

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- MINUTES -

May 29, 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
- John Patterson, Airport

II. APPROVAL OF MINUTES OF MEETING OF 4/24/2019

Mr. Swift asked for a motion for approval of the minutes of April 24, 2019. Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

III: ANNOUNCEMENTS/DEFERRALS

Mr. Tyndall stated that there are five deferrals. He stated that one you will not see is S-17-2018 which will be acted upon. He stated that he would like to thank Mr. Vernon Weakley, Marshall Ross and anyone involved in that project as they have been patient with this process over the last year.

Mr. Tyndall announced the deferrals which included subdivision case numbers S-86-2018, S-20-2019, S-30-2019, S-36-2019, and S-37-2019. There being no more discussion, Mr. Kelly moved to recommend approval. The motion was seconded by Mr. Garrett and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 8 - 2019 APPLICANT(S): Maynard Family Co.

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

LOCATION: Property fronting on the east frontage of Tobacco Road 225 +/- feet south of the Jack Miller Blvd. & Tobacco Road intersection.

TAX MAP(S): 030 PARCEL(S): 006.00 p/o ACREAGE: 13.51 CIVIL DISTRICT(S): 3

REASON FOR REQUEST: To allow multi-family 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. Mulfi-family residential would not have an impact on airport operations. The surrounding land uses are single family, duplex and triplex residential units, the introduction of additional multi-family residential units would complement the neighborhood. He stated that this is in the Airport Planning Area. He stated that department comments included that a sewer main extension would be required. He stated that a traffic assessment was required and it was reviewed by the City Street Department and deemed acceptable and shows very little traffic impact for the area. He stated that the master subdivision preliminary will require revision. Internal street connection between R-4 and R-1A will need to be maintained. He stated that there is also a sinkhole on the property.

Mr. Spainhoward stated that this case was deferred last month. He stated that Mr. John Patterson with Outlaw Field called right before the meeting last month to indicate that there was no opposition from the Airport standpoint. He stated that most of the questions were derived from a possible extension of the runway to the south. He stated that the Airport Board made mention of, in lieu of extending the runway, they would likely use the grooved pavement option that was referenced in the informal meeting. He stated that historical estimates are for 160 units. He stated that as of 10:15 A.M. there were no logged public comments. He stated that there were a couple of questions received in reference to the 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. Rocconi and carried unanimously.

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

CASE NUMBER Z - 11 - 2019 APPLICANT(S): Yvonne Rhodes

Agent: Mark Holleman

REQUEST: R-3 Three-Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property 420 +/- feet south of Madison Street & 370 +/- feet east of Greenwood Ave.

TAX MAP(S): 066K-M PARCEL(S): 008.00 p/o ACREAGE: 4.4 +/- CIVIL DISTRICT(S): 12
066K-M 039.02

REASON FOR REQUEST: To conform to the surrounding properties and make current owner's property all the same.

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 R-4 Zoning request is an extension of the R-4 Zoning District to the north. Proposed zoning change is outside of Madison St. Historical District. He stated that this is part of the South Clarksville Planning Area. He stated that there were no departmental comments of any concern received in reference to this application. He stated that, based on historical estimates, this portion would accommodate approximately 52 multifamily units. He stated that as of 10:15 this morning there were no public comments received. He stated that there was an individual who called and stated that they wished to come today to speak in opposition.

Ms. Yvonne Rhodes, stated that she owns five pieces of property adjacent to this property. She stated that this is in the middle of all of the other properties and she would like for it to all be R-4.

Mr. Mark Holleman, agent, stated that he was available to answer any questions.

Mr. Lawrence Mize, 325 Greenwood Avenue, stated concern that there could be up to 54 units put in that location. He stated that the land is for sale and he is concerned about its future use. He stated that a new owner could come in and completely change the area which is currently historical single family homes. He stated that they are also concerned with traffic as well.

Mr. Frank Stand, 919 Clark Street, stated that he shares a back yard with this property. He stated that he and his neighbors oppose this because this area is now a bird sanctuary. He stated that it has been vacant land for so long and with many old trees. He stated that it would be nice if the City could do something with the land.

