



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: July 25, 2023

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Thom Spigner, Vice Chairman

Valerie Guzman

Stacey Streetman

Michael Long

Joe Smith

Eric Huneycutt

Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brent Clemmons, Design Review Coordinator

Sarah Cook, Long Range Planner

Angela Latta, Planning Tech.

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Jackey Jones, Administrative Specialist

Sam McCanna, Intern

Chris Cowan, Jerome Johnson, Joe Green, Clarksville Street Department

Ben Browder, Justin Crosby, Clarksville Gas & Water

Mike Ringgenberg, Clarksville Transit

Jobe Moore, Clarksville Fire

Janet Wilson, Clarksville EDC

Mr. Swift called the meeting to order at 2:00 PM.

Pledge of Allegiance.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from June 27, 2023 meeting. Mr. Spigner moved to recommend approval. The motion was seconded by Ms. Streetman and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced that within the next few months our meetings (RPC) will be livestreaming which will include CDRB and MPO meetings.

Mr. Tyndall announced the withdrawal of Z-28-2023 and S-117-2022, the deferrals of Z-40-2023, CZ-7-2023, CZ-9-2023, V-4-2023, S-33-2023, SR-23-2023, and SR-34-2023.

Mr. Smith made the motion to approve deferrals and Mr. Spigner seconded. All others were in favor and motion passed.

Mr. Swift went over the procedure for addressing The Regional Planning Commission and following applicable cases through the process.

City Zoning Cases:

CASE NUMBER: Z-37-2023 APPLICANT: Rufus Johnson

REQUEST: C-1 Neighborhood Commercial District / R-1 Single-Family Residential District to C-5 Highway & Arterial Commercial District

LOCATION: A tract of land fronting on the south frontage of Memorial Dr. 375 +/- feet east of the Memorial Dr. & Pond Apple Rd. intersection.

TAX MAP(S): 064 PARCEL #: 058.00, 058.01 ACREAGE: 10.33+/-

REASON FOR REQUEST: To allow various commercial uses

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

DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. A preliminary right of way plan exists for this property & the property to the south that shows a future connection from Martin Luther King Jr. Pkwy. & Memorial Dr. additional commercial zoning does not appear to be warranted until this proposed right of way is constructed.
3. There is 39 +/- acres of C-5 Highway & Arterial Commercial zoning to the south of the request that is currently vacant & not being utilized for commercial activity.
4. No adverse environmental issues were identified as part of this request.

Public hearing was opened.

Rufus Johnson spoke in favor of the case stating he would like a deferral.

Public hearing was closed.

Mr. Spigner made the motion for deferral and Mr. Smith seconded. All others were in favor and motion for deferral passed.

CASE NUMBER: Z-38-2023 APPLICANT(S): Bill Belew

REQUEST: AG Agricultural District to R-2 Single-Family Residential District

LOCATION: A parcel fronting on the west frontage of Needmore Rd. 425 +/- feet north of the Needmore Rd. & Crestview Dr. intersection.

TAX MAP(S): 018 PARCEL #: 010.00 ACREAGE 6.26 +/-

REASON FOR REQUEST: To provide two additional lots next to the existing house.

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-2 Single Family Residential is not out of character with the recent single family residential development pattern in the area
3. Adequate infrastructure will be required to serve the site.
4. No adverse environmental issues were identified relative to this request.

Public hearing was opened.

No speakers.

Public hearing was closed.

There was much discussion of the maximum amount of yield of R-2 zoning, the impact of the zoning in the area, the concept presented by the applicant and the process of subdivision approvals.

Mrs. Guzman made the motion for deferral Mr. Spigner seconded. All others were in favor and motion for deferral passed.

CASE NUMBER: Z-39-2023 APPLICANT(S): Bill Belew

REQUEST: AG Agricultural District to R-2A Single-Family Residential District

LOCATION: A parcel of land fronting on the west frontage of Allen Rd. 925 +/- feet north of the Tiny Town Rd. & Allen Rd. intersection.

