

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

March 27, 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) City Gas & Water Dept.
- David Shepherd, City Street Department
- Jack Frazier (Chris Cowan/Jeff Bryant/Eric Salmon,) City Street Department
- Mike Baker, City Building & Codes Department
- Mike Frost, County Highway Department
- Rod Streeter/John Doss/David Roan, County Zoning Enforcement Office
- Mike Roberts/Ray Williams/(Ricky Cumberland,) Clarksville Fire Department
- Chris Brown, Ft. Campbell

II. APPROVAL OF MINUTES OF MEETING OF 2/27/2019

Mr. Swift asked for a motion for approval of the minutes of February 27, 2019. Mr. Rocconi moved to recommend approval. The motion was seconded by Dr. Walker and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall announced the deferrals which included subdivision case numbers S-17-2019, S-86-2019 and site review case number SR-17-2019. There being no more discussion, Mr. Powers moved to recommend approval. The motion was seconded by Mr. Rocconi and carried unanimously.

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

CASE NUMBER Z - 5 - 2019 APPLICANT(S): Yvonne Rhodes

Agent: Mark Holleman

REQUEST: R-4 Multiple-Family Residential District  
H-1  
to R-2 Single-Family Residential District  
H-1

LOCATION: Property fronting on the south frontage of Madison Street, 130 +/- feet west of the Madison Street & 10th Street intersection.

TAX MAP(S): 066K-M PARCEL(S): 006.00 ACREAGE: 0.21 +/- CIVIL DISTRICT(S): 12

REASON FOR REQUEST: Splitting lot off to bring into compliance for single family residence.

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-2 Single Family Residential Zoning District preserves the existing single family use of the property and creates a lot that meets the requirements of R-2 zoning. The existing H-1 Historic Overlay is not modified as part of this zoning request. 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 at Monday's Common Design Review Board Meeting and the Historic Zoning Commission Meeting this application was presented to members for comment and there was a vote taken in which they were all unanimously in favor of this zoning request. He stated that there were no public comments as of 10 this morning.

Mr. Mark Holleman stated that he was available to answer any questions. He stated that the applicant is just trying to bring the property into compliance.

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-2 zoning request preserves existing single family use of the property. The motion was seconded by Mr. Adkins and carried unanimously.

\*\*\*\*\*

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 2 - 2019 APPLICANT(S): Merlin R & Judy M. Stegner

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

LOCATION: Property located at the southwest corner of the Lake Road & Moore Hollow Road intersection.

TAX MAP(S): 076 PARCEL(S): 010.06 ACREAGE: 1.09 +/- CIVIL DISTRICT(S): 8

REASON FOR REQUEST: Has been a single family lot for many years, although only recently (due to remodel of house) has zoning become a question.

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 rezoning request would bring the existing lot into compliance with minimum lot size standards. The proposed E-1 zoning request is not out of character with the other surrounding residential zoning districts. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that an application has been approved at the Montgomery County Board of Zoning Appeals to approve the existing setbacks of the structures. He stated that there were no departmental comments of any concern. He stated that historically this is one lot and will remain one lot. He stated that there was one phone call received from an individual who had seen the sign on the property and wished to know what those zoning classifications meant. He stated that they had no objection and did not wish to leave any comment. He stated that as of 10:00 this morning there were no public comments in reference to this application.

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 due to this bringing the existing lot into compliance with lot size standards. The motion was seconded by Mr. Rocconi and carried unanimously.

\*\*\*\*\*

#### IV. CITY & COUNTY ZONING CASES:

CASE NUMBER CZ - 3 - 2019 APPLICANT(S): Clarksville-montgomery County Knox & Shirley Thomas  
Clarksville Montgomery

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

LOCATION: Property south of Tylertown Road, East of Jim Johnson Road, North/west of Guthrie Highway & the Mint Springs Subdivision.

TAX MAP(S): 010 PARCEL(S): 004.02 & 004.00p/o ACREAGE: 424.08 +/- CIVIL DISTRICT(S): 1

REASON FOR REQUEST: The zoning change would allow us to market the property for an industrial user.

