

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

**- AGENDA -
April 27, 2021**

2:00 P.M.

**329 Main Street
(Meeting Room - Basement)**

I. CALL TO ORDER/QUORUM CHECK/PLEDGE TO FLAG

II. APPROVAL OF MINUTES OF RPC MEETING: 3/23/2021

III. ANNOUNCEMENTS/DEFERRALS

**IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 4/29/2021 - 4:30 P.M.
CITY COUNCIL PUBLIC HEARING & FIRST READING: 5/6/2021 - 7:00 P.M.**

**COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 5/3/2021 - 6:00 P.M.
COUNTY COMMISSION FORMAL MEETING: 5/10/2021 - 6:00 P.M.**

1. CASE NUMBER: Z-10-2021 APPLICANT(S): Charles Hand AGENT: Brad Martin (Lyle, Cook, Martin)

REQUEST: E-1 Single-Family Estate District

to PUD-1 Planned Unit Development Residential District

LOCATION: Property fronts on the east side of the intersection of Cedarcroft Drive and Ussery Road

TAX MAP(S): 065 F PARCEL #: C 003.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: The applicant would like to develop a 6-lot PUD for residential housing with two access points along Cedarcroft Drive and an interior private drive to access each residence.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 11

2. CASE NUMBER: Z-13-2021 APPLICANT(S): Hilldale United Methodist Church Inc AGENT: Mark Holleman

REQUEST: R-1 Single-Family Residential District

to C-2 General Commercial District

LOCATION: Property located at the northeast corner of the Madison St. & Tanglewood Dr. intersection.

TAX MAP(S): 080 B PARCEL #: A 009.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: To bring it into compliance with what it has been used for the past 50 years.

CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 9

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

3. CASE NUMBER: Z-15-2021 APPLICANT(S): Reda Home Builders, Inc.
REQUEST: R-3 Three-Family Residential District
to R-4 Multiple-Family Residential District
LOCATION: Property located at the northwest corner of the Oak St. & Mann Circle intersection.
TAX MAP(S): 055H PARCEL #: J 009.00 CIVIL DISTRICT: 7
REASON FOR REQUEST: Future building opportunities
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4

CASE NUMBER: Z-18-2021 APPLICANT(S): John M & James R Clark AGENT: Mark Holleman
Houston Smith **DEFERRED**

4. REQUEST: AG Agricultural District / C-2 General Commercial District
to R-4 Multiple-Family Residential District
LOCATION: A tract fronting on the north frontage of E. Boy Scout Rd. 1,450+/- feet west of the E. Boy Scout Rd. & Needmore Rd. intersection & a tract fronting on the south frontage of E. Boy Scout Rd. 2,025+/- west of the E. Boy Scout Rd. & Needmore Rd. intersection.
TAX MAP(S): 018 PARCEL #: 023.00 018 023.02 CIVIL DISTRICT: 2
REASON FOR REQUEST: Best suited use is R-4 , to the right is 5 acres of C-5, behind it is R-4 and across the street is the race track.
CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8

5. CASE NUMBER: Z-21-2021 APPLICANT(S): Ava Homes LLC **DEFERRED**

REQUEST: R-2 Single-Family Residential District
to R-6 Single-Family District
LOCATION: Property fronting on the south frontage of Barker St., 1,225 +/- feet east of the S. Riverside Dr. & Barker St. intersection.
TAX MAP(S): 079B PARCEL #: B 012.00 B 013.00 CIVIL DISTRICT: 12
REASON FOR REQUEST: To provide a more dense infill development
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6

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

6. CASE NUMBER: Z-22-2021 APPLICANT(S): Henry Galvez Gutierrez Saul Ramos Chavez

REQUEST: RM-1 Single-Family Mobile Home Residential District

to R-1 Single-Family Residential District

LOCATION: A parcel fronting on the west frontage of Evans Rd., 145 +/- feet north of the Evans Rd. & Shaw Dr. intersection.

TAX MAP(S): 029M PARCEL #: A013.00 (P/O) CIVIL DISTRICT: 3

REASON FOR REQUEST: We would like to build a single family home.

CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3

7. CASE NUMBER: Z-23-2021 APPLICANT(S): Jerry Trotter

REQUEST: AG Agricultural District

to R-2 Single-Family Residential District

LOCATION: The tract of land is located at the southern terminus of Viewmont Dr. and north of Gibbs Lane.

