

CLARKSVILLE-MONTGOMERY COUNTY  
REGIONAL PLANNING COMMISSION

- MINUTES -

August 26, 2020

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
- Thom Spigner
- Richard Garrett
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Larry Rocconi
- Maria Jimenez

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
- Angela Latta, RPC Planning Tech
- LaDonna Marshall, RPC Office Manager / Jackey Jones, Administrative Support Cler
- Greg Stewart/~~Patrick Chesney~~ Garth Branch, Mark Riggins City Gas & Water Dept.
- David.Shepherd, City Street Department
- ~~Chris Cowan~~/Jeff Bryant/Eric Salmon, City Street Department
- David Smith, City Building & Codes Department
- Monty Fleet, County Highway Department
- Rod Streeter/John Doss/David Roan, County Zoning Enforcement Office
- Freddie Montgomery/Jobe Moore/~~Ricky Cumberland~~ Clarksville Fire Department
- Norm Brumblay, James Sumrell, Millard House, CMCSS

II. APPROVAL OF MINUTES OF MEETING OF 7/29/2020

Mr. Swift asked for a motion for approval of the minutes of July 29, 2020. Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

Mr. Tyndall made an announcement about the new RPC website. He stated that it was more mobile friendly and the staff is able to update it in real time. He stated that the calendar of events is available and also we have more information about cases under current cases. He stated that there are also staff contact buttons to contact staff based upon their specialties.

Mr. Tyndall made an announcement about City and County updated procedures due to COVID-19. He stated that if you would like to speak for or against a rezoning request at the City or County, you need to contact the City Clerk, Sylvia Skinner at least 72 hours in advance of the City Public Hearing which is next Thursday. He stated at the County contact Shelly Baggett in the Mayor's Office at least 72 hours in advance and that meeting is next Monday. He stated those

requests should probably be in tomorrow if you wish to speak for or against a case.

Mr. Tyndall stated that every month we send out letters to the surrounding property owners for zoning cases. He stated that this is not a requirement but is something we have done for years. He stated that everyone within 100 feet of the property gets a letter to the property owner. He stated that this past month there was a typo on the City letter that transcribed a County date but the City's day of the week. He stated that it was caught and we sent out corrections the next day highlighted with correction and the proper date. He stated that there were no calls or emails received about that letter.

### **III: ANNOUNCEMENTS/DEFERRALS**

Mr. Tyndall announced the zoning deferrals which included cases Z-35-2020 and CZ-12-2020. There being no more discussion, Mr. Hadley moved to recommend approval. The motion was seconded by Mr. Garrett and carried unanimously.

IV. CITY & COUNTY ZONING CASES:

CASE NUMBER Z - 31 - 2020 APPLICANT(S): J & N Enterprises Inc.

REQUEST: R-2 Single-Family Residential District  
to R-2D Two-Family Residential District

LOCATION: Property located north of Tiny Town Rd. and at the western termini of Seagull Dr. & Egret Dr.

TAX MAP(S): 007 PARCEL(S): 004.00 ACREAGE: 20.71 CIVIL DISTRICT(S): 2

REASON FOR REQUEST: None given by applicant.

Mr. Spainhoward read the case and gave the staff recommendation for approval. The proposed zoning request is consistent with the adopted Land Use Plan. R-2D zoning permits the development of a duplex residential structure on an individual lot. It is encouraged to maintain a desirable mixture of housing types throughout the community. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that this is in the City limits and the Trenton Planning Area. He stated that under department comments it is stated that an additional street connection to Tiny Town Road will be needed at the development stage. He then read the School System comments which stated Hazelwood Elem., West Creek Middle & West Creek High are in the fastest growing region of Montgomery County. Hazelwood Elem. is at 113% capacity & currently has 8 portable classrooms, West Creek Middle is at 112% capacity & currently has 10 portable classrooms, West Creek High is currently at 89% capacity. CMCSS has added an average of 10 portable classrooms each year for the last 4 years. CMCSS has not constructed a school since 2015 & is at it's highest growth rate in 30 years. This continued student growth necessitates additional action to address building capacity growth & school bus transportation needs in Montgomery County. This development could add at least 24 additional students & neither infrastructure, funding, nor processes are in place at this time to address housing development in this region!

Mr. Spainhoward stated that the impact would be increased residential density. He stated that historical estimates indicate 43 lots with 86 units with a population of 232 persons. He stated that as of 9:30 this morning there were no public comments received in reference to this case. He stated that there were phone calls from adjacent property owners asking about the signs and what was proposed and no one chose to leave a public comment.

Mr. Vernon Weakley, engineer for J & N Enterprises, stated that this site is a big development and that they just want to do a part of it here in duplexes. He stated that it is buffered well to the east from Hunters Point Subdivision with a grown up fence row that is pretty dense and they plan to keep that in place. He stated that he was available to answer any questions.

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

There being no more discussion, Mr. Rocconi moved to recommend approval as the proposed zoning request is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Garrett and carried unanimously.

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

CASE NUMBER Z - 32 - 2020 APPLICANT(S): Habitat For Humanity

Syd Hedrick

REQUEST: R-3 Three-Family Residential District

to R-6 Single-Family District

LOCATION: Propert fronting on the south frontage of Washington St. 335+/- feet west of the Greenwood Ave. & Washington St. intersection.

TAX MAP(S): 066-K-K PARCEL(S): 007.00 ACREAGE: 0.419 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: TO DEVELOP INTO LOTS FOR USE WITH THE MISSION OF HABITAT. THIS REQUESTED ZONING WILL ALLOW FOR MULTIPLE BUILD SITES IN AN EFFORT TO DEVELOP INVENTORY FOR OUR CLIENTS.

