

**CLARKSVILLE-MONTGOMERY COUNTY
HISTORIC ZONING COMMISSION &
COMMON DESIGN REVIEW BOARD**

- AGENDA -

July 27, 2020

3:00 P.M.

**Planning Commission Meeting Room
329 Main Street (Basement)**

I. CALL TO ORDER/QUORUM CHECK/PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES: MAY 18, 2020

III. HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD CASES:

CASE NUMBER: MSCD- 15 -2020 Application of MATT PHILLIPS

Agent: Erik Houston

Reason for the request: This request is for a certificate of appropriateness for the proposed 2,381 square foot Panda Express building at 2298 Madison St.

Location of the request: 2298 Madison St.

further identified as County Tax Map 081, parcel(s) 050.09(p)

**HISTORIC ZONING COMMISSION AND
COMMON DESIGN REVIEW BOARD
MEETING**

May 18, 2020

3:00 P.M.

**329 MAIN STREET
Online/On the Phone**

MEMBERS PRESENT:

Gary Norris
Gary Shephard
John Gannon
Wanda Smith
Gail Longton
Sally Castleman
Marc Harris
Bert Singletary

REGIONAL PLANNING STAFF:

Brent Clemmons
Jeff Tyndall
John Spainhoward
Angela Latta

Mr. Norris called the meeting to order at 3:00 p.m.

He stated that there was a quorum present.

The first item on the agenda was MSCD-10-2020, application of Nonprofit Housing Corporation, with agent Paul Fuqua. Location of the property being West of Country Lane, east of Carney Lane and South of Madison Street, further identified as map 081, parcel 113.00.

The reason for the request is approval of exterior building elevations and finishes for Madison Way Apartments.

Mr. Clemmons read the case and presented pictures. He stated that this application is unique because it is a portion of the parcel. He stated that this development is 8.5 acres at the back portion of a 51 acre parcel. He stated that this will be accessed from Madison Street but it sits back near Rotary Park.

Mr. Clemmons stated that this case going before the Common Design Review Board is one of the conditions of their site plan. He stated that there will be 88 total units on the site. The first building will have 16 units and the others will have 24 units. He stated that these units will be brick at the bottom with fiber cement lap siding on the rest of the building. He stated that the majority of the clubhouse is brick with Hardie board lap siding.

Mr. Clemmons read the staff comments which stated that the application appears to meet the intent of the guidelines as far as massing, materials and color.

Mr. Clemmons stated that there are still some site review conditions which must be met but we are just looking at the aesthetics of the buildings.

Mr. Tyndall stated that the road still has to be built before they can get going on this, and as far as he is aware, that construction has not been started.

Mr. Fuqua, agent, was available to answer any questions.

Ms. Smith asked how many apartments were being built. Mr. Clemmons stated that there will be 88 total units. He stated that the first building will have 16 units and the others will have 24 units. He stated that the buildings will be three stories.

Mr. Fuqua stated that these are affordable housing built by a nonprofit. Ms. Smith asked about Section 8 housing. Mr. Fuqua stated that it may be possible to use Section 8 vouchers since these are affordable housing.

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

The next item on the agenda was approval of the minutes of the April 27, 2020 meeting. Mr. Gannon moved to recommend approval. The motion was seconded by Ms. Longton and carried unanimously.

The meeting was adjourned at 3:20 p.m.

Clarksville Montgomery County Historic Zoning Commission & Common Design Review Board Meeting

July 27, 2020

July 27, 2020 Agenda

- Approval of May 18, 2020 Minutes
- MSCD-15-2020 – Panda Express – New Construction

MSCD-15-2020

New Construction

2298 Madison St.

Highway Subdistrict









ROSS
DRESS FOR LESS
ROSS NOW HIRING
Now OPEN

Marshalls

burkes
OUTLET

plan
fitness



PLANNING & ENGINEERING
 221 ROSWELL ST | SUITE 100 | ALPHARETTA, GA 30009
 14491 N. DALE HARRY HWY | SUITE 250 | TAMPA, FL 33610

