

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

January 29, 2020

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
- Thom Spigner
- 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
- Norm Brumblay, James Sumrell, Millard House, CMCSS

II. APPROVAL OF MINUTES OF MEETING OF 12/19/2019

Mr. Swift asked for a motion for approval of the minutes of December 19, 2019. Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Garrett and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall welcomed Mr. Thom Spigner as the new Planning Commissioner. Mr. Tyndall announced that case S-1-2020 had been withdrawn and requires no action.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 35 - 2019 APPLICANT(S): Cbp Properties Christian Black

Agent: Christian Black

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

LOCATION: Property located on the north frontage of Ashland City Road, 350 +/- feet east of the Ashland City Rd. & Glenstone Blvd. intersection.

TAX MAP(S): 088-A-B PARCEL(S): 001.01 ACREAGE: 2.28 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: To more efficiently develop this parcel now that sewer is available

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with the adopted Land Use Opinion Map as it indicates Single Family Residential for the area, however it is inconsistent with the adopted Land Use Plan based on the proposed SF density. The adopted Land Use Plan indicates that the present R-1 zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area. The RPC Staff feels that the proposed R-2A lot sizes & density is out of character with the established surrounding R-1 lot sizes & density. Mr. Spainhoward stated that this is in the City limits and the Sango Planning Area. He stated that under department comments it is stated that the Access Ordinance must be followed. He stated that he believes that is why the applicant is requesting the density that they are, because only one driveway access is permitted. He stated that the impact of the proposed use on the surrounding development would be increased density of residential use. Mr. Spainhoward stated that City water and City sewer is available. He stated that the applicant's estimate is for 11 lots and historical lot yield would be approximately 7. Mr. Spainhoward stated that there were no public comments received in reference to this case. He stated that there was one phone call over the past two months with a question about what was being requested. He stated that there is an e-mail submitted by the applicants, which is included in the staff report, with comments that they would like to be heard.

Christian Black, applicant, passed some pictures and information out to the Commissioners. He stated that this property fronts on Highway 12 but was not developed as part of the Glenstone Subdivision. He felt that this was because the developer believed it would one day be commercial, multifamily or some higher usage. He stated that this rezoning keeps the property in the same zoning class, it just adds more density. He stated that everyone knows that we need smart growth and infill development to fit 90,000 people into Montgomery County in the next 20 years. He stated that infill development saves farm land by putting more roof tops inside the City Limits. He stated that C-2 borders Glenstone to the west and there is significant R-4 zoning within the neighborhood. He stated that R-2A to the east was approved unanimously by the staff, Planning Commission and City Council. He stated that given all of these higher density zonings in the immediate area this zoning request is not out of character. He stated that as Mr. Spainhoward had mentioned, the zoning is assumed to be correct unless there is a substantial change to the area. He stated that sewer being available now in this area is a significant change to allow for more dense development to occur. He stated that this would have rear access with rear facing drives similar to the homes in Wilson Green along Old Sango Road. He stated that without this rezoning this 2.8 acres will be utilized by just two homes. He stated that this zoning is in conformance with the Land Use Plan and will have no detriment to traffic or drainage. He stated that this zoning will allow them to offer more affordable homes in the Sango community. He stated that they had also spoken with neighbors and were met with no opposition.

Mr. Kelly asked for clarification about the number of lots. Mr. Black stated that if not rezoned it would be two houses and probably more like nine lots if rezoned.

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

Mr. Kimbrough questioned if anyone had contacted with any complaints from the adjacent neighborhood. Mr. Spainhoward stated that we had taken no public comment and that there was one person who had called and asked a question but expressed no opposition for the application.

Dr. Walker stated that it was mentioned that there were some interior lots which were set up like this but not one that was facing the roadway. Mr. Spainhoward stated that this was not with frontage on Highway 12.

Mr. Kelly stated that Mr. Black referred to the R-2A development to the east and he asked what makes that one different from the one that we are considering. Mr. Spainhoward stated that in general terms you are looking at the rear end of an existing subdivision with internal connection and the other is on an arterial highway with connection to an arterial highway.

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

There being no more discussion, Mr. Garrett moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried four to two with Mr. Rocconi and Dr. Walker opposed and Mr. Powers abstaining.