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 M-2 zoning proposal is an extension of the existing M-2 zoning to the west and the proposal will permit the expansion of an established industrial park and area identified in the adopted Land Use Plan. The M-2 request is bound by Spring Creek and the associated flood plain on the east boundary. This area is ideal to serve as a buffer between the proposed and existing zoning designations. No adverse environmental issues were identified relative to this request and adequate infrastructure will serve the site. He stated that this is in the Rural Area of the Growth Plan and in the Trenton Planning Area. He stated that the City Engineer's Office has stated that there would be some utility upgrades required. He stated that there was a traffic assessment submitted as part of the application and that was forwarded to Montgomery County Highway Department. He stated that there were no comments received. He stated that Building and Codes, as far as drainage, had no concerns but stated that portions of the property lie in the Spring Creek Special Flood Hazard Area (A Zone) and that this area is prone to sinkholes and several closed depressions are shown on topographic maps. He stated that there were no other departmental comments of any concern in reference to the application.

Mr. Spainhoward stated that the impact for the surrounding development is increased traffic, light and noise with additional potential for heavy truck traffic and the increased intensity of industrial uses. He stated that the street/road accessibility would be an extension of Life's Good Way and current Tylertown Road. He stated that there was an error on the original description that was rectified by the agent and engineer. He stated that we did receive an e-mail from an adjoining property owner who had some questions and that we did send them the original map that was shown and once it was updated we forwarded them the updated map. He stated that there were two phone calls with questions about the meeting but there were no public comments logged as of 10:00 this morning.

Mr. Kelly asked if the fact that there was no comment on the traffic study meant that there were no issues. Mr. Spainhoward stated that the traffic study was deemed acceptable.

Mr. Chris Fielder with DBS and Associates Engineering, engineer for the Industrial Development Board, stated that he was available to answer any questions.

Mr. Edward Augustine, 4806 Clear Springs Road in Mint Springs Subdivision, stated that this is a small subdivision by the number of homes but with a minimum of one acre plots. He stated that the homeowners moved there for the country environment. He stated that he has been a citizen of Clarksville since 1985 and this request represents a significant change to the environment. He stated that the subdivision is well kept and they take great pride in it and he is concerned about the reduction in the value of homes.

Mr. David Staack, 4849 Clear Springs Road in Mint Springs Subdivision, stated that he would like to reiterate what Mr. Augustine had stated. He stated that it is a quiet, somewhat secluded subdivision with one way in and out. He stated that if this is rezoned that will be lost. He stated that he is also concerned about the impact on property values and their way of life.

Mr. Matthew Rogers, 4848 Clear Springs Road in Mint Springs Subdivision, stated that his home adjoins what was the formerly proposed property line. He stated that he would like to echo the comments of the two individuals who spoke before him. He stated that he is all for the expansion of Clarksville but is concerned about the environmental, financial and traffic impact of this rezoning.

Mr. Chris Fielder stated that if there were specific questions he was available to answer those.

Mr. Rocconi asked about the flood zone and if this would not be developable and therefore would serve as a buffer. Mr. Fielder stated this would remain as a buffer.

Mr. Kelly asked how wide this buffer is. Mr. Powers stated that in looking at the scale on the map it appears to be approximately 1000 feet.

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

Mr. Rocconi stated that he appreciates those who came to speak in opposition of this case. He stated that he understands that it is their homes and that they do not wish to be encroached upon. He stated that with this flood zone as a buffer he feels they are closer to the already existing M-2.

There being no more discussion, Mr. Rocconi moved to recommend approval as the M-2 zoning proposal is an extension of the M-2 zoning. The motion was seconded by Mr. Powers and carried unanimously.

\*\*\*\*\*

CASE NUMBER CZ - 4 - 2019 APPLICANT(S): Shayne Gallo

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

LOCATION: Property fronting on the east frontage of North Lock B Road, 880 +/- feet north of the North Lock B Road & Mosley Road intersection.