1	LANDSCAPING	BS	06/16/20
NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE

DATE:	12/02/2019
SCALE:	1"=40'
PROJECT #:	190082
FILE NAME:	190082 SCHEME B
PROJECT MANAGER:	JM

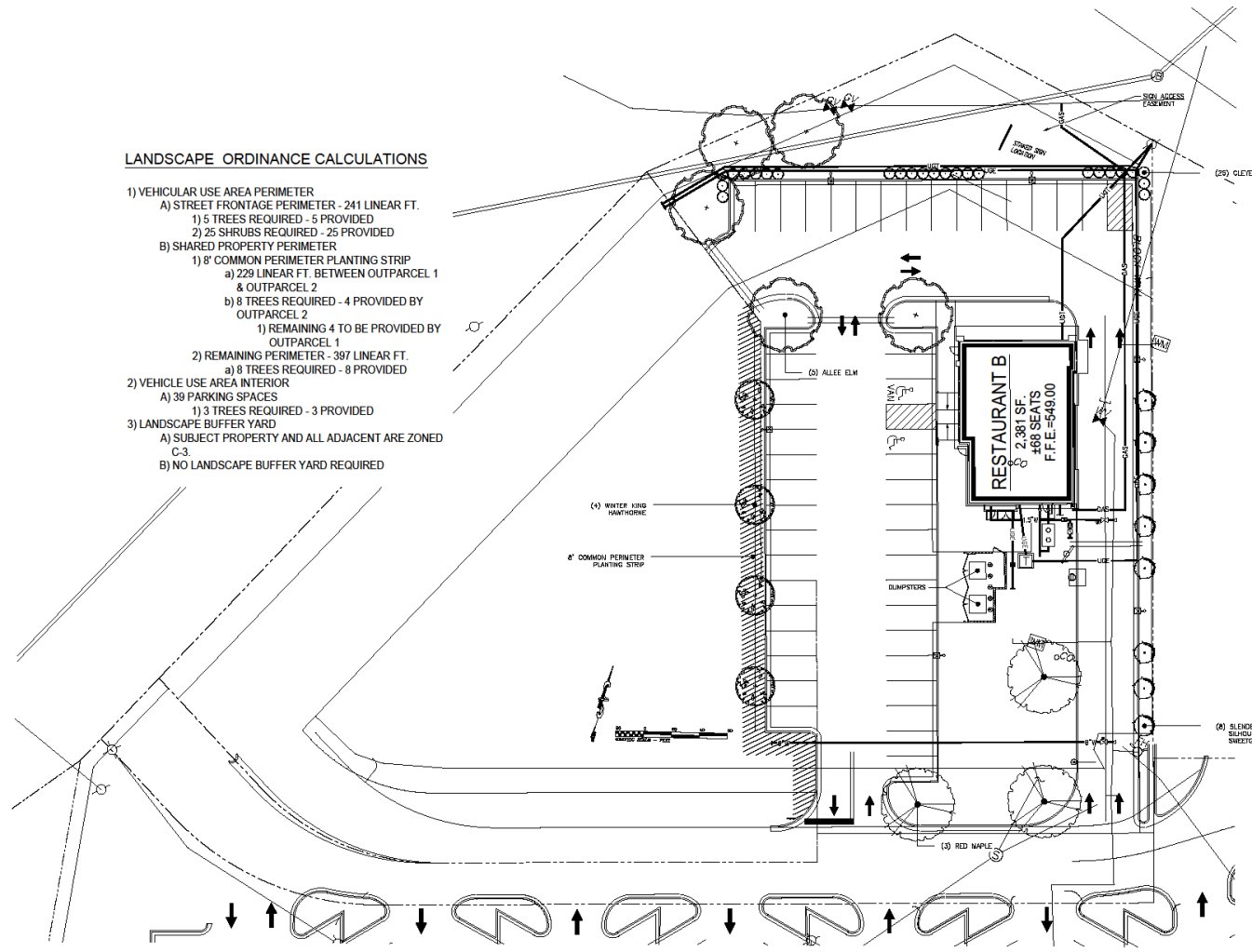


PRELIMINARY SCHEME B - LANDSCAPE
 MADISON ST AND HWY 76
 CLARKSVILLE, TN



LANDSCAPE ORDINANCE CALCULATIONS

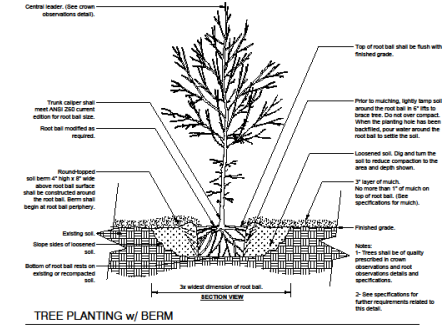
- 1) VEHICULAR USE AREA PERIMETER
 A) STREET FRONTAGE PERIMETER - 241 LINEAR FT.
 1) 5 TREES REQUIRED - 5 PROVIDED
 2) 25 SHRUBS REQUIRED - 25 PROVIDED
 B) SHARED PROPERTY PERIMETER
 1) 8' COMMON PERIMETER PLANTING STRIP
 a) 229 LINEAR FT. BETWEEN OUTPARCEL 1 & OUTPARCEL 2
 b) 8 TREES REQUIRED - 4 PROVIDED BY OUTPARCEL 2
 1) REMAINING 4 TO BE PROVIDED BY OUTPARCEL 1
 2) REMAINING PERIMETER - 397 LINEAR FT.
 a) 8 TREES REQUIRED - 8 PROVIDED
 2) VEHICLE USE AREA INTERIOR
 A) 39 PARKING SPACES
 1) 3 TREES REQUIRED - 3 PROVIDED
 3) LANDSCAPE BUFFER YARD
 A) SUBJECT PROPERTY AND ALL ADJACENT ARE ZONED C-3.
 B) NO LANDSCAPE BUFFER YARD REQUIRED



PLANTING PLAN

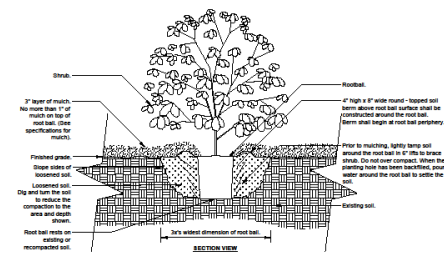
PLANT SCHEDULE

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