CASE NUMBER Z - 1 - 2020 APPLICANT(S): William Boyd
Agent: Mid State Investments

REQUEST: R-3 Three-Family Residential District
to R-2A Single-Family Residential District

LOCATION: Property fronting on the east frontage of Cumberland Dr., 215 +/- feet north of the Cumberland Dr. & Woodmont Blvd. / Hickory Grove Blvd. intersection.

TAX MAP(S): 079-C-B PARCEL(S): 003.00 & 004.00 ACREAGE: 0.38 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Purpose is to create a single family lot.

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 R-2A zoning classification is not out of character with the surrounding area or established uses. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. Mr. Spainhoward stated that there were no departmental comments of any concern. He stated that this is in the City limits and the South Clarksville Planning Area. He stated that there is City water and sewer and it is accessible to Cumberland Drive. He stated that historical estimates for this would indicate two lots. He stated that there were no public comments received as of 9:00 this morning. He stated that one person stopped him on site to see what he was doing.

There was no one present to speak in favor of or in opposition of this request.

There being no more discussion, Mr. Rocconi moved to recommend approval as the proposed R-2A zoning classification is not out of character with the surrounding area or established uses. The motion was seconded by Dr. Walker and carried unanimously.

CASE NUMBER Z - 2 - 2020 APPLICANT(S): Michael Hanna Dover Road, Llc
Agent: Chris Scogin

REQUEST: C-1 Neighborhood Commercial District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located at the northeast corner of the Dover Rd. (US Hwy 79) & Somerset Ln. intersection.

TAX MAP(S): 054-A-E PARCEL(S): 001.00 ACREAGE: 0.735 CIVIL DISTRICT(S): 7

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. The C-5 Highway and Arterial Commercial zoning classification is proposed for property fronting on an arterial highway at an intersection. The C-5 zoning classification is also an extension of the existing C-5 zoning classification to the west and south. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that there were no departmental comments of any concern. He stated that this is on City water and sewer and is accessibly to Highway 79 and Dover Road with existing driveways. He stated that this is in the Lafayette Planning Area.

Mr. Chris Scogin, agent, stated that Mr. Spainhoward had pretty much covered everything.

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 Dr. Walker and carried unanimously.

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

CASE NUMBER Z - 3 - 2020 APPLICANT(S): Care Llc

Agent: J. Chris Fielder

REQUEST: R-4 Multiple-Family Residential District
to O-1 Office District

LOCATION: Property located at the northwest corner of the Warfield Blvd. & Memorial Dr. intersection.

TAX MAP(S): 064-I-A PARCEL(S): 001.02 ACREAGE: 2.62 CIVIL DISTRICT(S): 11

REASON FOR REQUEST: The applicant requests to rezone from the current R-4 zoning to O-1 zoning in order to make the existing medical office a compliant use.

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 O-1 Office District will bring the existing/previous use of the structure in conformance with the current City of Clarksville Zoning Ordinance. The proposed O-1 zoning classification is not out of character with the surrounding area and is an extension of the existing O-1 district to the east. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that they are trying to bring this in compliance with the 2010 version of the Zoning Ordinance. He stated that this property was zoned to R-4 in 1987 and it is in the Medical District Planning Area. He stated that there were no departmental comments of any concern and there is currently no access to Warfield Blvd and the Street Department reiterated that there would be no access permitted for driveways to Warfield Blvd. He stated that they would have to use the existing Memorial Drive access. He stated that the impact of the proposed use on the surrounding development would be minimal. There is City water and sewer. He stated that there were no public comments received but there were several phone calls just asking questions.

Chris Fielder, representing the applicant, stated that he was available to answer any questions.

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

There being no more discussion, Mr. Kelly moved to recommend approval in that the proposed O-1 Office District would bring the existing and previous use of the structure in conformance with the current City code. The motion was seconded by Mr. Rocconi and carried with Mr. Powers abstaining.

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

CASE NUMBER Z - 4 - 2020 APPLICANT(S): Sam Lucas Jr.

Agent: Double Bogey Partners

REQUEST: R-3 Three-Family Residential District
to R-6 Single-Family District

LOCATION: Parcels located at the southeast corner of the Reynolds St. & Dodd St. intersection.

TAX MAP(S): 066-E-M PARCEL(S): 001.00, 002.00, ACREAGE: 0.74 CIVIL DISTRICT(S): 12
003.00

REASON FOR REQUEST: To provide for a more dense single family infill development. All existing infrastructure is in place and the proposed rezone will protect the integrity of the existing residential district. The current zoning would negatively impact the single family district with a multi-family use.

