



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

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MINUTES

Date: JANUARY 25,2022

Time: 2:00 PM

Members Present

Richard Swift, Chairman
Bryce Powers, Vice Chairman
Wade Hadley
Thom Spigner
Stacey Streetman
Bill Kimbrough
Maria Jiminez
Larry Rocconi

Others Present

Jeff Tyndall, Director of Planning
Ruth Russell, Site Review/ Address Manager
Brad Parker, Subdivision Coordinator
Brent Clemmons, Design Review Coordinator
Angela Latta, Planning Tech
John Spainhoward, Zoning Coordinator
LaDonna Marshall, Office Manager
Daniel Morris, GIS Planner
Sarah Cook, Long Range Planner
Jackey Jones, Administrative Support
Chris Cowan/Jerome Henderson/joe Green, City Street Dept.
Ben Browder, Clarksville Gas & Water
Jobe Moore, Clarksville Fire Department
Sergeant Norfleet, Clarksville Police Department

Mr. Swift called the meeting to order at 2:01 PM.

Pledge of Allegiance.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from December 28, 2021 meeting. Mr. Kimbrough moved to recommend approval. The motion was seconded by Mr. Rocconi and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced the deferral of CZ-1-2022. He also stated that S-1-2022 was withdrawn. There being no more discussion, Mr. Spigner recommended approval of deferral. The motion was seconded by Mrs. Jiminez and carried unanimously.

Mr. Swift went over the procedure for addressing The Regional Planning Commission.

City Zoning Cases

CASE NUMBER Z-1-2022 Applicant: Terrence Burney Agent: Mid State Investments LLC

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

LOCATION: Property located on the west frontage of Givens Ln., 360 +/- feet north of the Daniel St. & Givens Ln. intersection, property also fronts on east frontage of Dyce Ln.

TAX MAP: 079D PARCEL: D 030.00 ACREAGE: .54 +/-

REASON FOR REQUEST: Rezone will provide the best use of affordable single-family homes on a vacant infill area.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential District is not out of character with the surrounding developments.
3. No adverse environmental issues were identified relative to this request.
4. Sidewalks will be required & reviewed by the Clks. Street Dept. as part of development approval process.

Mr. Spainhoward stated that as of 4:30 PM 01/24/2022 there had been no formal public comments.

Shawn Burner of Mid State Investments LLC spoke in favor of the case stating he was available for any questions.

With there being no further discussion Mr. Rocconi made the motion for approval. Mrs. Streetman seconded. All others were in favor. Motion passed.

CASE NUMBER Z-2-2022 Applicant: Bizhan Ebrahimi Agent: Bradley Jackson

REQUEST: C-1 Neighborhood Commercial District to C-2 General Commercial District

LOCATION: A portion of the property located at the southwest corner of the Woodmont Blvd. & Greenwood Ave. intersection.

TAX MAP: 079C PARCEL: E 011.00 ACREAGE: 3.03 +/-

REASON FOR REQUEST: Current zoning would allow for commercial only, not any residential component. The intent is to build some type of townhome/multi-family development. Project could include commercial component depending on feasibility research with adjoining commercial zoning and upcoming reno.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged.
3. The South Clarksville planning area has seen recent interest in redevelopment & in-fill development. The area has great linkage to the entire community through the street network & in-fill development should be encouraged for the area.
4. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 01/24/2022 there had been no formal public comments.

Bradley Jackson spoke in favor of the case stating he was available for any questions.

Mr. Rocconi asked of Mr. Jackson what percentage is residential and what percentage is commercial.

Mr. Jackson stated that at this time we are still in the planning phases. And it will depend on the development and renovation next door.

Mr. Rocconi asked if the gas station was going to stay.

Mr. Jackson stated that they had been told it was going to be turned into a nicer gas station, if that is the case we could tie in a commercial component somewhere and if not, we could promote some multifamily townhouses to support the gas station.

Mr. Rocconi asked Mr. Spainhoward if there was a zoning issue with having a gas station next to a residential.

