potential under E1-A and under AG zoning. He stated that pages 10 through 28 of the packet are a series of emails, some in favor and some in opposition.

Mr. Kimbrough stated that an estimate of 68 lots is shown. He asked, as it is zoned now, how many lots are estimated. Mr. Spainhoward stated that he ran a historical estimate on AG and the number came up to about 38. He stated that page 9, that is shown with flag lots, shows about 37.

Mr. Houston Smith, engineer representing Holly Point LLC, the developer, stated that as you can see from the preliminary plan we are maintaining just one entrance into the site. He stated that they have a ton of road frontage but only plan to put one in following the two ridges up and down the property. He stated that the purpose of the R-1 section is because the ridge gets really tight up to one side of it and they are wanting to maintain the same width lots so that as you drive down the road you see the same size house. He stated that they had to go down to R-1 just for that section. He stated that the developers also plan to put in some open space. He stated that it is not required in this zone but it is just an additional amenity they are going to throw out there. He stated that water system upgrades will be required so anyone in the vicinity will get significant impact in increased water pressure flow to their property. He stated that he was available to answer any questions.

Mike Taliento, Hickory Point Road, stated that his comments to the Committee are grounded in Mr. Tyndall's public statements regarding the County's Growth Plan, in that the plan that this Committee is pursuing discourages wholesale urban sprawl in favor of more infill development to conserve viable land uses within existing City limits. He stated that he is here representing many families and citizens gathered here today that made Clarksville, Montgomery County, our home by choice. He stated that they are opposed to this rezoning application. He stated that he would refer to the Committee's Growth Plan and the six planning principles that provide the framework to mitigate and avoid the second and third order effects of urban sprawl and unintended consequences that always accompany disorderly growth and inefficient growth. He stated that it will always come down to the decision of this Commission and our Commissioners to make the tough decisions. He stated that he would like to highlight some challenges that he sees where this rezoning is not compatible with those six planning principles. He stated that the first principle that guides this board aligns itself with the ten EPA smart principles and he would say that the rezoning of this land is contrary to five of the ten. He stated that the principles identified in this plan seek to develop areas where there is already a focus of services and development in

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

in our community. He stated that this would be in our urban growth areas and certainly within the City boundaries. He stated that the Commission's own report dated May 19, 2019 identifies that the urban growth boundaries contain enough developable land to meet the 2040 goals while giving flexibility to landowner needs and avoiding urban sprawl. He stated that the Transportation Use Cycle Plan refers to the County's responsibility to actively manage growth to areas where improved infrastructure is already available. He stated that, as we all know, Montgomery County over about a 10 year period lost 20,000 acres and went from 1100 farms to 780. He stated that if this trend is to stop it will be to the credit of this Commission.

Ms. Fran Gordon, 1225 Hickory Point Road, stated that her home is about a mile past the entrance of the proposed area for rezoning. She stated that in the minutes from a previous rezoning case, in reviewing those, there is mention of a water flow study due to an area being prone to frequent flooding. She stated that these creeks do breach the banks in heavy rain and if this is approved she questioned what provisions and improvements could be made related to that. She also questioned whether the zoning affects the level of oversight, such as is there more oversight on a subdivision than single family residential dwellings. She stated that in preparation for today feedback was gleaned from community meetings, e-mails and conversations with as many people as time allowed. She stated that she reviewed minutes to better understand the flow and makeup and areas of focus in these decisions. She stated that she has talked with Mr. Lawson Mabry, representatives from the Highway Department and County Building and Codes. She stated that her goal is to express, on behalf of the Hickory Point Community, the opposition of this rezoning due to concerns of inadequate infrastructure and adverse environmental issues. She stated that these concerns are based on existing sinkholes, a natural spring on the property and storm water runoff. She stated that negative effects of converting what is open pasture and woodland that absorbs water and harbors wildlife to a subdivision of rooftops and asphalt should not be dismissed. She stated that there may be provisions to reduce and control storm water, this increased flow into McAdoo Creek along with other added potential contaminants is of great concern. She stated that many residences rely on well water and this raises concern for not only quality but also quantity. She stated that without improvements the ditches and culverts would not be able to withstand any further change upstream of Hickory Point Road and she has reported this to the Highway Department. She stated that the other adverse issues include destruction and displacement of wildlife, increased pollution, light and noise. She stated that it is for these concerns that the Hickory Point Community requests that the Regional Planning Commission not recommend this area for rezoning.