TAX MAP(S): 125 PARCEL(S): 004.01 ACREAGE: 1.09 +/- CIVIL DISTRICT(S): 15

REASON FOR REQUEST: Want to improve the property by building new home, existing home is fairly old and requires too much to remodel. Will tear down old home upon completion of new construction.

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 rezoning request would bring the existing lot into compliance with minimum lot size standards and afford the opportunity to demolish and reconstruct a new single family residence. The proposed E-1 zoning request is not out of character with the other surrounding residential zoning districts. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the Sango Planning Area. He stated that there were no departmental comments of any concern. He stated that as of 10:00 A.M. there were no public comments received. He stated that there were no phone calls received on this application.

Mr. Rick Bell, applicant's father-in-law, stated that as it was stated they just want to tear down the old structure and improve the area by building a new structure.

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

There being no more discussion, Mr. Kelly moved to recommend approval of the request, as written, based on the fact that the E-1 zoning request is not out of character with the surrounding residential zoning districts and that this would bring the lot into compliance with minimum lot size. The motion was seconded by Mr. Garrett and carried unanimously.

\*\*\*\*\*

PLANNING COMMISSION ACTIONS: Mr. Swift stated that subdivision cases are heard on a consent agenda unless someone would like to have a case removed to discuss separately. Mr. Parker stated that the staff would like to remove case S-15-2019 from the consent agenda as it has a variance that requires separate discussion. Mr. Parker read the remaining cases on the consent agenda and gave the staff recommendations 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-11-2019.

\*\*\*\*\*

V. SUBDIVISIONS:

CASE NUMBER: S - 17 - 2018 APPLICANT: J & N Enterprises  
REQUEST: Preliminary Plat Approval of RIDGELAND ESTATES, SECTION 3 (CLUSTER)  
LOCATION: North of and adjacent to Dover Road, east of North Liberty Church Road and southeast of the current southern terminus of Cameo Court.  
MAP: 053 PARCEL(S): 010.04 ACREAGE: 33.31  
# OF LOTS: 124 CIVIL DISTRICT(S): 8  
STAFF RECOMMENDATION: Defer for 30 days at the request of the Project Engineer.

\*\*\*\*\*

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.

\*\*\*\*\*

CASE NUMBER: S - 7 - 2019 APPLICANT: COURTNEY M CAUDILL, ETAL  
REQUEST: Final Plat Approval of RINGGOLD ESTATES SECTION 5A (ORDINANCE 69 -2004-05)  
LOCATION: South of Tiny Town Road, north of 101st Airborne Division Parkway, northwest of Peachers Mill Road, east terminus of Ishee Drive.  
MAP: 030 PARCEL(S): 011.00 (P) ACREAGE: 9.35  
# OF LOTS: 32 CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: FINAL PLAT APPROVAL

\*\*\*\*\*

CASE NUMBER: S - 10 - 2019 APPLICANT: MAYNARD FAMILY CO.  
REQUEST: Replat Approval of WOODLAND SPRINGS SECTION 1 REPLAT PREVIOUSLY CALLED WESTHAVEN SECTION 1  
LOCATION: East of and adjacent to Tobacco Road, south of Nussbaumer Road.  
MAP: 030 PARCEL(S): 006.00 (P) ACREAGE: 31.37  
# OF LOTS: 68 CIVIL DISTRICT(S): 3  
STAFF RECOMMENDATION: FINAL REPLAT APPROVAL

\*\*\*\*\*

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 11 - 2019 APPLICANT: SDRA HOLDINGS LLC

REQUEST: Preliminary Plat Approval of BRYANTS RIDGE

LOCATION: North of and adjacent to Ashland City Road, east of and adjacent to Seven Mile Ferry Road, west of and adjacent to Old Seven Mile Ferry Road.