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 R-6 single family residential district will provide redevelopment/infill opportunity for single family detached homes for an area of the city that is in transition. The proposal is not out of character with the surrounding area. Adequate infrastructure serves the site, including other residential-supportive uses such as mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning. He stated that this is in the Red River Planning Area. He stated that the only comment received back from a department was from the School System. He then read their comment which stated that Moore Elem. School is at 124% capacity & currently has 1 portable classroom. Rossvie Middle & Rossvie High are in the 2nd fastest growing region in Montgomery County. Rossvie Middle is at 117% capacity with 9 portable classrooms, Rossvie High is at 110% capacity and currently has 6 portable classrooms. CMCSS has added an average of 10 portable classrooms each year for the last 4 years. This continued student growth necessitates additional action to address building capacity growth & school transportation needs. This development will contribute additional students & neither infrastructure, funding, nor processes are in place at this time to address housing development in this region! In addition Rossvie Rd. transitions from 5 to 2 lanes at the Rossvie campus and traffic volumes will only increase.

Mr. Spainhoward stated that this property is accessible to both Dodd and Reynolds Street and has both City water and sewer available. He stated that it is safe to assume, with the properties that are there, that we could get two triplex lots which would equate to six units. He stated that with the proposed zoning historical estimates show a yield of six lots. He stated that this is in the Red River Planning Area. He stated that as of 9:00 this morning there were no public comments received but he had three phone calls between 12:30 and 1:30 today in reference to this application. He stated that one of those was voicing opposition due to traffic and the other two were wanting specifics about what could be built on the property.

Mr. Rocconi asked if the School System comment was verbatim and Mr. Spainhoward stated that he abbreviated some items due to the comment being so large and not fitting into the appropriate area. He stated that you essentially have a wash of development with six units.

Mr. Cal Burchett stated that as Mr. Spainhoward stated this is really for single family use versus the multifamily. He stated that the agent is also here if there are 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 adequate infrastructure serving the site. The motion was seconded by Mr. Powers and carried unanimously.

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

CASE NUMBER Z - 5 - 2020 APPLICANT(S): Ky Tn Conf Assoc Of Seventh Day Adventists Inc.

Agent: Ray Omar Capital Brands Group

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

LOCATION: Portion of the tract located north of the Northfield Dr. & Glenhurst Way intersection.

TAX MAP(S): 017 PARCEL(S): 004.04 p/o ACREAGE: 6.16 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: To extend R-4 zoning for multifamily development

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 R-4 Multi-family residential density in proximity to goods and services. In addition it is also encouraged to maintain a desirable mixture of housing types throughout the community. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the Trenton Planning Area.

Mr. Spainhoward stated that under department comments Gas and Water stated that the property is in the Hazelwood Assessment Area and development will require water and sewer system upgrades. He stated that the Street Department required a traffic assessment. He stated that the traffic assessment summary was submitted yesterday and found no significant change with the traffic situation there. Mr. Spainhoward then read the school system comment which stated that Northeast Elementary & Northeast Middle are in the fastest growing region in Montgomery County. Northeast Elem. is at 103% capacity & currently has 6 portable classrooms. Northeast High is at 86% capacity. CMCSS has added an average of 10 portable classrooms each year for the last 4 years. This continued student growth necessitates additional action to address building capacity growth & school transportation needs. This development will contribute additional students & neither infrastructure, funding, nor processes are in place at this time to address housing development in this region!

Mr. Spainhoward stated that this request will have an increase in multi-family residential density, traffic and noise. He stated that both City water and sewer are available and it is accessible from Northfield Drive. He stated that historical estimates show 73 units with 197 persons. He stated that this is in the Trenton Road Planning Area. He stated that this is an extension of the R-4 to the east and that as of 9:00 this morning there were no public comments received.

Mr. Ray Omar, President of Capital Brands Group, stated that they are looking to add additional multifamily units in an area that is primarily residential. He stated that these units will have a modern look and feel to them. He stated that they have conducted a traffic assessment which showed no impact to the area. He stated that they feel like this project complements the mostly residential neighborhood in the area while offering more affordable housing in Clarksville. He stated that they have hired McKay, Burchett as their consultant and engineering firm and he is available to answer any questions.

Mr. Jim Willard stated that he was here representing the current property owner, the Seventh Day Adventist Church, and he asked for a vote in favor of this rezoning 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 R-4 multifamily residential request is not out of character with the surrounding area. The motion was seconded by Mr. Garrett and carried unanimously.