Mr. Spainhoward stated that not that he is aware of. He further stated that there is more than just a gas station located there.

With there being no further discussion Mr. Kimbrough made the motion for approval. Mr. Spigner seconded. Mr. Rocconi opposed and all others were in favor. Motion passed.

CASE NUMBER Z-3-2022 Applicant: Moore Construction Co. Inc.

REQUEST: M-2 General Industrial District to C-2 General Commercial District

LOCATION: A portion of the property fronting on the southeast frontage of Wilma Rudolph Blvd., 550 +/- feet northeast of the Wilma Rudolph Blvd. & Old Trenton Rd. intersection.

TAX MAPS: 056 PARCELS: 070.00 (po) ACREAGE: .56 +/-

Reason for Request: To allow for medical office.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The C-2 General Commercial District is more compatible with the surrounding uses than the current M-2 General Industrial District & the existing structure does not lend itself to most industrial operation facilities.
3. This area of the Wilma Rudolph corridor is an appropriate location for commercial properties & mixed-use potential.
4. Adequate infrastructure serves the site & no adverse environmental issues have been identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 01/24/2022 there had been no formal public comments.

Jimmy Bagwell, Engineer spoke in favor of the case stating that their intent is to remodel the existing building, add some paved parking around building and lease it out as a medical office.

There being no further discussion Mr. Hadley made the motion for approval. Mrs. Streetman seconded. All were in favor. Motion passed.

County Zoning Cases

CASE NUMBER CZ-2-2022 Applicant: Ulrich E. Ankersoc/Lauren E. Ankersoc Agent: Matthew J. Ellis

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

LOCATION: Property fronting on the north frontage of Sango Rd., 1,550 +/- feet east of the Sango Rd. & S. Woodson Rd. intersection.

TAX MAP: 082 PARCEL: 093.01 (po) ACREAGE: 22.2 +/-

Reason for Request: Seeking rezoning in order to develop single family residential housing.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.

2. The proposed R-1 Single Family Zoning classification is not out of character with the residential development trend in the area.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 01/24/2022 there have been no formal public comments.

Matthew Ellis spoke in favor of the case on behalf of the owner stating that the intent is to develop single family housing. He further stated the trend in the area is single family housing. He stated he was available for any questions.

With there being no further discussion Mr. Rocconi made the motion for approval. Mrs. Streetman seconded. All were in favor. Motion passed.

CASE NUMBER CZ-3-2022 Applicant: Bryce Powers Agent: Billy Hughes

REQUEST: C-5 Highway and Arterial Commercial District to M-2 General Industrial District

LOCATION: Property fronting on the northeast frontage of Highway 41, 1,930 +/- feet southeast of the 41-A and Pineywoods Rd. intersection.

TAX MAP: 011 PARCEL: 020.00, 022.00 ACREAGE: 2.37 +/-

Reason for Request: To allow for contractor's office.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request is an extension of the M-2 General Industrial District to the north.
3. The request is not out of character to the other surrounding development pattern
4. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 01/24/2022 there have been no formal public comments.

Jimmy Bagwell, Engineer, spoke in favor of the case stating that it will be a contractor's office. He further stated that it is a good spot with existing M-2 next door. He stated he was available for any questions.

There being no further discussion Mrs. Streetman made the motion for approval of the case. Motion was seconded by Mrs. Jiminez. Mr. Powers abstained and all others were in favor. Motion passed.

CASE NUMBER CZ-4-2022 Applicant: Steven Kocher

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

LOCATION: Property fronting on the north frontage of Woodlawn Rd., 4,570 +/- feet west of the Woodlawn Rd. & Hwy 79/Dover Rd. intersection.

TAX MAP: 052 PARCEL: 047.00 ACREAGE: 2.89 +/-

Reason for Request: Build house & workshop for personal use.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request offers the applicant the ability to construct a single family home onsite.
3. The request is not out of character to the other surrounding development pattern.
4. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that there had been comments from Ft. Campbell regarding the light standards and this request would be in line with those standards.

