

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

February 21, 2018

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
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Robert Nichols
- Amanda Walker

OTHERS PRESENT:

- Director of Planning
- 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
- Garth Branch, City Engineer's Office
- Greg Stewart/Patrick Chesney, City Gas & Water Dept.
- David Shepherd, City Street Department
- ~~Jack Frazier~~ ~~Chris Cowan~~ Jeff Bryant, City Street Department
- Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter ~~John Doss~~ Justin Crosby, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/~~Ricky Cumberland~~, Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF 1/24/2018

Mr. Swift asked for a motion for approval of the minutes of January 24, 2018. Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Spainhoward stated that there are a number of deferrals this month. He stated that the first of these deferrals is case number ZO-1-2017 under the Zoning tab. The project engineers and/or applicants have also requested a 30-day deferral of subdivision cases S-58-2017 and S-92-2017 as well as site review cases SR-4-2018 and SR-6-2018. Mr. Spainhoward stated that a motion is needed for these deferrals. There being no more discussion, Mr. Grubbs moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

Mr. Spainhoward stated that he had one more announcement. He stated that under site reviews, abandonment case number AB-4-2017, the application of Robert E. White, has been withdrawn and will not be on the agenda.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 4 - 2018 APPLICANT(S): Paul Landrum

REQUEST: O-1 Office, Medical, Institutional and Civic District
to R-4 Multiple-Family Residential District

LOCATION: Two parcel located at the southern terminus of Landrum Place.

TAX MAP(S): 065-N-J PARCEL(S): 017.00 & 018.00 ACREAGE: 2.20 CIVIL DISTRICT(S): 11

REASON FOR REQUEST:

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan. Adequate infrastructure serves the site. No adverse environmental issues were identified relative to this request. The request is an extension of the existing R-4 Multi-Family Zoning to the east, west and south. There were no departmental comments of any concern. He stated that the historical lot yield would be approximately twenty-six units. He stated that this is in the Medical Planning District.

Mr. Paul Landrum, owner, stated that when this property was originally zoned O-1 multiplex units could be built. He stated that was later changed. He stated that, restrictions he had established, allow for residential zoning.

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

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

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 3 - 2018 APPLICANT(S): Generation Constructors, Llc

Agent: Anthony Daley

REQUEST: AG Agricultural District
to C5 Highway and Arterial Commercial District

LOCATION: Property fronting on the west frontage of Lylewood Road, 595 +/- feet north of the Lylewood Road & Woodlawn Park Road intersection.

TAX MAP(S): 070 PARCEL(S): 068.00 ACREAGE: 0.89 CIVIL DISTRICT(S): 9

REASON FOR REQUEST: The property is unusable for residential building mini-storage building. property is located in an area adjacent to other commercial properties.

Mr. Spainhoward read the case and gave the staff recommendation for disapproval. The proposed zoning request is consistent with Growth Plan (as in the County) and inconsistent with the adopted Land Use Plan. The parcel being considered for rezoning and development is narrow in shape and will require 25 foot side and rear setback(s). In addition, it appears to be severely impaired due to drainage concerns. Both greatly limit the development opportunity of this parcel as a commercial property. It is not advisable to place high intensity uses such as commercial, in mid-block locations, as they create artificial and unexpected breaks in traffic flows that could contribute to accidents and congestion. Landscape buffering is not required in the Rural Area identified in the Growth Plan. The parcel is surrounded by established single family uses and the proposed C-5 zoning is out of character and not compatible with the immediate surrounding properties. He stated that there is some previous history on this zoning application. In 2006, there was a request to go from Agricultural to C-2. At that point in time it was recommended for disapproval by the RPC Staff as well as the Planning Commission and was disapproved by the County Commission in March 2006. There were no departmental comments of any concern. He stated that, when the sign was placed and notices had gone out, phone calls had been received from some surrounding property owners. He stated that a lot of the concern was associated with storm water. He stated that he had placed a call to Mr. Doss, who is the Montgomery County Storm Water Coordinator, to inquire about some drainage matters with the property. He stated that this is in the Woodlawn Planning Area. He stated that there were some public comments received, via e-mail, in opposition of this case.

Mr. Jamie Suiter, half owner of Generation Constructors, stated that this property was purchased with plans to build a mini storage facility. He stated that currently the property is not usable for any other purpose. He stated that they cannot get a septic approval on this property and thus planned the mini storage facility.

Mr. Justin Crosby, owns property to the north of this property. He stated that their main concern is that this rezoning is out of character to go from a residential or agricultural area to C-5, regardless of the intended use of the C-5. He stated that water has been an issue for them. He stated that they have spent a great deal of time and money in an effort to redirect water runoff. He stated that their septic system is borderline failing. He stated that if that system fails they do not have another place on their property suitable to put a secondary system.