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

CASE NUMBER CZ - 1 - 2020 APPLICANT(S): Syd Hedrick
Agent: Syd Hedrick

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

LOCATION: A parcel located on the west frontage of Southside Rd. 2,590 +/- feet north of the Southside Rd. & Swaw Rd.

TAX MAP(S): 131 PARCEL(S): 022.01 ACREAGE: 1 CIVIL DISTRICT(S): 16

REASON FOR REQUEST: Requesting from AG to E-1 in order to bring the lot into conforming use standards.

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 E-1 zoning classification will permit a single family home back on the property 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 in the rural area of the Growth Plan and in the Cumberland Planning Area. He stated that there were no departmental comments of any concern. He stated that there would be minimal impact to surrounding development. He stated that this is currently accessible from Southside Road and water is available through Cunningham Utility District. He stated that this would have to be served by septic. He stated that historical estimates and the applicant's estimate are both for one lot. He stated that he had no calls of any concern. He stated that the property owner, who lives across the street, was concerned something was being done to her property but when she understood what was proposed, she had no issues.

Mr. Syd Hedrick, applicant and owner, stated that this was not considered a lot of record so in order to obtain a building permit he will need to rezone this to E-1 zoning which is estate zoning for one acre lots or larger. He stated that he would ask that we help him bring this property into conforming use.

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

There being no more discussion, Mr. Garrett moved to recommend approval as this is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Kelly and carried with Mr. Rocconi abstaining.

PLANNING COMMISSION SUBDIVISION ACTIONS: Mr. Swift noted that subdivision cases are generally heard on a consent agenda, where all cases are voted on at one time. He stated that if there is a case here that anyone would like to pull off for separate consideration, now is the time to do that. Mr. Parker stated that he had a request to remove case S-5-2020 from the consent agenda.

Mr. Parker read the remaining 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 S-7-2020.

V. SUBDIVISIONS:

CASE NUMBER: S - 1 - 2020 APPLICANT: E4RE Holdings, LLc
REQUEST: Minor Plat Approval of E4RE HOLDINGS LLC PROPERTY HIGHWAY 48/13 LOT
1

LOCATION: South of Belmont Road, east of and adjacent to Highway 48/13, approximately 100' south and east
of the intersection of River Road and Highway 48/13.

MAP: 101 PARCEL(S): 185.00 ACREAGE: 2.09

OF LOTS: 1 CIVIL DISTRICT(S): 17

STAFF RECOMMENDATION: WITHDRAWN

VARIANCES REQUESTED: N/A

CASE NUMBER: S - 2 - 2020 APPLICANT: City of Clarksville
REQUEST: Final Plat Approval of SOUTH GATEWAY PLAZA BOULEVARD RIGHT OF
WAY DEDICATION

LOCATION: West of North Woodson Road, east of Interstate 24, south of Highway 76, at the south terminus of S
Gateway Plaza Blvd.

MAP: 063 PARCEL(S): 068.00 ACREAGE: 0.91

OF LOTS: 1 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

VARIANCES REQUESTED: N/A

CASE NUMBER: S - 3 - 2020 APPLICANT: MAYNARD CONSTRUCTION
REQUEST: Replat Approval of REPLAT HAZELWOOD COURT SECTION 1 LOTS 32-34

LOCATION: 1172-1180 Elizabeth Lane

MAP: 018 L PARCEL(S): O 019.00-021.00 ACREAGE: 0.70

OF LOTS: 3 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: FINAL REPLAT APPROVAL

VARIANCES REQUESTED: N/A

CASE NUMBER: S - 4 - 2020 APPLICANT: EAGLES BLUFF PARTNERSHIP
REQUEST: Final Plat Approval of AUTUMN CREEK SECTION 8A

LOCATION: South of Tiny Town Road, east of Peachers Mill Road, west of Needmore Road, north of E Boy
Scout Road, at the south terminus of Eisenhower Road.

MAP: 018 PARCEL(S): 022.07 ACREAGE: 17.43

OF LOTS: 64 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 5 - 2020 APPLICANT: J & N ENTERPRISES, INC

REQUEST: Preliminary Plat Approval of THE LOST CITY TRAILS (CLUSTER)

LOCATION: South of the 101st Airborne Division Parkway, East of Peachers Mill Road, south of and adjacent to Pollard Road, approximately 1,100 feet west of the terminus of Pollard Road.