TAX MAP(S): 032 PARCEL #: 009.00 CIVIL DISTRICT: 2

REASON FOR REQUEST: This request is for a residential S/D and is the extension of adjacent R-2 property.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 12

8. CASE NUMBER: Z-24-2021 APPLICANT(S): Satish Prabhu AGENT: Matt Ellis

REQUEST: C-4 Highway Interchange District

to C-2 General Commercial District

LOCATION: Two parcels fronting on the east frontage of New South Dr., 395 +/- feet south of the Martin Luther King, Jr. / Highway 76 & New South Dr. intersection.

TAX MAP(S): 063P PARCEL #: C006.00 C007.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: To facilitate the sale of the property currently under contract

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10

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

9. CASE NUMBER: CZ-7-2021 APPLICANT(S): Stephen T Oaks

REQUEST: AG Agricultural District
to R-1 Single-Family Residential District

LOCATION: Property fronting on the south frontage of Trough Springs Rd., 470 +/- feet west of the Trough Springs Rd. & Mountain Way intersection.

TAX MAP(S): 082 PARCEL #: 019.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: Looking to rezone from AG to R-1 so I can provide an additional lot for my parents to build a home next to us at current location.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A

10. CASE NUMBER: CZ-8-2021 APPLICANT(S): Double J Partners

REQUEST: AG Agricultural District
to R-1 Single-Family Residential District

LOCATION: Property located south of Trough Springs Rd., east of Sango Rd., & north of the terminus of Waterfall Dr.

TAX MAP(S): 082 PARCEL #: 013.00 CIVIL DISTRICT: 11

REASON FOR REQUEST: This request is for the development of large residential lots that meet the growth plan.

CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: N/A

11. CASE NUMBER: CZ-10-2021 APPLICANT(S): R & W Hall Properties, LLC

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

LOCATION: Property fronting on the south frontage of Highway 76, south of the Port Royal Rd. & Highway 76 intersection.

TAX MAP(S): 061 PARCEL #: 007.00 CIVIL DISTRICT: 5

REASON FOR REQUEST: To develop a single family subdivision

CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: N/A

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:

V. SUBDIVISIONS:

1. CASE NUMBER: S-4-2021 APPLICANT: J & N ENTERPRISES
REQUEST: Preliminary Plat Approval of OLD SPEES ACRES
LOCATION: East of and adjacent to North Liberty Church Road, south of Sunshine Drive, approximately 165 feet south and east of the intersection of North Liberty Church Road and Sunshine Drive.
MAP: 044 PARCEL: 080.00, 080.01 ACREAGE: 3.38
OF LOTS: 8 CIVIL DISTRICT(S): 8 ZONING: R-1/R-2 GROWTH PLAN: CITY

2. CASE NUMBER: S-25-2021 APPLICANT: BATSON EAST-LAND CO.
REQUEST: Minor Plat Approval of BATSON PROPERTY NORTH EDGEWOOD PLACE LOTS 1 & 2 (PREVIOUSLY CALLED NORTH EDGEWOOD PLACE)
LOCATION: North of an adjacent to N Edgewood Place, approximately 180 feet northwest of the intersection of Wilma Rudolph Boulevard and North Edgewood Place.
MAP: 032 PARCEL: 013.02 ACREAGE: 4.15
OF LOTS: 2 CIVIL DISTRICT(S): 2 ZONING: C-5/AG GROWTH PLAN: CITY

3. CASE NUMBER: S-29-2021 APPLICANT: M & H DEVELOPMENT
REQUEST: Preliminary Plat Approval of GRANT FARMS
LOCATION: East of Old Highway 48, east of Chapel Hill Road, north of and adjacent to Southside Road, approximately 715 feet southeast of the intersection of Old Highway 48 and Southside Road.
MAP: 143 PARCEL: 040.01 ACREAGE: 65.86
OF LOTS: 24 CIVIL DISTRICT(S): 16/22 ZONING: AG GROWTH PLAN: RA

VARIANCES REQUESTED: The applicant is requesting two variances from the Subdivision Regulations.

- 1. Section 4.1.9.5 Subsection A. II. to allow a “short cul-de-sac” of approximately 840 feet, which exceeds the maximum allowed of 750 feet for the proposed “Road 2”.
- 2. Section 4.1.9.5 Subsection A. II. to allow a “short cul-de-sac” of approximately 1,500 feet, which exceeds the maximum allowed of 750 feet for the proposed “Road 1”. An intermediate turnaround is shown on the plans as is required when a cul-de-sac exceeds 1,000 feet.