Mr. Winfield Winegar, 1600 Harvill Road, stated that he uses the Hickory Point intersection every day with his family. He stated that the lack of adequate infrastructure leads to dier consequences. He stated that, in his opinion, concerns with this development are the existing road infrastructure that cannon safely accommodate the traffic on either end of the development as well as distress over line of sight at the single point entrance. He stated that the Hickory Point intersection is currently very complex to navigate with four roads intersecting in a very short space. He is concerned with this development creating an increased volume of traffic.

Houston Smith stated that County Building and Codes will have to approve the grading and storm water, TDEC, Tennessee Department of Environment and Conservation, will also have to get their hands on grading and storm water. He stated that they will really be focused on the amount of disturbance that they have. He stated probably some protections around the creek although they are not getting near the creek. He stated that the Highway Department will have to approve the entrance location, how the storm water drains off of the highway under the culvert. He stated that inside the development there will be drainage and curb and gutter so the water will actually stay on the road and into the ditches inside the development. He stated with only the one entrance to the highway, there will not be a lot of improvements up and down the road that are necessary but, they will have to have all three of those departments approval. He stated that Gas and Water will have to approve the water system upgrades. Mr. Swift asked what is the basic premise about water flow created by disturbing the soil and what is the standard. Mr. Smith stated that they cannot increase the flow off site and they will have to install a detention basin on site that will handle the additional volume from the pavement, rooftops and driveways to keep it on the site, slow it down and send it off site at the same rate it is now. Mr. Powers stated that in this preliminary layout it does look like the lots are well off of the edge of McAdoo Creek. He asked if that area would be open space. Mr. Smith stated that it would be open space basically from where it falls off and all of the low area.

Mr. Rod Streeter, County Building and Codes, stated that Houston Smith pretty much said it all. He stated that they will require the grading and drainage and review those plans. He stated that they would require Best Management Practices as far as storm water is concerned. He stated that in talking with Daniel Boyd, who works for TDEC, they will have to do a site evaluation, soil mapping the property as far as if it will be septic system.

There being no more discussion, Mr. Garrett moved to recommend approval based on the request being consistent with the adopted Land Use Plan. The motion was seconded by Mr. Kimbrough and carried with Mr. Rocconi abstaining and Mr. Adkins opposing.

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

CASE NUMBER CZ - 11 - 2019 APPLICANT(S): William Witkowski David Spottiswood, Justin

Agent: Olson And Olson Plc

REQUEST: AG Agricultural District

to AGC Agricultural Commercial District

LOCATION: Property is fronting on the west frontage of Marion Rd, 2270 +/- feet from the intersection of Highway 13 and Marion Rd.

TAX MAP(S): 142 PARCEL(S): 089.06 ACREAGE: 22.4 CIVIL DISTRICT(S): 20

REASON FOR REQUEST: Small Distillery-5.1.3.2 alcohol distillery, small less than 1000 barrels a month

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 AGC zoning district serves to create individual proprietary businesses that are convenient and compatible with the rural setting. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. Any required upgrade for water service will be the responsibility of the owner/developer. Property is located along a state highway for access in a relatively rural setting. Property is of adequate size and shape to develop a compliant use with appropriate setbacks, screening and distance from nearby properties. He stated that this is currently a wooded tract with varying topography. He stated that this is in the Rural Area of the Growth Plan and the Cumberland Planning Area. He stated that Mr. Atkins who is the General Manager of the Cunningham Utility District had a question regarding the lack of adequate water lines to support a fire hydrant. He stated that there is some correspondence and discussion included in the staff report where the applicants have had conversations about how they plan to address water in the development. He stated that Mr. Ed Baggett, who is in Emergency Management, did not provide a written comment but they did have a phone conversation and his end statement was that if this is approved any development must meet the adopted fire code requirements. He stated that there is potential for increased traffic, light and noise. He stated that as far as public comments by phone he had maybe three or four questions. He stated that no one chose to leave a comment but he anticipated that someone will be here to speak today. He stated that pages 36 through 48 of the packet include the letter of rezoning intent provided by the owners as well as the correspondence regarding utility district's comments for water service and conversation with Mr. Baggett.