There being no more discussion, Mr. Nichols moved to recommend disapproval due to inconsistency with the adopted Land Use Plan. The motion was seconded by Mr. Powers and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 4 - 2018 APPLICANT(S): George And Clemmie Gardner

REQUEST: M-2 General Industrial District
to AG Agricultural District

LOCATION: Property located on the south frontage of the Highway 41, 1,500 +/- feet east of the Highway 41 & Pineywoods Road intersection.

TAX MAP(S): 011 PARCEL(S): 027.00 ACREAGE: 10.6 +/- CIVIL DISTRICT(S): 1

REASON FOR REQUEST: We want 10 acres to be changed from Industrial to Agricultural.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan. No adverse environmental issues were identified relative to this request. Request brings existing residential use into compliance. This property became zoned M-2 in 1974 when the original owner wished to have a sawmill operation, at which time it was approved. There were no departmental comments of any concern. He stated that this is in the Rossview Road Planning area. There were no public comments received in reference to this case.

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

There being no more discussion, Mr. Powers moved to recommend approval based on the fact that this request brings the existing residential use into compliance. The motion was seconded by Mr. Adkins and carried unanimously.

CASE NUMBER CZ - 5 - 2018 APPLICANT(S): Stapp Investments Llc

Agent: B. Nathan Hunt Patton & Pittman

REQUEST: AG Agricultural District
to C-5 Highway & Arterial Commercial District

LOCATION: Property located in the southwest corner of the Highway 41-A South & Bagwell Road intersection.

TAX MAP(S): 087 PARCEL(S): 055.00 ACREAGE: 0.72 CIVIL DISTRICT(S): 10

REASON FOR REQUEST: The building located on the subject property was originally built for commercial purposes. the proposed zone change is compatible with the surrounding lots and should not impact or disrupt neighbors or traffic flow. (Kayak Sales Business)

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan. No adverse environmental issues were identified relative to this request. The parcel proposed for rezoning is located at an intersection with existing commercial and is an extension of the existing C-5 zoning classification to the northeast. The adopted Land Use Opinion Map indicates commercial zoning in the area. The adopted Land Use Plan encourages commercial zones in rural areas in order to save trips into the "city." The reason for the request, as listed by the applicant, is that the building located on the subject property was originally built for commercial purposes. The proposed zone change is compatible with the surrounding lots and should not impact or disrupt neighbors or traffic flow. There were no departmental comments of any concern. He stated that this is in the Sango Planning Area. He stated that there was one public comment. Mr. Lawson Mabry, the adjoining property owner to the north, expressed that he was in favor of this application.

There was no one present to speak in favor of or 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. Grubbs and carried unanimously.

V. SUBDIVISIONS:

CASE NUMBER: S - 58 - 2017 APPLICANT: Advanced De. Const. Co. Inc.
REQUEST: Preliminary Plat Approval of ADVANCED DEV CONST CO. INC. PROPERTY E. PINE MOUNTAIN ROAD LOTS 1 & 2
LOCATION: South of and adjacent to the 101st Airborne Parkway, east of and adjacent to the terminus of E. Pine Mountain Road.
MAP: 042 PARCEL(S): 030.00 ACREAGE: 3.18
OF LOTS: 2 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 92 - 2017 APPLICANT: IMER DEVELOPMENT LLC
REQUEST: Final Plat Approval of WEST CREEK FARMS 3A
LOCATION: West of Peachers Mill Road and south of and adjacent to Henry Place Blvd.
MAP: 019 PARCEL(S): 004.02 ACREAGE: 35.47
OF LOTS: 90 CIVIL DISTRICT(S): 3
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 2 - 2018 APPLICANT: Brandon Bradford
REQUEST: Preliminary Plat Approval of BELLAMY ESTATES
LOCATION: East of and adjacent to Bellamy Lane at the intersection of Bellamy Lane and Ottis Smith Drive, northeast of Warfield Blvd.
MAP: 040 PARCEL(S): 027.00 ACREAGE: 1.39
OF LOTS: 6 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.

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 3 - 2018 APPLICANT: Durrett Investment company
REQUEST: Preliminary Plat Approval of WEST CREEK VILLAGE
LOCATION: South of and adjacent to West Creek Coyote Trail, west of Peachers Mill Road.
MAP: 018 PARCEL(S): 035.03 ACREAGE: 3.29
OF LOTS: 8 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.

CASE NUMBER: S - 4 - 2018 APPLICANT: Gordon Seay
REQUEST: Preliminary Plat Approval of HICKORY WILD SECTION 3A
LOCATION: At the current terminus of Shield Drive, east of John Duke Tyler Blvd.
MAP: 034 PARCEL(S): 052.03 ACREAGE: 10.66
OF LOTS: 23 CIVIL DISTRICT(S): 1

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.