8	'Slender Silhouette' Sweetgum	Liquidambar styraciflua 'Slender Silhouette'	2" cal.	
3	Red Maple	Acer rubrum	2" cal.	
5	Allee Elm	Ulmus parvifolia 'Allee'	2" cal.	
4	'Winter King' Hawthorn	Crataegus viridis 'Winter King'	2" cal.	
25	Cleyera	Ternstroemia gymnanthera	3 gal.	Minimum height at installation 18"



TREE PLANTING w/ BERM

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

PLANTING DETAILS

UTILITY PLAN LEGEND

- UGE — ELECTRICAL CONDUIT
- UGT — TELEPHONE CONDUIT
- 4\"/>

LANDSCAPE NOTES

- INSTALLED VEGETATION SHALL COMPLY WITH CURRENT AASHTO SIGHT TRIANGLE REGULATIONS
- SHREDDED HARDWOOD MULCH SHALL BE INSTALLED AT A DEPTH OF 3"
- BED EDGING TO BE SPADE CUT AT ALL LOCATIONS WHERE MULCH IS ADJACENT TO SOD
- LANDSCAPE SCREENING SHALL BE PROVIDED AROUND DUMPSTER IF FENCE / WALL (PROVIDED BY OTHERS) IS NOT SUFFICIENT TO MEET LOCAL CODES
 - IF NEEDED, PLANTS AROUND DUMPSTER SHALL BE COLUMNAR EVERGREEN SHRUBS OF A SPECIES SUITABLE FOR THE CLIMATE.
- ALL UNPAVED AREAS WHICH ARE NOT A PART OF THE MULCHED LANDSCAPE BEDS OR TREE RINGS ARE TO BE SODDED WITH TURFGRASS