Ms. Dixie Webb, 935 Clark Street, stated that this is a very strong green space for Clarksville for birds and nature. She stated that more of the frontage of this property is surrounded by single family as opposed to R-4.

Ms. Yvonne Rhodes stated that the property on Clark Street is just residential but all of the property on Madison Street is R-4. She stated that she has no plans to do any type of building herself.

There being no more discussion, Mr. Hadley moved to recommend approval based on this being an extension of the existing R-4 zoning and it is outside of the Madison Street Historical District. The motion was seconded by Mr. Kimbrough and carried unanimously.

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

CASE NUMBER Z - 12 - 2019 APPLICANT(S): Reda Home Builders

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

LOCATION: Property fronting on the east frontage of Dotsonville Rd. east of the Dotsonville Rd. & Arrowfield Dr. intersection.

TAX MAP(S): 054H-A PARCEL(S): 023.00 ACREAGE: 2.34 CIVIL DISTRICT(S): 8

REASON FOR REQUEST: Continuation of R-2 zoning (located across Dotsonville Rd) for infill 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. Proposed zoning request would be served by Woodlawn Water. The R-2 Zoning request is an extension of the R-2 Zoning District to the west. He stated that this was an existing home site and the home was recently demolished. He stated that this is in the High Point Planning Area. He stated that there was one departmental comment he wished to point out and that is that while this is in the City Limits, it is not in the Clarksville Gas and Water District. He stated that there is also possible detention that would be required from a drainage standpoint. He stated that this is accessible from Dotsonville Road. He stated that historical estimates show that this is likely to accommodate 2 lots. He stated that as of 10:15 this morning there were no public comments. He stated that Mr. Clemmons had taken a call on this case and they wanted to know what the sign meant but were not in opposition.

Mr. Tyndall asked about driveways. Mr. Cowan stated that two single family would be possible and that additional would need to be reviewed at subdivision phase.

Mr. Ricky Reda stated that he wanted to get this zoned the same as across the street if possible.

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

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

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

CASE NUMBER CZ - 6 - 2019 APPLICANT(S): Brandi Jackson

Agent: Robby Christy

REQUEST: AG Agricultural District
to AGC Agricultural Commercial District

LOCATION: Property fronting on the south frontage of Mt. Herman Road, 3.480+/- feet west of the Mt. Herman Rd. & Ryes Chapel Rd. intersection.

TAX MAP(S): 159 PARCEL(S): 059.01 ACREAGE: 19.56 CIVIL DISTRICT(S): 16

REASON FOR REQUEST: Venue barn used for weddings and company parties. Gardens and tree groves for photography along with horses, cattle and chickens on site.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. The AGC zoning district serves to create individual proprietary businesses that are convenient and compatible with the rural setting. He stated that under department comments from Cunningham Utility District it is noted that this property is served by a 2 inch water line. Water upgrades may be needed. He stated that water needs will be addressed through the Building and Codes Department and the developer. He stated that there would be an increase in traffic, light and noise and that this is a very rural area which is the Cumberland Planning Area. He stated that as of 10:15 this morning there were no public comments received in reference to this case.

Mr. Kelly asked how they will know if the two inch water line is insufficient. Mr. Spainhoward stated that it is based on the types of structures and their classifications. He stated that he had a brief conversation with the Codes Department and fire standards and water sprinklers and water needs for fire protection which could require an onsite tank rather than a water line upgrade. He stated that it would be the applicant's responsibility.

Mr. Robby Christy, 1366 Mt. Herman Road, stated that they are trying to give the area a place for weddings, parties and photos. He stated that they are putting in gardens and have already planted 80 plus pine trees for a pine grove. He stated that they have horses and cattle. He stated that he was available to answer any questions.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval based on the fact that the ACG zoning district serves to create individual proprietary businesses that are convenient and compatible with the rural setting. The motion was seconded by Mr. Powers and carried unanimously.

PLANNING COMMISSION ACTIONS: Mr. Swift stated that if there is nothing unusual, we vote on all of the subdivision cases in one vote. Mr. Swift stated that all items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration.