TAX MAP(S): 006 PARCEL #: 031.00 ACREAGE: 4.14 +/-

REASON FOR REQUEST: To provide a single family infill development as a transition between multi-family commercial and the existing single family

APPROVAL

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

2. The proposed R-2A Single Family Residential is not out of character with the recent single family residential development pattern in the area.
3. The R-2A request provides a transition of residential density from the R-4 Multi-Family Residential & C-5 Arterial Highway & Commercial District to the south and the adjacent established single family residential properties to the north.
4. Adequate infrastructure will be required to serve the site.
5. No adverse environmental issues were identified relative to this request.

Public hearing was opened.

No speakers.

Public hearing was closed.

Mr. Spigner made the motion for approval stating that the R-2A Single-Family Residential is not out of character with the development pattern in the area. Mrs. Guzman seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-41-2023 APPLICANT(S): Eddie Burchett

REQUEST: AG Agricultural District to R-5 Residential District

LOCATION: A tract of land fronting on the south frontage of Rossvie Rd. South of the Rossvie Rd. & Rollow Ln. intersection.

TAX MAP(S): 058 PARCEL #: 003.01 ACREAGE: 11.86 +/-

REASON FOR REQUEST: To provide a townhome development as an affordable alternative to single family homes within 1/2 miles of a 5 lane roadway, walking distance to the upcoming city park, and adjacent to the industrial park.

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

DISAPPROVAL

1. The proposed long range potential of this property appears to be appropriate, however existing roadway infrastructure at Rossvie Road & Rollow Lane needs improvements prior to development of this property.
2. This proposed zone change should be delayed until the Rossvie Road widening project & the Rossvie Rd. & Rollow Lane intersection improvements are underway.
3. No adverse environmental issues were identified relative to this request.

Public hearing was opened.

Eddie Burchett spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

There was discussion of phases and timeline for it being deliverable.

Mr. Spigner stated that this is the second time this has come before us, we didn't have the information last year on the right of way that we have today. The applicant and his engineer have made sure that that is not going to be impeded, there is not going to be any conflict or overlap there. And I (Mr. Spigner) think it is important to understand, if this was approved and he goes through the normal permitting process he won't have it deliverable until Spring of 2025 and then moving on from there as he described and with that being said I (Mr. Spigner) move for approval. Mr. Long seconded. Mr. Huneycutt abstained. All others were in favor and motion for approval passed.

CASE NUMBER: Z-42-2023 APPLICANT(S): Reach Holdings LLC

REQUEST: R-5 Residential District to R-4 Multiple-Family Residential District / C-2 General Commercial District

LOCATION: A portion of a tract of land fronting on the north frontage of Wilson Rd. 760 +/- feet east of the Wilson Rd. & Chase Dr. intersection.

TAX MAP(S): 081 PARCEL #: 039.00 (p/o) ACREAGE: 6.21 +/-

REASON FOR REQUEST: Establish retail uses with walkability to the multi-family development and to extend the R-4 zoning to allow additional density and a mixture of 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-4 Residential District & C-2 General Commercial District is not out of character with the surrounding uses & properties.
3. 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. It is also encouraged to create & maintain a mixture of housing types.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Paul Krueckeberg spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Smith made the motion for approval stating this is consistent with the adopted Land Use Plan. Mrs. Guzman seconded and all others were in favor. Motion for approval passed.

CASE NUMBER: Z-43-2023 APPLICANT(S): Reach Holdings LLC

REQUEST: R-5 Residential District to C-2 General Commercial District

LOCATION: A portion of a tract of land fronting on the south frontage of Wilson Rd. 290 +/- feet east of the Wilson Rd. & Chase Dr. intersection.

TAX MAP(S): 081 **PARCEL #:** 039.00 **(p/o)** **ACREAGE:** 0.47 +/-

REASON FOR REQUEST: To provide an office and storage facility to support the condominium development.