MAP: 042 PARCEL(S): 042.00 (portion) ACREAGE: 52.7

OF LOTS: 136 CIVIL DISTRICT(S): 3

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.
4. As shown on the Preliminary plat, crosswalks on Pollard Road shall be required.
5. A landscape plan and/or tree survey will be required to be approved prior to final plat approval for the area(s) that are using the landscape buffer section of the Zoning Ordinance.

VARIANCES REQUESTED: N/A

Mr. Parker read the case and gave the staff recommendation for approval.

Mr. Vernon Weakley, engineer for the applicant, stated that he was available to answer any questions.

Ms. Rose Singer, 891 Lennox Road, which is next to this property. She stated that she was asked to voice her concerns in order for it to become public knowledge. She stated that, Mr. Marshall, the original owner explained to her that this is an extreme karst area. She stated that regular homeowner's insurance will not cover sinkhole damages. She stated that she would recommend to the builder or the applicant to perform an in depth karst study. She stated that she would ask for a continuance on this case in order to inform the general public and have a traffic assessment done for Pollard Road which she stated will not hold this type of traffic. She stated that Pollard Road has no sidewalk and no shoulder. She stated that children waiting for the school bus would have to stand in the road. She stated that she was told by Mr. Ross and asked to make public the fact that tax deferment on this property impacts the City and the County but mostly impacts the Federal Government.

Ms. Bernice Peer, 889 Lennox Road, stated that her property is adjacent to this property. She stated that with all the traffic going back to the Greenway every morning and with all of the Fort Campbell soldiers using it, they have had the police try to help with the speeding but it has not helped. She stated that she believes that Pollard Road cannot handle this number of vehicles. She stated that she is in agreement with the sinkholes and also in agreement about the number of units that can be built there.

Mr. Vernon Weakley stated that the karst portion would be looked at during the engineering phase of the plans. He stated that he did not see this area to be any different than most of Montgomery County. He stated that this development will have sidewalks throughout. He stated that there will be no houses fronting Pollard Road. He stated that all of their driveways will be attached to new roads with those new roads attached to Pollard Road. He stated that this developer supplied land for the Greenway and the City is currently expanding the parking on another piece of property. He stated that this developer has offered more land for parking for the Greenway. He stated that he believes Pollard Road is an arterial road and that it is set up to carry lots of traffic. He stated that he would be glad to answer any further questions.

Mr. Kimbrough asked if the sidewalks Mr. Weakley mentioned would be within the subdivision and not on Pollard Road. Mr. Weakley stated that was correct.

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 6 - 2020 APPLICANT: RYAN PARR
REQUEST: Minor Plat Approval of RYAN PARR PROPERTY BARKER STREET LOTS 1-3
LOCATION: East of S Riverside Drive, north of Hickory Grove Blvd., west of Walnut Dr., south of and adjacent to Barker St., approximately 700 feet east of the intersection of Barker St. and S Riverside Drive.
MAP: 079B PARCEL(S): B 007.00 ACREAGE: 3.47
OF LOTS: 3 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 7 - 2020 APPLICANT: CBP PROPERTIES
REQUEST: Minor Plat Approval of SHILOH BRIDGE ESTATES
LOCATION: South of and adjacent to Highway 13, west of Chambers Road, adjacent to and along both sides of Shiloh Bridge Road.
MAP: 140 PARCEL(S): 038.01 (portion) ACREAGE: 10.38
OF LOTS: 5 CIVIL DISTRICT(S): 20
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS
VARIANCES REQUESTED: N/A

CASE NUMBER: S - 8 - 2020 APPLICANT: cGH PROPERTIES, GP
REQUEST: Minor Plat Approval of RUBENS RIDGE
LOCATION: South of Southside Road, west of Chapel Hill Road, north of Dailey Dunn Road, east of and adjacent to Watkins Ford Road, at the intersection of Watkins Ford Road and Grimes Road.
MAP: 147 PARCEL(S): 006.00 (portion) ACREAGE: 24.03
OF LOTS: 7 CIVIL DISTRICT(S): 16
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS
VARIANCES REQUESTED: N/A

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 9 - 2020 APPLICANT: JIMMY MILLER

REQUEST: Preliminary Plat Approval of SOUTHERN POINTE SECTION 2

LOCATION: North of Southside Road, South of Lock B Road South, north of and adjacent to Liverworth Road, east of and adjacent to Chapel Hill Road, at the intersection of Liverworth Road and Chapel Hill

MAP: 131 PARCEL(S): 026.00 ACREAGE: 62.3

OF LOTS: 37 CIVIL DISTRICT(S): 16

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

The following 2 conditions were provided by the Cunningham Utility District and will need to be addressed by the applicant prior to any Final Plat Approval(s):

1. The District Engineer will conduct a hydraulic study of the effected line and immediate areas. Results of that study will dictate what improvements will have to be made to our existing system in order to adequately supply these lots.
2. Developer will be responsible for the installation of any improvements that will be required and will also be responsible for payment of all costs incurred by the District and others.