Mr. Dustin Gault, 2830 Scenic, stated that their request to move from AG to AGC zoning is not new for the County and not new to District 6. He stated that there is already a manufacturing and commercially zoned property in the neighborhood, in District 6. He stated that the Regional Planning Commission and the County Commission have recently approved a zoning request for AG Commercial services in District 6 for a wedding barn and event center and a shotgun shooting range. He stated that their plan will not be open to the general public and they do not have an event center, just a small operation. He stated that they believe that the property rights of the owner make a compelling argument since their operation will be quieter and less obtrusive than already approved AG Commercial businesses in the area. He stated that their plan does also protect the rural nature of the community while providing for economic benefit to local farmers via grain and corn purchases and distribution of spent mash for livestock feed. He stated that the community at large benefits from increased tax revenue based on estimates by the Montgomery County Tax Assessor's Office which are included in their letter of intent. He stated that they enjoy wide support from the community at large. He stated that the Economic Development Council agreed with them that entrepreneurial American manufacturing startups are in need of support. He stated that they wish to be authentic and artisan and American. He stated that they do have a couple of other speakers.

Mr. Dreighton Hughes, 5 Trahern Terrace, stated that he wanted to take the opportunity to express his support for this rezoning request. He stated that he has lived here in Clarksville since he was about eight years old. He stated that he worked with Bill and David at a distillery in Kentucky. He stated that it was First Craft Distillery and it is doing really well now. He stated that they had trained some people who have opened other distilleries. He stated that he can attest to their character and their work ethic and the fact that this project has a lot of support across the community. He stated that Bill and his team do not have a group that could show up today, they are all working. He stated that they do have about 260 supportive followers and they have not even opened up yet. He stated that Bill and the team have been transparent, honest and forthright in every aspect of their plans over the last few years. He stated that Bill is a veteran of the Marine Corps with 10 years. He stated that he also graduated from the University of Tennessee with an international business and economics degree. He stated that David has done a lot of charitable work in Kentucky. He stated that he has also worked with Dustin for over a decade. He stated that due to working at a distillery and knowing how rural in nature that it is, he really believes this will be a good fit in the area.

Mr. Bill Witkowski stated that he is one of the owners of the property. He stated that he lives off of Highway 13, just across the county line, in Houston County. He stated that David and Justin could not be here today. He stated that he and David both worked approximately 10 years at the First Craft Bourbon Distillery in Kentucky. He stated that they were some of the first people to work in this industry on a small level. He stated that they have trained probably hundreds of people who have gone on to open other distilleries in other parts of the Country. He stated that they have a lot of positive

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

things that they can do for the community besides opening a business and enriching their lives. He stated that one thing a small craft distillery can do is buy locally grown grain. He stated that they would probably require 80 to 100 acres of locally grown corn. He stated that the spent grain is the by product of distilling and that there are no toxic by products. He stated that they would have to have an environmental site survey, have an engineering site survey for the property, have architectural plans drawn and go through Mr. Streeter's office to get approved. He stated would also encompass fire protection and he stated that they plan to self protect. He stated that he had spoken with Castleman Well Drilling and had been told that they could go up to a 6 inch well which they would probably go 400 feet deep. He stated that once they have a building design, he will know how much water they will need for a fire suppression system.

Ms. Kristie Sullivan, 4689 Marion Road, stated that all of the neighbors there are concerned and that no one she has spoken with wants this. She stated that they are worried about the wastewater runoff down into the wells. She stated that it has been proven that this has killed fish six miles downstream. She stated that there is also something called whiskey fungus which is a black, tarry like substance that gets on houses, cars and anything outside. She stated that it is dangerous if you get it stirred up. She stated that this is a very small acreage amount to have a distillery on. She stated that it is going to affect their resale values.