V. SUBDIVISIONS (CONT.):

4. CASE NUMBER: S-30-2021 APPLICANT: MACK PHILLIPS
REQUEST: Preliminary Plat Approval of LYLEWOOD HILLS SECTION 1 (PREVIOUSLY LYLEWOOD ESTATES)
LOCATION: South of and adjacent to Lylewood Road, approximately 3,030 feet southwest of the intersection of John Taylor Road and Lylewood Road.
MAP: 075 PARCEL: 043.00 (P/O) ACREAGE: 20.32
OF LOTS: 12 CIVIL DISTRICT(S): 9 ZONING: E-1A GROWTH PLAN: RA

VARIANCES REQUESTED: The applicant is requesting a variance from Section 4.1.9 Subsection 1. of the Subdivision Regulations to allow a cul-de-sac length for the proposed "Road A" of approximately 860 feet in length, which exceeds the maximum allowed of 750 feet.

5. CASE NUMBER: S-31-2021 APPLICANT: CHRIS BLACKWELL
REQUEST: Revised Preliminary Plat Approval of LIBERTY PARK 7 (CLUSTER) AND SECTION 8
LOCATION: West of Paul B Huff Memorial Parkway, north of and adjacent to Dover Road (Highway 79), approximately 300 feet northwest of the intersection of Freedom Drive and Highway 79.
MAP: 053 PARCEL: 003.00 ACREAGE: 89.86
OF LOTS: 168 CIVIL DISTRICT(S): 8
ZONING: R-1 GROWTH PLAN: RA

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:

VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:

1. CASE NUMBER: SR-20-2021 APPLICANT: Josh Easterly
AGENT: Cal Burchett
DEVELOPMENT: Professional Park, Lot 2
PROPOSED USE: Multifamily
LOCATION: 821 Professional Park Drive
MAP: 040G C 018.00 ACREAGE: 4.13 CIVIL DISTRICT: 6

2. CASE NUMBER: SR-21-2021 APPLICANT: Huneycutt LLC
AGENT: Cal Burchett
DEVELOPMENT: Cigar Hill
PROPOSED USE: Multifamily
LOCATION: 40 West High Street
MAP: 066O B, 001.00 ACREAGE: 2.18 CIVIL DISTRICT: 12

3. CASE NUMBER: SR-22-2021 APPLICANT: Mark Boles
AGENT: Britt Little
DEVELOPMENT: Mark Boles Property
PROPOSED USE: Multifamily
LOCATION: Center Pointe Drive
MAP: 041, 059.00 ACREAGE: 2.95 CIVIL DISTRICT: 6

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

04/27/2021

4. CASE NUMBER: SR-23-2021 APPLICANT: Crabbe Homes

AGENT: Chris Goodman

DEVELOPMENT: Sango Ridge Townhomes

PROPOSED USE: Multifamily

LOCATION: Trough Springs Road

MAP: 063, 078.00 (P/O) ACREAGE: 8.86 CIVIL DISTRICT: 11

5. CASE NUMBER: SR-24-2021 APPLICANT: Chad Byard

AGENT: Houston Smith

DEVELOPMENT: Byard Business Park

PROPOSED USE: Construction office/warehouses

LOCATION: Guthrie Hwy

MAP: 015, 003.02 ACREAGE: 15.0 CIVIL DISTRICT: 2

6. CASE NUMBER: SR-25-2021 APPLICANT: John Crane (TPA Group)

AGENT: Brian West, P.E.

DEVELOPMENT: Project Alice

PROPOSED USE: Distribution Facility

LOCATION: 3875 Guthrie Highway

MAP: 016, 009.00 ACREAGE: 159.00 CIVIL DISTRICT: 2

7. CASE NUMBER: SR-26-2021 APPLICANT: Holly Point, LLC

AGENT: Houston Smith

DEVELOPMENT: Summerfield Townhomes, Phase 2

PROPOSED USE: Multifamily

LOCATION: Fallow Drive

MAP: 008, 004.05 ACREAGE: 1.7 CIVIL DISTRICT: 2

VII. OTHER BUSINESS:

A. ACCEPTANCE OF LETTER OF CREDIT FOR FINAL PLAT

1. REYNOLDS ROW S-41-2021

B. MONTHLY PROFIT AND LOSS STATEMENT

C. APPROVE BUDGET FY 2021-2022

D. CONSIDER MONTGOMERY COUNTY FY 2021-2026 CAPITAL IMPROVEMENT PLAN

E. UPDATE EMPLOYEE HANDBOOK

F. PLAN OF SERVICE FOR A-1-2021