NOTES:

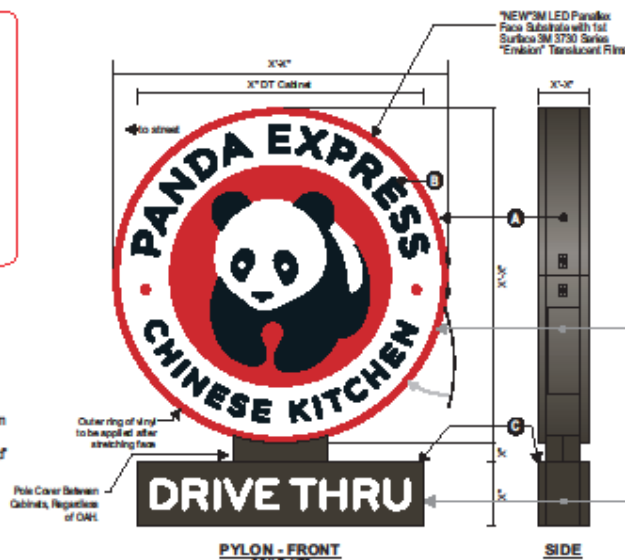
- NO SEAM IN BLACK VINYL OF PANDA WHEN PYLON HEAD IS 10' OR LESS
- VINYL SEAMS MUST NOT EXCEED 1/8" OVERLAP
- ALL INTERIOR FRAMING TO BE FINISHED REFLECTIVE WHITE

Vinyl Colors:

- FACE: 3M Scotchcal 3630 Black Opaque Vinyl
DRIVE THRU: To match PMS 7C
- FACE: NEW 3M Series 3730 Envision Translucent Film
3M 3730-S3L Cardinal Red
EXTERIOR FINISH: Match Pantone 200 C "Regal Red"
- FACE: NEW 3M LED Panaflex Face Substrate
DRIVE THRU: #2447 White Acrylic

Color Specs:

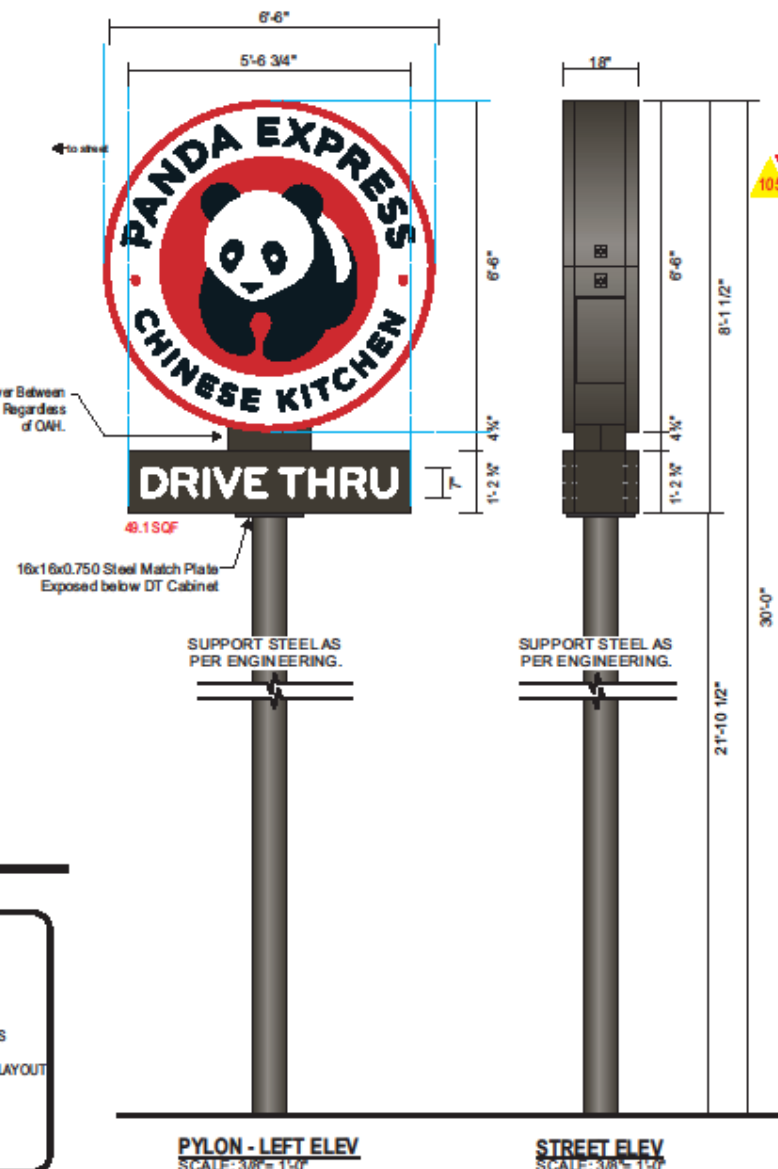
- MAIN CABINET**
PMS BLACK 7C
- DRIVE THRU CABINETS**
PMS BLACK 7C
- STEEL SUPPORT**
PMS BLACK 7C