Mr. Mike Chitwood, 2137 Hollis Crossing Road, stated that he is speaking here today on behalf of Mr. Bud Wells who is a property owner that adjoins this property and is 90 years old. He stated that they are in opposition as it is not a good fit for their community. He stated that they adamantly oppose this or any other manufacturing facility proposed for their area. He stated that public safety and environmental impact are their primary concerns. He stated that Mr. Witkowski was quoted in the Leaf Chronicle saying they will manufacture authentic Tennessee Whiskey worldwide from this location. He stated that it should be obvious that this distillery should be rezoned M-1 and M-2. He stated that, according to the Leaf Chronicle, it was recommended that more time be taken to review and revise language in the books to avoid this in future cases. He asked why this is being brought up again when the people and the community and the County Commissioners overwhelmingly voted against this measure. He stated that the respectfully request that the Planning Commission take time to revise the zoning language for the AGC not to include distilleries and apply for the proper zoning regulation to recognize them for what they are, a manufacturing facility. He stated that there is already a distillery in Clarksville, in the Industrial Park where it belongs, where there is adequate infrastructure to support it. He stated that we are talking about production of 55,000 gallons per month of volatile liquid being produced monthly. He stated that Mr. Wells has worked multiple jobs his whole life and that he and his wife retired on the property next to this manufacturing facility.

Mr. Mark Riggins stated that he was here as a private citizen who resides at 814 Branch Bend Road. He stated that he spent nearly ten years at these Planning Commission Meetings representing the City, constituents and various property owners. He stated that for six of those years he represented District 6 County Commission voting on these very cases. He stated that he understands and appreciates what you do here. He stated that throughout this time and his voting record proves that he is a proficient advocate for individuals property rights. He stated that when he voted against these zoning cases it was only when the zoning classification or subsequent development resulted in detriment to the surrounding area, such as this case. He stated that we have seen this exact case on this exact parcel before and it failed. He stated that it failed because the County Commission realized that this allowance in the AG Commercial zoning classification is, albeit legal, a mistake. He stated that AG Commercial was implemented in Montgomery County due to the agritourism push across the State but it never was the intent for Montgomery County to allow a light industrial manufacturing use in a rural area of the County. He stated that if this was a zoning case for a subdivision or anything that at all complimented their community he would not be in opposition. He stated that Chapter 1, the general provision, Section 1.2 defining the purpose of the Montgomery County Zoning Resolution states the regulations contained in the Resolution are enacted for the purpose of promoting the public health, safety, convenience, order, prosperity and general welfare of the present and future citizens of Montgomery County, Tennessee. He stated that this, proposed development, in no way promotes any of these amenities in our community.

Mr. Dustin Gault stated that there is no wastewater. He stated that cooling water is recirculated. He stated that the wastewater goes into the bottles, that is the by product. He stated that there is no pollution. He stated that there are studies about whiskey fungus. He stated that they have previously reached out to professors of Biology and

Chemistry at Austin Peay and MTSU. He stated that this was all part of the previous record from the first time they had submitted. He stated that the Federal, State and Local community standards requiring the buffer zones and limiting the amount of production when all taken into account has no effect on naturally occurring mold that can be found anywhere where there is moisture. He stated that there are plenty of studies that show that it is not a pathogen and the limits that are allowable under the approved designation of AG Commercial. He stated that he would take exception to some of the comments because the AG Commercial small distillery is clearly listed and intended, it is part of the code and is part of one of the allowable uses that they are seeking. He stated that this operation will have five employees, so the industrial scale of it he would take exception to. He stated that it is a small, locally run operation.

Mr. Rocconi asked if those here to support this would raise their hands and then if those here to oppose this would raise their hands. He stated that he was trying to get a gauge on what everyone is here for.

Mr. Kimbrough asked what was the Commission's vote the last time. Mr. Spainhoward stated that the Planning Commission's recommendation was for approval but that it failed at the County Commission. Mr. Garrett asked if much has changed in the application since the last time it was brought up. Mr. Spainhoward stated that if he recalled correctly, there had not been any AG Commercial zonings passed at the County Commission. He stated that there had been at least two that have passed since then. He stated that those properties, which have been approved, could have any of those uses established by that zoning classification, including a distillery.

There being no more discussion, Mr. Garrett moved to recommend approval based on this being consistent with the adopted Land Use Plan. The motion dies due to lack of a second.

There being no more discussion, Mr. Powers moved to recommend disapproval since the application does not seem to have changed a lot since the last time and it was failed the last time. The motion was seconded by Mr. Rocconi and carried unanimously.

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

CASE NUMBER CZ - 12 - 2019 APPLICANT(S): Tommy Head

Agent: Joe Pewitt

REQUEST: AG Agricultural District

to M-2 General Industrial District

LOCATION: Property is on the north frontage of Old Oak Plains Rd., 970 +/- feet from the intersection of Oak Plains Rd. and Old Oak Plains Rd.