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 C-2 General Commercial District is not out of character with the surrounding uses & properties.
3. 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. It is also encouraged to create & maintain a mixture of housing types.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Paul Krueckeberg spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Smith made the motion for approval stating that the proposed C-2 General Commercial District is not out of character with the surrounding uses and properties. Ms. Streetman seconded and all others were in favor. Motion for approval passed.

CASE NUMBER: Z-44-2023 APPLICANT: Adam Blick

REQUEST: RM-1 Single-Family Mobile Home Residential District to R-3 Three Family Residential District

LOCATION: A parcel fronting on the north frontage of Eva Dr. 180 +/- feet east of the Britton Springs Rd. & Eva Dr. intersection.

TAX MAP(S): 030H **PARCEL #:** M 020.00 **ACREAGE:** 0.33 +/-

REASON FOR REQUEST: To match neighboring property to the north and provide a more dense

affordable option than one manufactured home.

Mr. Spainhoward and Mr. Tyndall 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-3 Residential District is not out of character with the surrounding development pattern & it is encouraged to create & maintain a mixture of housing types.
3. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Johnathan Blick spoke in favor of the case.

Paul Latham spoke in opposition of the case.

Emily Collins spoke in opposition of the case.

A.C. Lopez spoke in opposition of the case.

Johnathan Blick spoke in rebuttal.

Public hearing was closed.

Mr. Streetman made the motion for approval based on the proposed zoning request is consistent with the adopted Land Use Plan and the R-3 District is not out of character with the surrounding development and is encouraged to create and maintain a mixture of housing types. Mr. Spigner seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-45-2023 APPLICANTS: Johnathan & Adam Blick

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

to R-4 Multiple-Family Residential District

LOCATION: A parcel located at the southeast corner of the Britton Springs Rd. & Eva Dr. intersection.

TAX MAP(S): 0301 PARCEL #: A 020.00 ACREAGE: 0.80 +/-

REASON FOR REQUEST: To match the neighboring parcel on Britton Springs Rd. to build two quad plexes that would be similar to our 1960 Batts in development one street away.

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-4 Multi-Family Residential District is not out of character with the surrounding development pattern & it is encouraged to create & maintain a mixture of housing types.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Johnathan Blick spoke in favor of the case.

Emily Collins spoke in opposition of the case.

Paul Latham spoke in opposition of the case.

Yvonne Latham spoke in opposition of the case.

Johnathan Blick spoke in rebuttal of the case.

Public hearing was closed.

Ms. Streetman made the motion for approval based on the proposed R-4 Multi-Family Residential District is in character with the surrounding development pattern as directly across Britton Springs all of that area is R-4 and it is encouraged to create and maintain a mixture of housing types. Mr. Smith seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-46-2023 APPLICANT: VP Riverside Development LLC TODD GLOVER

REQUEST: M-2 General Industrial District to MXU-PUD Mixed Use Planned Unit Development

LOCATION: A tract of land located north of College St. north of the College St. & Hornberger Ln. intersection, east of Red River St. & south of Red River St.

TAX MAP(S): 066D PARCEL #: A 007.00 ACREAGE: 30.5 +/-

REASON FOR REQUEST: Subject property is in a redevelopment area, a mixed use development would be beneficial to the area

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

SEE ATTACHED MXU-PUD REPORT

Public hearing was opened.

Hal Clark spoke in favor of the case.

Chris Goodman spoke in favor of the case.

Richard Everett spoke in opposition of the case.

Karen Reynolds spoke in opposition of the case.

Shanale Allen spoke in opposition of the case.

Hal Clark and Chris Goodman spoke in rebuttal.

Public hearing was closed.

There was discussion of TIF and how it is used, design and traffic study.

Ms. Streetman stated this is going to put traffic to where it stays right here and they can utilize a lot of our downtown area that way and I think that's a great thing. She further stated this was offering so many things and she loves that the CTS is involved in this because it's another reason for our people to use our city buses, whether its parking or its people that live in the downtown area it's an easy way for them to get here. She stated there are so many things about this and like we have talked about before we know exactly what their plans are with a PUD, this one to me is an easy one and it is a great benefit to our community. Ms. Streetman stated this was her motion for approval. Mr. Long seconded. All others were in favor and motion for approval passed.