Hinged Access Panel for Maintenance of Power Supplies.
All Upper Cabinet Power Supplies to be Mounted in this Immediate Location and Connected to LED Strips with Quick Connects.

End of Cabinets and Wrap
Removable for Access to Power Supplies.
All Power Supplies to be Mounted in this Immediate Location and Connected to LED Strips with Quick Connects.

DT Cabinet Power Supply Service.
Remove End of Cabinet Wrap.
Power Supplies are Immediately Accessible.
Disconnect Power Supply Quick Connects.
Remove Non-Standard Power Supply and Replace with New, Functioning Power Supply.
Reconnect Quick Connects.
Replace End of Cabinet Wrap.
LEDs for DT Cabinet are to be Mounted on Side of Cabinet. To be Removed This Board of Cabinet to be Replaced as Needed.



105 01/27/20



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 610 OF THE NATIONAL ELECTRICAL CODE AND ANY LOCAL, STATE OR FEDERAL CODES. THIS INCLUDES PROPER FOUNDATION AND SCHEDULING OF THE SIGN.



A	B	C	D	E
MAIN CABINET FABRICATED CABINET WITH .09\"/>	MAIN CABINET GRAPHICS LOGO DISC: NEW 3M LED PANAFLEX FACE SUBSTRATE. APPLIED VINYL DECALS. OUTER RED BORDER APPLIED AFTER STRETCHING FACE. SEE VINYL COLORS CHART	DRIVE THRU CABINETS .09\"/>	FOOTING INSTALLATION TO BE AS PER ENGINEERED COMPUTATIONS PER SIGN LOCATION TO MEET ALL LOCAL AND STATE BUILDING CODE REQUIREMENTS. ELECTRICAL SERVICE AND CONNECTION TO SIGN TO BE PROVIDED BY OTHERS. ELEC SERVICE TO MEET ALL STATE AND LOCAL BUILDING CODES	ILLUMINATION GE LED MODEL: GEDS71-2 MODULES: 28 Mod POWER: LOGO-(2) 100W PIS DRIVE THRU- 100 W PIS REFER TO GE LED CHART AND LAYOUT



Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any product or production release revision.
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit
 Name _____
 Title _____ Date _____

Notes

Date / Description

07/29/19 Issue Date

Project Information

Client Panda Express
 Madison St. & HWY 76
 Clarksville, TN
 File PANDA.OP015781 Clarksville, TN 105
 Sales CB Design DERIVED PM AW/GT



MSCD-15-2020 Staff Comments

- Application appears to meet the intent of the guidelines as far as materials, massing and color.
- Applicant is requesting a 3 foot variance for the free standing sign. Free standing signs shall be a maximum 20 feet measured from the average grade of parcel.
- Applicant is requesting an additional wall sign of 36 square feet to be allowed on the south façade. The applicant also requests a rear wall sign of 36 square feet on the east façade.