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

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

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: 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 - 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 - 20 - 2019 APPLICANT: MAGNOLIA DRIVE PARTNERSHIP
REQUEST: Final Plat Approval of SANGO MILLS SECTION 2 (CLUSTER)
LOCATION: North of Highway 41A South, east of Sango Drive, west of Smith Lane, south of Sango Road, approximately 1500 feet west of the Sango Road and Smith Lane intersection.
MAP: 087 PARCEL(S): 023.02 ACREAGE: 31.58
OF LOTS: 79 CIVIL DISTRICT(S): 11

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

CASE NUMBER: S - 30 - 2019 APPLICANT: REDA HOME BUILDERS, INC.
REQUEST: Preliminary Plat Approval of REDA ESTATES SECTION 2D
LOCATION: Southeast of York Road, west of Dotsonville Road, north of Ogburn Chapel Road, east of the current terminus of Reda Drive.
MAP: 077 PARCEL(S): 013.06 ACREAGE: 21.98
OF LOTS: 15 CIVIL DISTRICT(S): 8

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

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 32 - 2019 APPLICANT: JEFF BURKHART
REQUEST: Final Plat Approval of THE GROVES AT HEARTHSTONE SECTION 1D
(CLUSTER)

LOCATION: East of Interstate 24, north of Guthrie Highway, south of Current Road at the current terminus of Terraceside Circle.

MAP: 016 PARCEL(S): 020.11 ACREAGE: 41.27

OF LOTS: 101 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 33 - 2019 APPLICANT: ERNEST WOODSON
REQUEST: Preliminary Approval of WOODBURY ESTATES (CLUSTER)

LOCATION: South and east of Drake Road, east of N. Woodson Road, north of and adjacent to Trough Springs Road and Rabbit Run Trl., approximately 950 feet east of the intersection of Trough Springs Road

MAP: 082 PARCEL(S): 025.01 & 026.00 ACREAGE: 105.48

OF LOTS: 257 CIVIL DISTRICT(S): 5

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.
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 Resolution.

CASE NUMBER: S - 34 - 2019 APPLICANT: TRIPLE J PARTNERS
REQUEST: Final Approval of TINY TOWN PLAZA

LOCATION: South of Interstate 24, east of Barkers Mill Road, north of and adjacent to Tiny Town Road, approximately 4907 feet west of the Trenton Road and Tiny Town Road intersection.

MAP: 008 PARCEL(S): 011.00 ACREAGE: 6.94

OF LOTS: 6 CIVIL DISTRICT(S): 2

STAFF RECOMMENDATION: FINAL PLAT APPROVAL

CASE NUMBER: S - 35 - 2019 APPLICANT: WB BUILDERS, LLC
REQUEST: Replat Approval of REPLAT OF WOODRIDGE SECTION 6 LOT 120-122 AND
BENTLEY MEADOWS SECTION 1B LOT 39A

LOCATION: North and west of Excell Road, east of Bryan Road, South of and adjacent to Renee Court, approximately 350 feet southeast of the Renee Court and Bryan Road intersection.

MAP: 008C PARCEL(S): D 001.00 ACREAGE: 4.42

OF LOTS: 5 CIVIL DISTRICT(S): 11

STAFF RECOMMENDATION: FINAL REPLAT APPROVAL

V. SUBDIVISIONS (CONT.):

CASE NUMBER: S - 36 - 2019 APPLICANT: REDA HOMEBUILDERS
REQUEST: Final Approval of REDA ESTATES SECTION 2B
LOCATION: West of Dotsonville Road, south of York Road, east of Lake Road, north of Obgurn Chapel Road at the west terminus of Reda Drive.
MAP: 077 PARCEL(S): 013.06 ACREAGE: 54.03
OF LOTS: 33 CIVIL DISTRICT(S): 8
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 37 - 2019 APPLICANT: HOLLY POINT, LLC
REQUEST: Final Approval of EASTHAVEN SECTION 3 CLUSTER
LOCATION: South of Sango Road, north of Highway 41A S, east of Smith Lane, west of and adjacent to Bagwell Road approximately 1200 feet north of the Highway 41A S and Bagwell Road Intersection.
MAP: 087 PARCEL(S): 033.03 ACREAGE: 19.81
OF LOTS: 58 CIVIL DISTRICT(S): 10
STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER

CASE NUMBER: S - 38 - 2019 APPLICANT: CRYSTALLIE C ALLEN
REQUEST: Final Approval of CRYSTALLIE C ALLEN PROPERTY OLD TRENTON RD LOT 1
LOCATION: East of Pickens Road, south of Whitfield Road, west of and adjacent to Old Trenton Road, north of and adjacent to Peterson Lane
MAP: 056 PARCEL(S): 001.00 (P) ACREAGE: 3.5
OF LOTS: 1 CIVIL DISTRICT(S): 12
STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS

PLANNING COMMISSION ACTIONS: Mr. Swift noted that site reviews, abandonments and driveway access cases are handled on a consent agenda as well unless someone wishes to have a case pulled out for separate consideration.

Mr. Russell gave the staff reports.

There being no more discussion, Mr. Rocconi moved to recommend approval of the consent agenda. The motion was seconded by Mr. Kelly and carried unanimously.

VI. SITE REVIEWS AND/OR ABANDONMENTS:

CASE NUMBER: SR -21 -2019 APPLICANT: WBW DEVELOPERS
Agent: Vernon Weakley

DEVELOPMENT: QUAIL RIDGE APARTMENTS

PROPOSED USE: MULTI-FAMILY

LOCATION: 1210 ASH RIDGE DRIVE

MAP: 030-P-O-2.00 & 4.00 ACREAGE: 2.79

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. Minor plat completed.
 4. Approval of a landscape plan.

CASE NUMBER: SR -22 -2019 APPLICANT: WBW DEVELOPERS
Agent: Britt Little

DEVELOPMENT: COTTAGES AT WEATHERLY

PROPOSED USE: MULTI-FAMILY

LOCATION: 2315 STOKES ROAD

MAP: 041, 084.01 (PORTION OF) ACREAGE: 5.27

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 City Street Department.
 3. Approval from the City Traffic Engineer.
 4. Minor plat completed.
 5. Approval of a landscape plan.

CASE NUMBER: SR -23 -2019 APPLICANT: POWERS COMMERCIAL, LLC
Agent: Houston Smith

DEVELOPMENT: STOR-ALOT SELF STORAGE OF SANGO

PROPOSED USE: MINI STORAGE

LOCATION: 2880 MADISON STREET

MAP: 081,165.00 ACREAGE: 2.53

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 Common Design Review Committee.
 4. Approval of a landscape plan.

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

CASE NUMBER: AB - 1 - 2019 APPLICANT: CEMC MARK COOK
Agent: David Abernathy

DEVELOPMENT: CEMC - CUMBERLAND ELECTRIC MEMBERSHIP

PROPOSED USE: ABANDONMENT

LOCATION: SOUTH OF MADISON STREET, WEST OF HOLLY CIRCLE

MAP: 080-D-H-BETWEEN PARCELS ACREAGE: 0.165

CIVIL DIST.: 11

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

VII. PLANNING DIRECTOR'S REPORT:

MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall read the profit and loss statement for the month of April and year to date through April. He stated that we will have the quarterly report next month. He stated that we are still doing very well for the year and that April was a good month and we are up for the year overall. He stated that we have received our last payment from Montgomery County and that there are two more coming from the City. He stated that one of the reasons we are looking good for April is the installment received from Montgomery County.

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

ROAD NAME CHANGE: Mr. Tyndall stated that the developer of Chestnut Hill Section 2 came in and proposed an extension of the road to the north at Woodtrace Drive. He stated that it stubs into an old road stub known as Donald Drive. He stated that there are no properties addressed off of Donald Drive. He stated that it was just a stub road for future development and when they curved the road around in the manner that they did, they wanted to carry the road name Woodtrace Drive. He stated that we agree as there are already addresses on that road to the north. He stated that it is approximately 150 feet of road from Donald Drive to Woodtrace Drive with no impact to any public services or individuals.

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

MONTGOMERY COUNTY CAPITAL IMPROVEMENTS PLAN: Mr. Tyndall stated that this is a five year road map for known and desired capital improvements for that governing body. He stated that the front is a summary page which deals with general administration, buildings and public safety projects, public health and welfare projects, social, cultural, recreational projects, other government projects and highway, street or capital projects. He stated that this is an opportunity to make any comments and then forward those comments back to the County with an endorsement of this plan.