CASE NUMBER: ZO-1-2023 APPLICANT: Regional Planning Commission

REASON FOR REQUEST: Update R-3 zoning classification from the guidance in the Red River Neighborhood Plan.

Mr. Tyndall presented the case.

Public hearing was opened.

Johnathan Blick spoke in opposition of the case.

Public hearing was closed.

Ms. Streetman made a motion for approval and Mr. Smith seconded. Mr. Huneycutt voted nay and all others were in favor. Motion for approval passed.

County Zoning Cases

CASE NUMBER: CZ-12-2023 APPLICANTS: Mark Deering & Chris Steffen AGENT: Mark Deering

REQUEST: C-5 Highway & Arterial Commercial District / R-1 Single-Family Residential District to R-2D Two-Family Residential District

LOCATION: Two parcels located within Albright Circle.

TAX MAP(S): 086, 087 PARCEL #: 025.00, 046.00 ACREAGE: 1.4 +/-

REASON FOR REQUEST: Changing from 4 lots to 6 lots R-2D zoning for single family 9,000 sq. ft. lots. Will make for more affordable 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-2D One & Two Family Residential District is not of character with other residential development in the Sango Planning Area. This property is located at a node of commercial activity where density is encouraged.
3. Adequate infrastructure will be required to serve the site prior to development & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Mark Deering spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Smith made the motion for approval stating that the proposed zoning request is consistent with the adopted Land Use Plan Mr. Spigner seconded. All others were in favor and motion for approval passed.

CASE NUMBER: CZO-1-2023 APPLICANT: Regional Planning Commission

REASON FOR REQUEST: Add "Truck Stop" and "Truck Terminal" to the use table

Mr. Spainhoward presented the case.

Public hearing was opened.

No speakers.

Public hearing was closed.

Ms. Streetman made the motion for approval for the addition of truck stops to the Use Table is needed for future development. Mr. Smith seconded.

Ms. Streetman made a motion to amend the ordinance so that it is stated on 5.1.2.14 Truck Stops item number 2 to state minimum distance from a Residentially Zoned Parcel, not including AG, and a school, shall be 500 feet. Mr. Smith seconded the amendment. All others were in favor and amendment passed.

Main motion all others were in favor and motion passed.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases. No items were pulled for consideration.

CASE NUMBER: SR-26-2023 APPLICANT: Domis Inc. AGENT: Cal Burchett

DEVELOPMENT: Domis Office

PROPOSED USE: Warehouse/Office

LOCATION: International Blvd MAP: 040, 013.01 ACREAGE: 8.63 SQ FOOTAGE: 22,500

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 and drainage plans by the County Building and Codes Department.

CASE NUMBER: SR-35-2023 APPLICANT: Jeff Burkhart AGENT: Brit Little
DEVELOPMENT: The Gathering Barn at Griffy Farms
PROPOSED USE: Event Center
LOCATION: John Taylor Road MAP: 094, 035.00 (portion of) ACREAGE: 2.98 +/- SQ FOOTAGE: 10,000

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all grading and drainage plans by the County Building and Codes Department.
2. Approval from the Division of Ground Water.

CASE NUMBER: SR-36-2023 APPLICANT: Double J Partners AGENT: Vernon Weakley
DEVELOPMENT: Professional Park Apartments, Lot 3
PROPOSED USE: Multifamily and Office
LOCATION: 960 Professional Park Drive MAP: 040B, B 005.00 & 040, 004.24 ACREAGE: 3.69 +/-
UNITS: 59 SQ FOOTAGE: 5,200

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. Subdivision/minor plat completed.

CASE NUMBER: SR-37-2023 APPLICANT: Jenks LLC AGENT: Houston Smith
DEVELOPMENT: Jenkins & Wynne Lincoln Dealership & Commercial Truck Service
PROPOSED USE: Automotive Sales & Service Center
LOCATION: Trenton Road MAP: 041, 039.01 ACREAGE: 23.61 +/- SQ FOOTAGE: 36,119

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 from the Fire Department.
4. Approval of a landscape plan.