With there being no further discussion Mrs. Streetman made the motion for approval. Mr. Rocconi seconded. All were in favor. Motion passed.

SUBDIVISION CASES:

Mr. Tyndall stated that S-133-2021 is a deferral.

Mr. Powers made the motion for deferral of S-133-2021. Mr. Rocconi seconded. All others were in favor. Motion for deferral passed.

CASE NUMBER: S-2-2022 (VARIANCE ONLY) Park at Oliver Farms (Cluster)

Mr. Parker presented variance.

The applicant is requesting a variance from Section 4.1.9 Subsection 1. Of the Subdivision Regulations for the proposed "Road H" to allow a cul-de-sac length of approximately 866", which exceeds the maximum allowed of 750".

Houston Smith spoke in favor of the variance stating that TDEC brought up some issues with the wetlands and they had to make quite a few revisions. He stated the road we are asking for a variance on used to go all the way to Buck Road but that wetland kind of cut it off so now we are over the 750-foot allowance and we are asking for this variance.

With there being no further discussion Mr. Hadley made the motion for approval. Mr. Spigner seconded. All were in favor. Motion passed.

CASE NUMBER: S-2-2022 APPLICANT: Mark Holleman

REQUEST: Revised Preliminary Plat Approval of Park at Oliver Farms (Cluster)

LOCATION: East of adjacent to Kirkwood Road, south of and adjacent Buck Road, immediately southeast of the intersection of Buck and Kirkwood Road.

MAP: 034 **PARCEL:** 023.00 **ACREAGE:** 128.66 **#OF LOTS:** 276 **ZONING:** R-1 **GROWTH PLAN:** UGB

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED. This approval recommendation is subject to variance approval.

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 begin.

Houston Smith spoke in favor of the case stating he was available for any questions.

Edwin Klapp spoke in opposition of the case stating that flooding is the concern for him as well as neighbors. He believes the run off will cause flooding he asked that until an adequate drainage plan is in place he requests a delay.

Houston Smith spoke in rebuttal stating that they are aware that the storm water plan has to be reapproved for the subdivisions, we are asking for preliminary plat approval so we can get to that step.

Mr. Spigner asked where they were at the moment with TDEC.

Mr. Smith stated that we will get it back to them (TDEC) as soon as we get it redesigned.

Mr. Hadley asked if it is correct that you cannot add more water to anyone else.

Mr. Smith stated that is correct. He further stated that there will be a detention basin to slow down the water.

Mr. Tyndall asked when you get approval is it for entire subdivision or just one phase at a time.

Mr. Smith stated typically a phase at a time but since we will be draining future phases through phase one we had to design it assuming all of the phases.

With there being no further discussion Mr. Spigner made the motion for approval. Mr. Powers seconded. All were in favor. Motion passed.

CASE NUMBER: S-3-2022 (VARIANCE ONLY) Ross Farms (Cluster)

Mr. Parker presented variance.

The applicant is requesting a variance from Section 4.1.2 Subsection 10.C. of the Subdivision Regulations to allow for one (1) road outlet (and the use of an existing stub road) to the arterial and collector system instead of the required four (4) outlets.

Mr. Parker stated that there were approximately 30 emails received in opposition and were in the Commissioners packet.

There was time given for review of aforementioned emails.

Vernon Weakley, Engineer for Bert Singletary, developer on this tract spoke in favor of the variance stating that in a meeting with Mr. Tyndall, Street Department, Fire Department, developer, and engineers we came up with a plan to design a collector road to take care of the requirement in the subdivision regulations, so if we have this collector road that ties to the existing subdivision back out to Dunbar Cave Road it gives Powell Road residents a second way to get out in case of wreck, tree falls, whatever. He further stated it also connects a collector to a collector, which is unique and seldom happens. He stated that the Street Department is the one who decides what road is a collector not the Planning Commission. He stated that the street department agreed with us that this is a collector, which in his 36 years of coming before this board is the only way to get a collector named a collector, is through the Street Department and we met that. He stated that this means they have met requirements. He further stated that Murfreesboro has a Collector Ordinance and we meet their requirement. He stated we qualify for the process Clarksville has today and that you should look through our own requirements and come up with a new ordinance and get it approved through the process but that will affect future subdivisions. He stated this road is way beyond any collector road Clarksville has and this is why this variance should not be required.