MAP: 0791 PARCEL(S): B 013.00 ACREAGE: 0.83

# OF LOTS: 3 CIVIL DISTRICT(S): 12

STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

\*\*\*\*\*

CASE NUMBER: S - 12 - 2019 APPLICANT: GARY GRIMES ETAL

REQUEST: Preliminary Plat Approval of PLAINVIEW DRIVE ROW DEDICATION

LOCATION: South of Interstate 24, west of and adjacent to Trenton Road, North of Tiny Town Road, approximately 810' north of the intersection of Tiny Town Road and Trenton Road.

MAP: 008 PARCEL(S): 014.01 (portion) ACREAGE: 0.32

# OF LOTS: N/A CIVIL DISTRICT(S): 2

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 - 13 - 2019 APPLICANT: DANELL WELCH

REQUEST: Preliminary Plat Approval of POPLAR HILL SECTION 8 (CLUSTER)

LOCATION: South of Highway 41A South, west and north of McAdoo Creek Road, south of and adjacent to the current terminus of Sunny Slope Drive.

MAP: 087 PARCEL(S): 105.00 & 106.00 (P) ACREAGE: 15.93

# OF LOTS: 38 CIVIL DISTRICT(S): 15

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.

\*\*\*\*\*

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 14 - 2019      APPLICANT: SINGLETARY CONSTRUCTION LLC

REQUEST: Final Plat Approval of CENTER POINTE PLACE SECTION 1A

LOCATION: South off 101st Airborne Division Pkwy, west of Wilma Rudolph Blvd, East of Trenton Road, north  
of and adjacent to Fairview Lane, approximately 250 feet east of the Trenton Road and Fairview

MAP: 041 PARCEL(S): 104.01    ACREAGE: 2.91

# OF LOTS: 6    CIVIL DISTRICT(S): 6

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

\*\*\*\*\*



**V. SUBDIVISIONS:**

CASE NUMBER: S - 15 - 2019      APPLICANT: CHERRY DEVELOPMENT CO.

REQUEST: Preliminary Plat Approval of GLENSTONE SECTIONS 4 & 5

LOCATION: South of Old Ashland City Road, east of and adjacent to Ashland City Road (State Route 12), approximately 750 feet southeast of the intersection of Highway 41A Bypass and Ashland City Road,

MAP: 080 PARCEL(S): 035.00    ACREAGE: 39.37

# OF LOTS: 59    CIVIL DISTRICT(S): 11

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. 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: The applicant is requesting a variance to Section 4.1.9 Subsection 1. of the Subdivision Regulations to allow a cul-de-sac of nine hundred ninety (990) feet in length, which exceeds the maximum of 750' allowed.

VAR. STAFF RECOMMENDATION:

Mr. Parker read the variance request.

Mr. Vernon Weakley stated that this is a topographically challenged site. He stated that there is no way to make connectivity with other roads and that is why they are requesting this variance.

Ms. Jenny Bridgewater, 2405 Ashland City Road, stated that this property is right down the road from her and she is concerned about her children as traffic will be increased. She stated that her parents bought this home with the understanding that nothing would be developed behind it.

There being no more discussion, Mr. Garrett moved to recommend approval of the variance request. The motion was seconded by Mr. Adkins and carried unanimously.

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

Mr. Vernon Weakley stated that this is a cluster development and there will be buffers around the new houses to shield it from the existing development. Mr. Weakley stated that the portion of property behind Ms. Bridgewater's house will remain undeveloped. Mr. Swift asked if Ms. Bridgewater wished to rebut. She stated that was not necessary as Mr. Weakley had addressed her concerns.

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

\*\*\*\*\*

PLANNING COMMISSION ACTIONS: Mr. Swift stated that site reviews are heard on a consent agenda unless someone wants a case pulled to be heard separately. Cases SR-9-2019, SR-10-2019, SR-14-2019, SR-15-2019 AND SR-18-2019 were pulled from the consent agenda. Mr. Tyndall explained that site reviews are heard on a consent agenda and the public is given the opportunity to make a comment for or against it by pulling it from the consent agenda at this time. He stated that all of these applications meet zoning requirements, some have conditions and some do not. Mr. Tyndall stated that a site plan looks at the building footprint, the parking, landscaping, utilities and other things. He stated that we review site plans in conjunction with 8 or 9 other City and County departments and their comments are incorporated. He stated that Ms. Russell either provides that they have met their conditions in their plan or they will have to revise their plans over the next several months.