TAX MAP(S): 126 PARCEL(S): 066.00 P/O ACREAGE: 10 CIVIL DISTRICT(S): 10

REASON FOR REQUEST: Rezone to Heads Scrap Metal

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is inconsistent with the adopted Land Use Plan. The adopted Land Use Opinion Map does not indicate the need or desire for Industrial Zoning in this area. The property lacks adequate road accessibility to support truck traffic associated with potential industrial operations. He stated that there were no departmental comments of any concern. He stated that it is in the Sango Planning Area. He stated that with this zone there is increased opportunity for traffic, light and noise and the additional potential for heavy truck traffic and increased intensity of industrial uses. He stated that he had a couple of phone calls with questions about this request. He stated that the public comments reference some e-mails and he knows of at least one or two that came in after the production of the staff report that have been placed in the file but not the staff report because they did not meet the timing requirements.

Mr. Tommy Head stated that he owns the farm with two of his sons who have cattle on it. He stated that the reason he wanted to get this started was to help move all of the cars out of yards in Clarksville, Montgomery County, Cheatham County and Robertson which are right there. He stated that he owns land in all three counties. He stated that they pay more than any other scrap metal place around. He stated that he was just trying to help clean up the County which is why he is here.

Mr. Joe Pewitt, partner, stated that he has been in the scrap metal business about ten years. He stated that as Mr. Head had stated they are just wanting to help people. He stated that they will never be the magnitude of some of the larger scrap yards but they will pay a fair price to the customers and keep a clean environment. He stated that they know they can be successful and have a positive impact for Montgomery County.

Dr. Walker asked what they are doing with the fluids from the vehicles before they are crushed. Mr. Pewitt stated that they only thing that they take out is gas and they sell it to the Amish people in Kentucky and they reuse it. Dr. Walker asked about other fluids and Mr. Pewitt stated that they do not crush the engine. He stated that they have to check the trunks and make sure that there are no flammable materials.

Ms. Lisa Stout, 5353 Ashland City Road, stated that Mr. Head's property is right behind the twenty acres that she rents. She stated that she has horses there in the pasture and she wonders how he plans to access this property. She stated that if he ends up running it through her pasture, it would put her out of a home and make her have to move her animals. She stated that she is also concerned with the environmental issues. She stated that they did say they drain the gas but that when you pull an engine you still lose fluids on the ground. She stated that she has heard them crush cars back there already.

Ms. Diane Semmler, 5301 Ashland City Road, stated that her property adjoins the Head property and she has lived there for 30 years. She stated that it was an investment of hers when she was in her twenties. She stated that she has eight more years until she is able to retire from work and she has used that piece of property and held onto it. She stated that this will ruin the property around it. She stated that it slopes down and there are ditches on both sides of it and all of that fluid that comes from the scrap yard is going to end up somewhere and will eventually end up in the Cumberland River.

Mr. Dave Rohmfeld, 5301 Ashland City Road, stated that he is opposed to this rezoning request. He stated that there are ponds in the area which will be collection points for any runoff. He is also worried about the impact this will have on his property value.

Mr. Pewitt stated that they do not pull the engines out. He stated that they are not doing pull aparts. He stated that they just get scrap metal. He stated that they have no runoff and that they have been working for two years and Mr. Head has fish probably 70 to 80 feet from where they work. He stated that they have had State environmentalists, the EPA, to come out and they do not have anything that runs off. He stated that they have spoken with people close to them and he stated that this is the first they have heard of these complaints. He stated that where they say they adjoin Mr. Head's farm, he has 100 acres and this scrap yard proposal is ten acres and is not near the people with the complaints. He stated that they already have their right of way into it.

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

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

CASE NUMBER CZ - 13 - 2019 APPLICANT(S): Connie And David Hassell

Agent: Christian Black

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

LOCATION: Property is on the west frontage of Ashland City Rd., 515 +/- feet from the Pace Rd and Ashland City Rd intersection

TAX MAP(S): 103 PARCEL(S): 015.00 ACREAGE: 7.8 CIVIL DISTRICT(S): 15

REASON FOR REQUEST: The property is surrounded by a large percentage of Southridge Subdivision which is zoned R1 with most lots being smaller than the minimum lot allowed in this zone. This zoning fits well with properties in the area.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. The proposed E-1A Single-Family Zoning Classification is not out of character with the surrounding area. He stated that under department comments the School System comments relating to capacity are included in the packet. He stated that this is in the East Montgomery Utility District. He stated that historical estimates equate to approximately six lots. He stated that he had a couple of phone calls from South Ridge residents with questions but no one chose to make any comments for the record.