Mr. Swift stated that he had a question about the last four or five items including the pumper, the tanker, the ladder truck under the public safety tab. Mr. Swift stated that it looks like three trucks, a cascade system, a brush truck, hydrants and an access control system which may or may not be related to a fire type of situation. He stated that this is in the County and they do not have a fire department like in the City. Mr. Swift stated that he believes we can only push this forward with a recommendation, with an understanding, that we think there needs to be a tax district to be formed so that the folks that live outside the City Limits are paying for these instead of spreading these costs among City and County residents. He stated that we just went through the consolidation process which failed miserably. He stated that this is really a County related expense and should not be passed on to those who live in the County but are City residents. He stated that the recommendation should be that a fire district be formed so that the people and businesses that will be using these particular fire related pieces of equipment are the ones that are paying for them.

Mr. Tyndall stated that he had spoken with Ed Baggett today, County Fire Chief and Head of Emergency Management. He stated that the ladder truck is proposed to go out in St. Bethlehem Fire Station on Guthrie Highway. He stated that the reason stated was that they are part of the inter local agreement with the Industrial Park and as the Industrial Park grows they feel it is only prudent of them to have the capability to fight a large scale fire, should anything happen in the Industrial Park, and they do not have any ladders in the County at all. He stated that they would like to go for 100 foot ladder, a platform if desired. Mr. Swift stated that just for clarification he thinks the majority of the Industrial Park is in the County, outside the City Limits. Mr. Tyndall stated that it is and there is an inter local agreement which is why the City put the Fire Station on Exit 8, International Boulevard and that they provide fire service to those City residents off Rossvie Road, the Interstate as well as the Industrial Park through the inter local agreement.

There being no more discussion, Mr. Swift moved to recommend approval with comments being that we would like to see a fire district formed to abdicate the cost of those capital improvements. The motion was seconded by Mr. Kelly and carried unanimously.

CITY OF CLARKSVILLE CAPITAL IMPROVEMENTS PLAN: Mr. Tyndall presented the plan and asked if there were any questions. Mr. Rocconi made a motion that on CTS a recommendation be made that transit center be moved to a Priority A. Mr. Garrett seconded the motion and it was carried unanimously.

Mr. Swift stated that in the Property section there are two line items, the Regional Theater and New Council Chambers. Mr. Swift stated

VII. PLANNING DIRECTOR'S REPORT:

that the Council chambers are inadequate but that a theater is a private entity that is not part of the City. He stated that it seems to him an appropriate place for a theater would be in the new events center. Mr. Swift moved to recommend that the Council chambers be elevated to Priority A or B and strike the Regional Theater.

Mr. Garrett moved that the North Clarksville Regional Community Center be added to the Parks and Recreation CIP and moved to a Priority A. The motion was seconded by Mr. Kelly and carried unanimously.

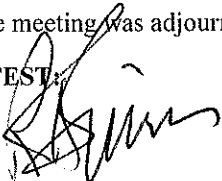
Mr. Tyndall stated that the next Growth Plan meeting is tomorrow morning at 10:00 A.M. He stated that we are going to be working on the urban growth boundaries tomorrow. He stated that there will be a very short presentation up front and then doing some tabletop mapping exercises where we will actually be working on the map. He stated this meeting make take slightly less than two hours. He stated that the staff will take the first cut at the UGB map to be proposed and then each table can take their opportunity. He stated that when each table is done we will see if there are major differences and adjust them the next month. He stated that the next month we will work on planned growth areas. He stated that we will be in Civic Hall on Pageant Lane at 10:00 A.M. He stated that this is open to the Public.

Mr. Tyndall stated that we have a date in mind for our training session and we are trying to get the location. This will be August 14th at 8:30 in the morning at Civic Hall. He stated that we are getting Sam Edwards up with the Tennessee Chapter of the American Planning Association. He stated that we are going to do four hours, have lunch and then two hours for the staff in the afternoon. He stated that this will be another joint BZA and Planning Commission event with the County and the City.

VII. ADJOURNMENT:

The meeting was adjourned at 3:10 p.m.

ATTEST:



Richard Swift, CHAIR