Mt. Spigner made the motion for approval of the Site Plan consent agenda. Ms. Streetman seconded. All others were in favor. Motion for approval passed.

OTHER BUSINESS:

A. Monthly Profit and Loss Statement

Mr. Tyndall presented the P &L.

Mr. Spigner made the motion for approval and Mr. Smith seconded. All were in favor. Motion for approval passed.

B. Adopt Updated 2023 RPC Calendar

Mr. Huneycutt made the motion for approval. Mr. Long seconded. All others were in favor and motion for approval passed.

Public Comment Period

No public comments.

The meeting was adjourned at 4:26 PM.

ATTEST:



Chairman



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

Z-46-2023: Vulcan MXU-PUD Application

Staff Report

June 25th, 2023

Applicant: *VP Riverside Development LLC*

Agent: *Chris Goodman CSDG*

Current Zoning: M-2 vacant

Proposed Zoning: MXU-PUD

Acres: 30 Acres

Uses Proposed:

Mixed Use District

- Ball Field and Entertainment Sports Complex (2500 fixed seats plus flexible terrace seating) Max Capacity around 4,000.
- Hotel 100 Key
- Brewery 4600 SF
- 65,400 SF Retail potential for rooftop (gathering assembly)
- Open Space, sidewalks, plaza space, ballfield seating and terraces, 43% of subdistrict.

Multi-family District

- 330 Apartments Units
- 198 one bedroom
- 132 two bedrooms
- Open Space, sidewalks, clubhouse and pool, greens 13% of subdistrict.
- Proposed Density 22.5 units per acre for subdistrict 11du/acre for entire site.

Intent PUD: *City Zoning Ordinance 3.3.12*

The purpose of the Mixed-Use PUD is to create pedestrian oriented neighborhoods by encouraging a variety of infill housing choices, with retail, office, restaurants, and public facilities or institutions, that are less automobile dependent. The MXU-PUD is intended to promote flexibility in design standards and

diversification of complimentary land uses. This is accomplished by applying a professionally prepared development plan, and to promote the efficient use of land, facilitating a more economic arrangement of buildings, circulation systems, land uses, and utilities.

Minimum Requirements

The proposed PUD meets all minimum requirements per the ordinance

- PUD Size: greater than 1 acre Yes
- Density: Min Overall Gross Density 5 dwelling units per acre, Max Overall Gross Density 40 du per acre, Yes
- Mixture of Uses: Min single use use 80%, Yes
- Transportation:
 - *A TIS was submitted, discussions with the street department warranted a signal and improvements at the intersection of Hornberger and College Street and a left turn lane from college into [the site](#).*
 - *A full transit stop with shelter and bus pull of is required on College Street*
 - *A private shuttle and ride share drop-off are being provided on Red River*
 - *An 8' multi-use path is being provided along College Street and along Red River to the drop-off pick-up location*
 - *Wide sidewalks, multi-use paths connect through-out the site.*
- Water and Sewer: *Existing Water Sewer, upgrades may be needed.*

Summary

- *The proposed MXU-PUD meets the intent of the ordinance for a rezoning by providing a mixture of uses in walkable environment.*

Notes for Final PUD Reference

- **Transportation Notes:**
 - *Provide full striping and signalization plans for all intersections/access points to the site and the left turn lane from College into the site.*
 - *Provide design and exact location for bus stop and bus pull-off as well as drop off point along the Red River Street.*
 - *Provide any signed shared parking agreements/cost sharing with APSU.*
 - *Provide details in the landscape plan for streetscape design along College including street lighting, street trees, furnishings etc.*
- **Landscape Notes:** *A landscape plan is required at final PUD showing all landscape plantings, hardscape, and major furnishings, including streetscape along College Street.*
- **Water and Sewer Notes:** *A full utility and stormwater plan will be needed at final PUD with any required upgrades.*