Mr. Houston Smith, representing the development group, stated that their plan was to save the house and remodel it, cut out a few extra lots around it to surround the pond on the property. He stated that he knows there has been a lot of zoning history around the South Ridge Subdivision. He stated some R-1 tried to get approved but was denied due to the existing sewer. He stated that they cannot extend the sewer so they are just going to do some septic lots which will have to be fairly large lots which is why they are only asking for the E-1A.

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

Mr. Kimbrough asked what their access will be off of Ashland City Road. Mr. Smith stated that the house will maintain the current driveway. He stated that they have not got a soil map yet to figure out how many other lots. He stated that they are figuring an entrance, if you are looking at the property, to the left of the pond.

There being no more discussion, Mr. Rocconi moved to recommend approval based on this request being consistent with the adopted Land Use Plan. The motion was seconded by Mr. Garrett and carried unanimously.

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

CASE NUMBER CZ - 14 - 2019 APPLICANT(S): Christian And Masina Black

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

LOCATION: Located south of and adjacent to Highway 41-A South, north of Southridge Trail, east of Welch Road,
west of Durham and north of Shady Grove Road

TAX MAP(S): 086 PARCEL(S): 080.03 ACREAGE: 1.19 CIVIL DISTRICT(S): 10

REASON FOR REQUEST: Creating a 1.2 acre tract

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. The proposed E-1 Single-Family Zoning Classification is not out of character with the surrounding area. He stated that there were no departmental comments received. He stated that the historical estimates were for one lot and it would be served by East Montgomery Utility District and would be for septic. He stated that the only call he got in reference to this application was from the applicant himself.

Mr. Christian Black stated that this is an AG zoning. He stated that he is asking for the rezoning because there is a drain between one side of the property and his house.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval based on consistency with the adopted Land Use Plan. The motion was seconded by Mr. Adkins and carried unanimously.

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

CASE NUMBER CZ - 15 - 2019 APPLICANT(S): The Russel Firm, Inc F/k/a Russell, Russell & Waddle,
Agent: Stanley M. Ross

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

LOCATION: Property is fronting on the west portion of Hickory Point Rd., 1800 +/- feet from the Johnson Rd and
Hickory Point Rd intersection

TAX MAP(S): 110 PARCEL(S): 010.00 ACREAGE: 35.4 CIVIL DISTRICT(S): 15

REASON FOR REQUEST: Convert to Agricultural District for Agricultural uses.

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 an irregularly shaped tract with varying steep topography. He stated that this is in the Rural Area of the Growth Plan and the Sango Planning Area. He stated that there were no departmental comments received of any concern. He stated that this is in the East Montgomery Utility District and it would need to be served by septic. He stated that there were no public comments that wished to be logged but he did think that some staff members received some questions in reference to this case.

Mr. Stanley Ross, representing the Russell Firm, formerly Russell, Russell and Waddle. He stated that this was originally zoned AG and was rezoned to E-1. He stated that various circumstances led to them no longer wishing to pursue any type of E-1 development at this time so they are requesting to go back to the original property zoning. He stated that he is available to answer any questions.

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

There being no more discussion, Mr. Garrett moved to recommend approval based on Land Use. The motion was seconded by Mr. Adkins 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. He stated that if there is a case today that anyone wishes to speak about now is the time to make that known. He stated that otherwise there will be one vote and all cases will be approved at one time.

Mr. Parker read the cases on the consent agenda and gave the staff recommendations for approval.