Ms. Russell gave the staff reports.

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

\*\*\*\*\*

**VI. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR - 8 - 2019 APPLICANT: JASSAN BUMPUS

Agent: Matt Suiter

DEVELOPMENT: BUMPUS BODY SHOP

PROPOSED USE: AUTO BODY SHOP

LOCATION: 141 DENNY ROAD

MAP: 081-H-B-011.00 ACREAGE: 1.22

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.
  2. Approval from the Fire Department.
  3. Subdivison/minor plat completed.

\*\*\*\*\*

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

CASE NUMBER: SR -9 -2019 APPLICANT: BILL MACE  
Agent: Matt Suiter

DEVELOPMENT: BILL MACE - POLLARD ROAD

PROPOSED USE: MULTI-FAMILY  
LOCATION: 305 POLLARD RD

MAP: 043-L-H-028.00 ACREAGE: 0.40

CIVIL DIST.: 7

**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. Approval of a landscape plan.

Ms. Russell read the case and gave the staff recommendation for approval.

Commissioner Walker Woodruff stated that this is in the 13th District, which is his district. He asked if he could have some of his neighbors stand who are here this afternoon and three people stood. He stated that one of the issues is that they do not have the street capacity to handle the volume of a multifamily development. He stated that traffic volume from Peachers Mill and Pollard Road is an issue.

Mr. Anthony Wood, 331 Pollard Road, stated that he is concerned that the property was subdivided and he had been assured that it would only be developed with single family homes.

Ms. Shirley Robertson, Peachers Mill Road, stated that this lot is right next to her property. She stated that she feels that if they were going to build a house they should have it facing Peachers Mill Road instead of Pollard Road because the back of their house is going to be facing her.

Mr. Swift asked if Ms. Russell could address any of this and when the parcel was rezoned. Ms. Russell stated that this parcel was rezoned in 1981 from R-1 to R-3 for a triplex. She stated that the property to the east was rezoned in 1985 to R-3. Mr. Tyndall asked if there is a buffer required between the R-3 and the R-1 on Peachers Mill Road. Ms. Russell stated that there will be a buffer. She stated that Matt Suiter has a preliminary landscape plan that shows that.

Mr. Billy Ray Suiter, Suiter Surveying, stated that they turned in the site plan for this site. He stated that it was an existing R-3 tract. He stated that they had looked at splitting it and putting two single family homes on it but the plot was not big enough so they ended up putting one triplex. He stated that they could not turn the unit to face Peachers Mill because there was not enough width.

Mr. Spainhoward stated that the use is established by the zoning that is in place. He stated that the authority of this Board is regulated to review the site plan for compliance with the minimum requirements that are in place. He stated that the zoning affords them the opportunity to build a triplex. He stated that this Board cannot restrict them from building a triplex because it is a permitted use and they meet the requirements. He stated that, as far as compliance with the site plan, if they meet the minimum parking standards, they meet the landscaping, they meet the setbacks, the Board is obligated to pass this per State Law because it meets the minimum requirements.

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

\*\*\*\*\*

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

CASE NUMBER: SR - 10 - 2019 APPLICANT: BILL MACE

Agent: Matt Suiter

DEVELOPMENT: BILL MACE - PEMBROKE PLACE

PROPOSED USE: MULTI-FAMILY

LOCATION: 3364 MALLARD DR/ OR 3385 POLLY DR

MAP: 006-J-C-006.00 ACREAGE: 2.97

CIVIL DIST.: 3

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

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

Ms. Russell read the case and gave the staff recommendation for approval.