Mrs. Streetman asked how many driveways or lots are connected to what is being called a collector road.

Mr. Weakley stated that there will be a lot every 56 feet. He stated that the access ordinance that we have in City of Clarksville on collector roads has absolutely zero restrictions on driveways.

Mr. Powers read from the Ordinance 107-2005-06 Section IV, Item one, subsection b, Item 4 "For residential uses, access to local collector roads shall be from an internal local road if local road exists." There was discussion about the Ordinance and how it is interpreted.

Mr. Tyndall gave his count of amount of lots that front just this road, and he may be off by one or two but he counted 163.

Britt Little spoke in favor of the case giving the Commission a handout from Murfreesboro. He stated that the handout was given because The City of Clarksville does not have a design standard for collector roads only sub collector roads. He stated that in a meeting with the Street Department, Planning, Fire Department and we came up with a road that has two twelve-foot travel lanes and striped shoulder or bike lane that is an additional four feet on each side. He stated that they also provide a 40% increase in setbacks for more parking to get vehicles off the street. He proceeded to go through the Murfreesboro handout and how they met their standards.

Mrs. Jiminez asked have you took into consideration that there will be approximately 1,880 vehicles on that road.

Mr. Little stated that it would be less than that, that when we do trip generation it is closer to 700 vehicles.

Mrs. Streetman asked what is your analysis of the effect of the traffic on Powell Road which is already a narrow road.

Mr. Little stated that before this road is continued and tied in he does not see it used as a cut through road. He explained that you would have to make a lot of turns to use this road. He stated that he believed that people would use the wider road they are proposing.

Mrs. Streetman asked why would you not want to go another route to not face less driveways without a school zone.

Mr. Little stated he doesn't think it would be encouraged to drive the road because on our road there will be less on street parking.

Mrs. Streetman and Mr. Little continued to discuss the different routes that vehicles could take.

Mr. Spigner asked what does Murfreesboro say about on street parking.

Mr. Little stated that it does not say and that he did not have time to look into the zoning ordinance because they only realized they needed this variance yesterday.

There was more discussion about on street parking.

Mr. Powers stated he appreciated the Murfreesboro handout and asked what he considers the ADT range for this road. He stated that the Murfreesboro handout shows an ADT maximum of 3,000.

Mr. Little stated that the ADT will be above 3,000 closer to Dunbar Cave but also a section that would be under that.

Mr. Powers stated that at 900 lots at 6 trips a day you are possibly looking at 5,400. You could possibly double their (Murfreesboro) range for Residential Collector and if you want to use this to analyze then you need to step up a level to meet the ADT.

There was more discussion about the range of ADT and which one matches the ADT for this road.

Pam Klomfas spoke in opposition of the case stating that Powell is not 12 feet wide, it is ten feet at the most. She spoke of safety being a concern and that Powell Road could be shut down at times. She stated that with 900 homes there should be four accesses. She further stated that we can not handle the traffic on Powell Road now and you want to put more traffic on it. She further stated her concerns that there would be cut through traffic. She stated that she has not done a study she just lives it every day.

Mark Augustini spoke in opposition of the case stating he did not know what we are talking about in Murfreesboro, we are not Murfreesboro, he invested in this community. He stated that he feels the simple solution seems to be less homes. He stated that the traffic cutting through does not depend on turns, it depends on time. He further stated the road cannot handle any more. He asked please do not turn this into Murfreesboro this is Clarksville.