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

V. SUBDIVISIONS:

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
VARIANCES REQUESTED: N/A

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
VARIANCES REQUESTED: N/A

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(S): 013.06 ACREAGE: 21.98
OF LOTS: 12 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

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, north of Ogburn Chapel Road at the current west terminus of Reda Drive.
MAP: 077 PARCEL(S): 013.06 ACREAGE: 54.03
OF LOTS: 33 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

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(S): 033.03 ACREAGE: 19.81
OF LOTS: 58 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 47 - 2019 APPLICANT: Todd Morris
REQUEST: Final Plat Approval of VERIDIAN SECTION 1
LOCATION: South of and adjacent to Sango Road, approximately 630' west of the intersection of Sango Road and Sango Drive.
MAP: 082 PARCEL(S): 053.00 ACREAGE: 1.43
OF LOTS: 2 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 48 - 2019 APPLICANT: CLC Hidden Springs Ip
REQUEST: Final Plat Approval of HIDDEN SPRINGS SECTION 2 (CLUSTER)
LOCATION: North of and adjacent to Garrettsburg Road, approximately 300' northwest of the intersection Garrettsburg Road and Meachem Drive.
MAP: 029 PARCEL(S): 010.02 ACREAGE: 32.13
OF LOTS: 72 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 49 - 2019 APPLICANT: Mack Phillips
REQUEST: Final Plat Approval of PHILLIPS ESTATES SECTION 5
LOCATION: West of Guthrie Road, southeast of Webb Road, north of Buck Road, at the south terminus of Hickory Wild Court
MAP: 015 PARCEL(S): 012.02 ACREAGE: 25.98
OF LOTS: 15 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 50 - 2019 APPLICANT: CHRIS BLACKWELL
REQUEST: Final Plat Approval of DUNBAR SECTION 2 (CLUSTER)
LOCATION: South of Rossvie Road, east of Basham Lane, north of Dunbar Cave Road, at the west terminus of Barnhill Road
MAP: 057 PARCEL(S): 076.00, 076.02, & 077.00 ACREAGE: 21.98
OF LOTS: 37 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 51 - 2019 APPLICANT: IMER DEVELOPMENT
REQUEST: Final Plat Approval of WEST CREEK FARMS 3A PHASE II
LOCATION: North of 101st Airborne Division Pkwy, west of Peacher's Mill Road, at the west terminus of Henry Place Blvd.
MAP: 019 PARCEL(S): 004.02 ACREAGE: 3.02
OF LOTS: 4 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 52 - 2019 APPLICANT: BLUE SKY ENTERPRISES
REQUEST: Final Plat Approval of WHITE TAIL RIDGE SECTION 2C
LOCATION: South of 101st Airborne Division Pkwy, east of Tracy Ln, west of and adjacent to Pea Ridge Road, north of and adjacent to the terminus of Button Drive.
MAP: 041 PARCEL(S): 040.06 ACREAGE: 21.53
OF LOTS: 66 CIVIL DISTRICT(S): 6
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 53 - 2019 APPLICANT: CHRISTIAN BLACK
REQUEST: Final Plat Approval of PERKINS ROW FINAL PLAT
LOCATION: South of and Crossland Avenue, west of and adjacent to Perkins Avenue.
MAP: 066N PARCEL(S): B 002.01, 003.00, 020.00, ACREAGE: 1.26
OF LOTS: 10 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 54 - 2019 APPLICANT: BILL BELEW
REQUEST: Final Plat Approval of GRATTON ESTATES SECTION 1A (CLUSTER)
LOCATION: South and west of Ashland City Road, North and weest of and adjacent to Gratton Road.
MAP: 080 PARCEL(S): 008.00 ACREAGE: 20.83
OF LOTS: 44 CIVIL DISTRICT(S): 11
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 55 - 2019 APPLICANT: FIELDS OF NORTHMEADE
REQUEST: Final Plat Approval of WELLINGTON FIELDS SECTION 5
LOCATION: north of Rossview Road, south of Josie Lane, west of and adjacent to Kirkwood Road.
MAP: 039 PARCEL(S): 008.00 ACREAGE: 7.03
OF LOTS: 16 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: FINAL PLAT APPROVAL
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 56 - 2019 APPLICANT: EAGLES BLUFF
REQUEST: Preliminary Plat Approval of FLINT RIDGE (CLUSTER)
LOCATION: East of Whitfield Road, north of Old Trenton Road, south of the 101st Airborne Parkway, south of and adjacent to Tracy Lane, approximately 1150 feet east of the intersection of Whitfield Road and
MAP: 041 PARCEL(S): 045.00 ACREAGE: 24.81
OF LOTS: 71 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: N/A

CASE NUMBER: S - 57 - 2019 APPLICANT: JBL DEVELOPMENT
REQUEST: Final Plat Approval of THE RESERVE AT HICKORY WILD SECTION 1B
LOCATION: North of Rossview Road, south and west of Kirkwood Road, east of Dunlop Lane at the southern terminus of Judge Tyler Dr.
MAP: 039 PARCEL(S): 016.09 ACREAGE: 6.14
OF LOTS: 14 CIVIL DISTRICT(S): 1
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 58 - 2019 APPLICANT: REDA HOMEBUILDERS, INC.

REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 3

LOCATION: West of Dotsonville Road, south of York Road, north of and adjacent to Ogburn Chapel Road,
approximately 2500 feet east of the intersection of Ogburn Chapel Road and Dailey Road, west of

MAP: 068 PARCEL(S): 092.00 ACREAGE: 63.63

OF LOTS: 54 CIVIL DISTRICT(S): 8

STAFF RECOMMENDATION: DEFER FOR 30 DAYS

VARIANCES REQUESTED: N/A

VII. PLANNING DIRECTOR'S REPORT:

A. A-3-2019 PLAN OF SERVICE FOR ANNEXATION OF AN AREA SOUTH OF HANKOOK (ROSSVIEW) ROAD: Mr. Tyndall stated that this is the smallest of the three annexations that we had to consider this month. He stated that it is 3.85 acres. He stated that there was a larger annexation in this area back in October and there were six properties that were not able or did not consent at the time. He stated that since that time the two properties along Hankook Road have been purchased by C and H Properties and they wish to be annexed and through State Code 1047 the cemetery is an unknown piece of property next to it and we will be annexing that along with this other property. He stated that this leaves three properties in the rear of this. He stated that the properties are currently vacant. He stated that they have not begun construction but have done some dirt work and are waiting to get in the City to pull permits. He stated that the Plan of Service is what we are reviewing today which was sent out to all of the City Departments and County Departments and the comments received are included. He stated that there was nothing really of record. He stated that Gas and Water is already servicing this area, Police and Fire stated that they do not need any additional resources. He stated that there are no zoning requests with this and it will be in City Ward 10.

Mr. Kimbrough asked if the people in the donut hole were still not interested. Mr. Tyndall stated that they had made a good effort and made weekly calls to the property owner. He stated that they had actually had that property owner come out and talk to them. He stated that if things change in the future he may consider it or the next owner may consider it.

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

B. GROWTH PLAN: Mr. Tyndall stated that part of Tennessee's Code Annotated states that you have to have both City and County hearings of the boundaries of the Growth Plan before the Growth Coordinating Committee has their own public hearings. He stated that the City will have a public hearing on July 25 and August 1 at the end of both of those meetings. He stated that the conversation will try to be centered around the UGB. He stated that the City is in control of the UGB and the County is in control of the PGA. He stated that at the end of the next two meetings, both at the City and County, he will be presenting these maps, there will be public hearings. He stated that there is no action to be taken by the County or the City Legislative Bodies but we just need to open up the floor for comment and have public hearings. He stated that once they are done, we will have our next Growth Coordinating Committee on August 13. He stated that we will report back any public comments received and make any adjustments at that meeting. He stated that on August 13, we are meeting at 10:30 instead of 10:00. He stated that he does not think it will take two hours because we will just have the School, Sheriff, and County EMS, County Fire as topics. He stated that we will make any final adjustments to the map. He stated that after that we will probably meet back in about five weeks in late September. He stated that we will have the draft document and the final map for approval. He stated that after that we will have the public hearings, we will get the ads in the paper in the appropriate amount of time as there must be a fifteen day notice. He stated that the Plan also has to be on record for fifteen days for people to review it before the public hearings. He stated that it then goes to the Legislative Bodies for adoption.

C. MONTHLY PROFIT AND LOSS STATEMENT/YEAR TO DATE BUDGET TO ACTUAL: Mr. Tyndall stated that for the month of June we got lucky and our Transportation money came in and for the year put us in the black. He stated that we ended the year up \$90,000. He stated that the Transportation came in at \$101,000. He stated that we had a really good year. He stated that the fee increase we had in September has really done its job leveling off our operations. He stated that the Transportation money is what continues to fluctuate on a month to month basis and we were lucky that we ended the year on an uptick from money we received from TDOT and the Feds.

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

VII. ADJOURNMENT:

The meeting was adjourned at 3:45 p.m.

ATTEST:


Richard Swift, CHAIR