Dr. Richard Coburn, 3360 Mallard Drive, stated that his backyard has a dry well that was installed when the subdivision was built because all of the back yards on his side of the street drain into his. He stated that this is an issue. He stated that it is a quiet neighborhood. He stated that his neighbors have small children, one of which is autistic, and appreciate the quite neighborhood. He stated that he retired early and spent a good portion of his life savings to buy this home and he is concerned about how this may affect his property value. He stated that, with it being in a subdivision, he would prefer single family homes to be built.

Mr. Billy Ray Suiter, Suiter Surveying, stated that they have approximately 28 units total, 14 duplexes. He stated that the property drains to the west across a piece of property and into a sinkhole. Mr. Swift asked Mr. Suiter to explain what he is required by Federal Law to do about drainage. Mr. Suiter stated that they cannot release anymore and the rate cannot increase anymore offsite than what is being released at present. Mr. Powers asked about the buffer and Mr. Suiter stated that anything that is zoned differently requires a buffer.

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

\*\*\*\*\*

CASE NUMBER: SR - 11 - 2019 APPLICANT: CESO, INC. C/O KELLY HIETT

Agent: Kelly Hiett

DEVELOPMENT: RACETRAC #1373

PROPOSED USE: CONVENIENCE STORE

LOCATION: 599 FIRE STATION ROAD

MAP: 063.00, 077.06 ACREAGE: 1.43

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.
  2. Approval of all grading and drainage plans by the City Street Department.
  3. Approval from the City Traffic Engineer.

\*\*\*\*\*

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

CASE NUMBER: SR - 12 - 2019 APPLICANT: FULTON WILSON

Agent: Cal Burchett

DEVELOPMENT: 485 INTERNATIONAL BLVD WAREHOUSING

PROPOSED USE: WAREHOUSE AND OFFICE

LOCATION: 485 INTERNATIONAL BLVD

MAP: 033,006.16 ACREAGE: 15.05

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 erosion control plans by the County Building and Codes Department.

\*\*\*\*\*

CASE NUMBER: SR - 13 - 2019 APPLICANT: FULTON WILSON

Agent: Cal Burchett

DEVELOPMENT: WATERTANK WAREHOUSE EXPANSION

PROPOSED USE: WAREHOUSE

LOCATION: 600 ALFRED THUN RD

MAP: 033,005.04 ACREAGE: 4.14

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

\*\*\*\*\*

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

CASE NUMBER: SR - 14 - 2019 APPLICANT: PAUL KRUECKEBERG

Agent: Cal Burchett

DEVELOPMENT: 160 XL

PROPOSED USE: MULTI-FAMILY

LOCATION: 160 EXCELL ROAD

MAP: 081, 130.00 ACREAGE: 3.05

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, drainage and erosion control plans by the County Building and Codes Department.
  3. Approval of a landscape plan.

Ms. Russell read the case and gave the staff recommendation for approval.

Mr. Paul Kruekeberg stated that this is a 41 unit complex. He stated that it is currently in architectural design. He stated that Mr. Cal Burchett is also here.

Mr. Cal Burchett stated that they meet the zoning ordinance and that they will work through those comments. He stated that he is available to answer any other questions.

Mr. Leonard Jacko stated that he owns 2606 Steeplechase Court that adjoins this property. He stated that there are too many units and he feels that this is overly aggressive for the size of the property.

Mr. Rocconi stated that, just for everyone's knowledge, this matter went before the County Commission Informal when they were temporarily relocated to the School System. The formal vote was held back in the Courthouse after the flood and it passed. He stated that it was hotly debated and contested but the rezoning did pass.

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

\*\*\*\*\*

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

CASE NUMBER: SR - 15 - 2019 APPLICANT: DANELL WELCH

Agent: Cal Burchett

DEVELOPMENT: WELCH STORAGE 41-A

PROPOSED USE: SELF STORAGE/ WAREHOUSES

LOCATION: 3181 S HWY 41-A

MAP: 082,174.00 ACREAGE: 8.4

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.
  2. Approval of all grading, drainage and erosion control plans by the County Building and Codes Department.
  3. Approval from TDOT.
  4. Approval of a landscape buffer plan.

Ms. Russell read the case and gave the staff recommendation for approval.