Anthony Nelson spoke in opposition of the case stating that he lives fifty feet from the new road coming out. He stated that he has a fifty-foot right-of-way that he would like moved to back of the property. He further stated there is no sewer on Dunbar Cave Road.

Valerie Williams spoke in opposition of the case stating that safety is a concern especially for the children. She stated that the schools are overcrowded and bus drivers are short staffed and buses run late in morning and afternoon. She further stated the schools need to come before the homes. She stated that people will park on the street even if prohibited.

Chris Cowan of Clarksville Street Department came forward to answer any questions.

Mr. Kimbrough asked does this collector road meet all criteria for collector road.

Mr. Cowan stated that it is not written in the standards in the subdivision regulations, it is not written anywhere. He stated that he did sit down with the Regional Planning Commission staff and try to come up with what we felt like was the best way to accommodate creating a collector road instead of just a local or subdivision road. He stated that the biggest problem is on street parking so the setbacks helped with the parking. He stated that any kind of restriction on parking has to go through the Parking Commission so it would a step needed to be taken to restrict the on-street parking.

Mrs. Streetman asked about the precedent being set. She stated if we do this one this way, what keeps another from coming after to do the same.

There was discussion on details that may be missing and perhaps a deferral is in order.

Mr. Tyndall brought up the point that one of the criteria that may be missing is the lot width or driveway access.

With there being no further discussion Mr. Powers made the motion to defer the variance and case S-3-2022 until the February 2022 Regional Planning Commission meeting to give time for the Street Department, Planning Commission, and Engineer to work on cross section, access points, and actual ADT. Mrs. Jiminez seconded. Mr. Rocconi asked how long the case could be deferred. Mr. Tyndall stated that by state law an action must happen within 60 days but if there was a deferral requested from the floor at the sixty days it could be deferred again. With no further discussion the vote was taken and all were in favor except Mrs. Streetman and motion to defer variance and case to February Regional Planning Commission meeting passed.

SITE REVIEW CASES:

Mr. Tyndall read through the consent agenda cases.

CASE NUMBER: SR-1-2022 APPLICANT: John Hadley AGENT: Cal Burchett
DEVELOPMENT: 11 South (Changed from Hadley Condos) PROPOSED USE: Multifamily LOCATION: Sango road MAP: 063, 069.00 (po) ACREAGE: 10.46

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Approval of a landscape plan.
4. HOA submitted and recorded.

CASE NUMBER: SR-2-2022 APPLICANT: Todd Morris AGENT: Houston Smith
DEVELOPMENT: Chalet Manor PROPOSED USE: Multifamily
LOCATION: Ziva Lane and Palmer Drive MAP: 032, 030.01 ACREAGE: 12.66

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of grading permit by the City Street Department.

With there being no further discussion Mr. Spigner made the motion to approve the consent agenda. Mr. Kimbrough seconded. Mr. Powers abstained from SR-1-2022 all others were in favor and motion passed.

OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

Mr. Tyndall presented the monthly P & L statement.

With there being no further discussion Mr. Kimbrough made the motion for approval of appeal. Mrs. Jiminez seconded and all were in favor. Motion passed.

B. AUDIT PRESENTATION

Deferred until February meeting.

C. ROAD NAME CHANGE

Fishermans Alley to Jackson Ridge Road

Mr. Spigner made the motion for approval. Mr. Kimbrough seconded. Mr. Powers abstained. All others were in favor and motion passed.

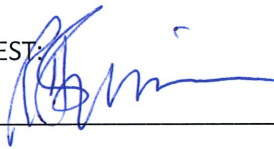
D. ELECTION OF OFFICERS

Mr. Kimbrough made the nomination for Richard Swift as Chairman. Seconded by Mrs. Streetman. With there being no other nominations vote was taken and all were in favor. Motion passed.

Mr. Powers made the nomination Thom Spigner for Vice Chairman. Seconded by Mr. Hadley. With there being no other nominations, a vote was taken and all were in favor. Motion passed.

The meeting was adjourned at 3:54 PM

ATTEST:



Richard Swift, Chairman