CASE NUMBER: S - 5 - 2018 APPLICANT: Donald H. Eads
REQUEST: Final/replat Approval of REPLAT OF TURNERS COVE, SECTION 1 LOTS 28-29
FINAL PLAT OF DONALD H. EADS PROPERTY DUNLOP
LANE LOT 1 (ALSO SEE CASE NUMBER MP-88-2017)
LOCATION: 1531 & 1535 Eads Court and 1790 Dunlop Lane.
MAP: 039h PARCEL(S): A 046.00 & 047.00 ACREAGE: 3.47
OF LOTS: 3 CIVIL DISTRICT(S): 1

STAFF RECOMMENDATION: FINAL REPLAT/FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

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

There was no one present to speak in favor of or against these cases.

Mr. Parker read the staff reports. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Grubbs and carried unanimously.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -2 -2018 APPLICANT: CHRIS BLACKWELL
Agent: Cal Burchett
DEVELOPMENT: CHRIS BLACKWELL CONSTRUCTION OFFICE
PROPOSED USE: CONSTRUCTION OFFICE
LOCATION:
MAP: 040,007.00 ACREAGE: 5.99
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 and drainage plans by the County Building and Codes Department.
3. Approval of fire hydrant locations from the Emergency Management Office.

CASE NUMBER: SR -3 -2018 APPLICANT: CRAIG CALDWELL
Agent: Brad Weakley
DEVELOPMENT: CROSS AND CROWN BAPTIST CHURCH
PROPOSED USE: RELIGIOUS/CHURCH
LOCATION:
MAP: 017,013.00 ACREAGE: 6.3
CIVIL DIST.: 2

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

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

CASE NUMBER: SR -4 -2018 APPLICANT: KMG PROPERTIES
DEVELOPMENT: KMG PROPERTIES
PROPOSED USE: MULTI FAMILY
LOCATION:
MAP: 039,025.06 ACREAGE: 17.78
CIVIL DIST.: 1

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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

CASE NUMBER: SR - 5 - 2018 APPLICANT: TURNER AND ASSOCIATES

DEVELOPMENT: DOLLAR GENERAL

PROPOSED USE: RETAIL

LOCATION:

MAP: 082, 147.00 ACREAGE: 3.23

CIVIL DIST.: 11

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

- CONDITIONS:**
1. Approval of all utility plans by the Office of the Chief Utility Engineer to include as built.
 2. Approval of all grading and drainage plans by the County Building and Codes Department.
 3. Approval of a landscape buffer plan.
 4. Approval from TDOT.

CASE NUMBER: SR - 6 - 2018 APPLICANT: THOMAS COOK HENRY EMRICK

Agent: Clay Powers

DEVELOPMENT: GOVERNORS PARK, PHASE 1

PROPOSED USE: COMMERCIAL OFFICE BUILDINGS

LOCATION:

MAP: 032, 1007.00 & 109.00 ACREAGE: 8.677

CIVIL DIST.: 6

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

VII. PLANNING DIRECTOR'S REPORT:

A. MONTHLY PROFIT AND LOSS STATEMENT: Ms. Burkhart stated that overall for the year we are doing fairly well. Revenues appear to be down somewhat which is simply due to the way in which funding is received throughout the year.

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

B. YEAR TO DATE BUDGET TO ACTUAL: Ms. Burkhart stated that we are doing fairly well for the budget year, still just a little behind on revenues. She stated that when we recognize some of our Transportation requisitions to be paid in the future it should even out.

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

C. MURALS: Mr. Spainhoward stated that permission is being requested to initiate an amendment to the City Zoning Ordinance regarding murals. He stated that yesterday in the Historic Zoning Commission meeting and Common Design Review Board there was a recommendation from that group, to this body, to ask the Planning Commission staff to initiate some ordinance amendments to address murals in The Downtown Area.

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

Mr. Spainhoward stated that The Planning Commission will receive an ordinance amendment with some updates and will be able to make a recommendation to the City Council about those changes. He stated that The Planning Commission would also have a recommendation from the Historic Zoning Commission and Common Design Review Board prior to receiving it.

Mr. Swift stated that he had announced last month that a new director had been hired. He stated that He, Mr. Spainhoward and Ms. Burkhart spent approximately three hours with him this past Saturday and met his family. He stated that Mr. Tyndall will start to work here on March 5, 2018. He stated that next month Mr. Tyndall will be seated to his left and everyone will be given the opportunity to meet him.

VII. ADJOURNMENT:

The meeting was adjourned at 2:30 p.m.

ATTEST:


Richard Swift, CHAIR