Mr. Cal McKay, McKay, Burchett and Company, stated that they are the engineer on the project. He stated that he is not sure what all of the objections are but he assumed that drainage would be one of them. He stated that although they have not completed a complete grading and drainage plan they have done enough to realize that they can get all of the water from this property to a catch basin that is in the TDOT right-of-way. He stated that this will help any adjoining property owners who have flooding or water issues. He stated that it will not completely alleviate it but that there will not be any water from this property that goes onto adjoining properties. He stated that he was available to answer any questions and that Danell Welch, the developer, is also available.

Mr. Jong Kim, 273 Avignon Way, stated that he is not opposing this development but just wants to raise his concerns. He stated that he has owned his store and land for the last 27 years. He stated that water has been an issue coming from the Welch property to his property. He stated that when it rains his land is not only flooded but that it stays under water due to the huge amounts of water produced by the Welch property. He stated that they are using his property as their water dumping ground which is damaging his property tremendously. He stated that, approximately 3 years ago, he notified the Montgomery County Building and Codes about this issue and that Mr. John Doss is aware of this problem. He stated that when they place this many storage buildings on 9 acres of land they will produce more and more water.

Mr. Swift stated that he believed that the engineer who spoke prior to Mr. Kim had stated that the water is going to be pushed in a different direction into a State outlet for water.

Mr. McKay explained their plans for drainage to Mr. Kim. Dr. Walker asked if Mr. McKay was saying that Mr. Kim would not be affected by any additional water from this property. Mr. McKay stated that water runoff from this property would not be an issue for Mr. Kim.

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

\*\*\*\*\*

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

CASE NUMBER: SR - 16 - 2019 APPLICANT: DAVID BERGGREN  
Agent: J. Chris Fielder

DEVELOPMENT: FURNITURE CONNECTION  
PROPOSED USE: FURNITURE STORE AND WAREHOUSE  
LOCATION: 111 & 115 MERCHANTS BLVD  
MAP: 041-K-E-024.00 & 025.00 ACREAGE: 6.04  
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.  
2. Approval of all grading and drainage plans by the City Street Department.  
3. Subdivison/minor plat completed.  
4. Approval of a landscape plan.

\*\*\*\*\*

CASE NUMBER: SR - 17 - 2019 APPLICANT: FS CLARKSVILLE LLC  
Agent: Kevin Crumley

DEVELOPMENT: FIRESTONE COMPLETE AUTO CARE  
PROPOSED USE: 6100 SQUARE FEET AUTOMOTIVE RETAIL CENTER  
LOCATION: 1005 WINN WAY  
MAP: 063, 077.00 (P) ACREAGE: 0.87  
CIVIL DIST.: 11

**STAFF RECOMMENDATION:** DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

\*\*\*\*\*

CASE NUMBER: SR - 18 - 2019 APPLICANT: FAATOIA TUFELE  
Agent: Brad Weakley

DEVELOPMENT: SOLDIER OF THE GOSPEL  
PROPOSED USE: CHURCH  
LOCATION: 13 SHORT A ST  
MAP: 055-P-C-006.00 ACREAGE: 1.15  
CIVIL DIST.: 7

**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. Approval of a landscape plan.

Ms. Russell read the case and gave the staff recommendation for approval. She stated that they did go before the Board of Zoning Appeals and received their use permitted on review for a church in R-3.

Mr. Michael Barbee stated that he owns the property at 216 A Street which adjoins the property at 13 Short A Street. He stated that he is not here to object to this. He stated that as an adjoining property owner he just wanted some additional information.

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

\*\*\*\*\*



**VII. PLANNING DIRECTOR'S REPORT:**

A. MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall stated that February was a normal month and for the year we are holding even. He stated that we have one more installment coming from the County and money from the City on a monthly basis. He stated that it looks like we had a down February but we will receive one more installment from the County in the next quarter.

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

**VII. ADJOURNMENT:**

The meeting was adjourned at 3:30 p.m.

ATTEST:



Richard Swift, CHAIR