VARIANCES REQUESTED: N/A

PLANNING COMMISSION SITE REVIEW ACTIONS: Mr. Swift stated that these cases are heard on a consent agenda unless there is anyone wishing to have a particular case pulled for separate consideration.

Ms. Russell mentioned that there was a typo on SR-1-2020 and that under zoning it should be R-4/R6. Ms. Russell gave the staff reports.

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

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR - 1 - 2020 APPLICANT: REACH HOLDINGS LLC

Agent: Cal Burchett

DEVELOPMENT: 537 BELLAMY LANE

PROPOSED USE: MULTI-FAMILY

LOCATION:

MAP: 040, 024.10 (P) ACREAGE: 5.74

CIVIL DIST.: 6

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer to include as built.
 2. Approval of all grading, drainage and water quality plans by the City Street Department.
 3. Approval of a landscape plan.

CASE NUMBER: SR - 2 - 2020 APPLICANT: RYAN PARR

Agent: Houston Smith, Pe

DEVELOPMENT: BARKER STREET TRIPLEXES

PROPOSED USE: MULTI-FAMILY

LOCATION:

MAP: 079-B-B-007.00 (P) ACREAGE: 0.587

CIVIL DIST.: 12

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer.
 2. Approval of all grading and drainage plans by the City Street Department.
 3. Minor plat completed.
 4. Approval of a landscape plan.

VII. OTHER BUSINESS:

A. CONSIDERATION TO INITIATE ZONING CHANGE ORDINANCE REGARDING HISTORIC ZONING COMMISSION APPEALS: Mr. Tyndall stated that this is consideration to initiate zoning change ordinance regarding Historic Zoning Commission appeals from City Council to the Chancery Court. He stated that the Zoning Ordinance was readopted in 2010. He stated that when it was readopted some old language, that was removed earlier, was reinserted. He stated this said that Historic Zoning appeals went to City Council or Chancery for appeals. He stated that State TCA Law states that appeals of Historic Zoning Commissions and Regional Historic Zoning Commissions go to the court system only. He stated that this is just a housekeeping change to correct that. He stated that in order to formally get that before you next month, we need to initiate that change this month with a motion.

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

B. AUDIT REVIEW: Mr. Tyndall stated that we received our annual audit done by Stone, Rudolph and Henry. He stated that we received a clean, unchanged opinion. He stated that this was thanks to Ms. Judy Burkhart.

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

C. MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall presented the monthly profit and loss statement.

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

D. FEE SCHEDULE CHANGE: Mr. Tyndall stated that there is a minor fee schedule change. He stated that the first is on the first page under R-1/R-1A we have now added RM zones to that. He stated that two acres or less are \$500 and greater than that is \$1400. He stated that the other minor change is under Common Design Review Board Applications and sign applications are reduced from \$100 to \$50. He stated that this is in response to some local concerns we had, especially Downtown. He stated that the other change was to reduce the right-of-way dedications or abandonment requests from \$500 to \$250. He stated that we would need a motion to approve this and it goes into effect February 1.

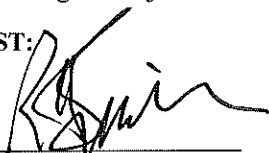
There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

E. ELECTION OF CHAIRMAN AND VICE CHAIRMAN: Mr. Tyndall stated that the final order of business today is to elect a chairman and vice chairman. He stated that, as a reminder, this needs to come from the community members at large from the Planning Commission. Mr. Kimbrough moved to recommend that we keep Mr. Swift as Chairman. The motion was seconded by Dr. Walker and carried unanimously. Mr. Kelly moved to recommend that we keep Bryce Powers as Vice Chairman. The motion was seconded by Dr. Walker and carried unanimously.

VII. ADJOURNMENT:

The meeting was adjourned at 3:05 p.m.

ATTEST:


Richard Swift, CHAIR