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-6 single family zoning classifications are not out of character with the surrounding area or established uses. Adequate infrastructure serves the site, including other residential-supportive uses such as mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning. No adverse environmental issues have been identified as part of this request. He stated that this is in the City limits in the South Clarksville Planning Area. He stated that under department comments the primary one was from the School System which stated Norman Smith Elem., is in the 3rd fastest growing region in Mont. County. Rossview Middle & Rossview High are in the 2nd fastest growing region. N. Smith Elem. is at 88% capacity and currently has 5 portable classrooms, Rossview Middle is at 117% capacity and currently has 11 portables, Rossview High is at 110% capacity and currently has 6 portables. CMCSS has added an average of 10 portables each year for the last 4 years. This continued student growth necessitates additional action to address building capacity growth and school bus Transportation needs in Montgomery County. This development could add additional students and neither infrastructure, funding, nor processes are in place at this time to address housing development in this region! In addition, Rossview Road transitions from 5 to 2 lanes at the Rossview Campus, and traffic volume will only increase.

Mr. Spainhoward stated that the impact would be increased single family residential density. He stated that it would be accessed from Washington Street. He stated that it drains primarily to the south. He stated that historical estimates indicate potential to yield approximately four units. He stated that there were no public comments or phone calls received in reference to this application.

Mr. Syd Hedrick stated that he was here on behalf of Habitat for Humanity and that he is a member of the Board. He stated that Habitat is doing their 100th house. He stated that their mission has been intact for about 25 years and has averaged about four houses a year. He stated that with the growth that we have and the infill development that is occurring Downtown, we need to make better use of the property we have. He stated that this is near another R-6 development and is in a perfect location for R-6.

Reverend Damien Kendrick, Minister of Wesley Chapel Church. He stated that their lot is adjacent and their Board is concerned with their lot being changed to R-6 zoning as well. He stated that would prevent them from putting a facility back on that lot. He stated that they encourage and look forward to Habitat for Humanity putting neighbors next to us and supporting them any way we can. He stated that they want to ensure that they stay in the R-3 so that they can put their congregation back there. Mr. Swift stated that would not be a problem. Mr. Spainhoward stated that their property is not included.

There being no more discussion, Mr. Hadley moved to recommend approval as the R-6 Single Family zoning classifications are not out of character with the surrounding area or established uses. The motion was seconded by Mr. Spigner and carried unanimously.

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

CASE NUMBER Z - 33 - 2020 APPLICANT(S): Habitat For Humanity

Syd Hedrick

REQUEST: C-2 General Commercial District  
to R-6 Single-Family District

LOCATION: Property fronting on the west frontage of Beech St., 435 +/- feet south of the Providence Blvd. & Beech St. intersection.

TAX MAP(S): 055-I-B PARCEL(S): 005.00 ACREAGE: 0.58 CIVIL DISTRICT(S): 7

REASON FOR REQUEST: TO DEVELOP INTO VIABLE LOTS FOR USE WITH THE MISSION OF HABITAT. IN AN EFFORT TO INCREASE DENSITY FOR THE FORBEARANCE OF THE MISSION OF HABITAT. THIS REQUESTED ZONING WILL ALLOW FOR MULTIPLE BUILD SITES AND AN INCREASE OF AVAILABLE CITES FOR CLIENTS.

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-6 single family zoning classifications are not out of character with the surrounding area or established uses. Adequate infrastructure serves the site, including other residential-supportive uses such as mass transit and retail services. Sidewalks will be required as part of the development as required as part of the R-6 Single Family Zoning. No adverse environmental issues have been identified as part of this request. He stated that this is in the New Providence Planning Area. He stated that the only department comment was from the School System which stated Byrns Darden Elementary, Kenwood Middle & Kenwood High are in the fastest growing region of Montgomery County. Byrns Darden Elementary is at 83% capacity, Kenwood Middle is at 93% capacity, Kenwood High is at 76% capacity. CMCSS has not constructed a school since 2015 & is at it's highest growth rate in 30 years. This continued student growth necessitates additional action to address building capacity growth & school bus transportation needs in Montgomery County. This development could add additional students & neither infrastructure, funding, nor processes are in place at this time to address housing development in this region!

Mr. Spainhoward stated that there will be minimal impact from the proposed use. He stated that historical lot yield would be approximately five lots with a population of thirteen. He stated that as of 9:30 this morning, no public comments have been received.

Mr. Syd Hedrick stated that this is another lot that is owned with Habitat. He stated that rezoning this would allow them to serve more families.

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

There being no more discussion, Mr. Kimbrough moved to recommend approval as there is adequate infrastructure serving the site. The motion was seconded by Mr. Powers and carried unanimously.

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

CASE NUMBER Z - 34 - 2020 APPLICANT(S): Berry Hedrick

Syd Hedrick

REQUEST: C-2 General Commercial District

to R-6 Single-Family District

LOCATION: Property fronting on the south frontage of Crossland Ave., at the southeast corner of the Crossland Ave. & Elder St. intersection & the southwest corner of the Crossland Ave. & Martin St. intersection.

TAX MAP(S): 066-N-D PARCEL(S): 026.00 ACREAGE: 0.61 CIVIL DISTRICT(S): 12

REASON FOR REQUEST: IN AN EFFORT TO CREATE AFFORDABLE HOUSING IN A DESIRABLE & CHANGING AREA, A REQUEST FROM C2 TO R6 IS BEING REQUESTED TO GIVE CROSSLAND AVE A MULTI-USE STREETSCAPE

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-6 single family zoning classifications are not out of character with the surrounding area or established uses. Adequate infrastructure serves the site, including other residential-supportive uses such as mass transit and retail services. Sidewalks will be required as part of the development as required per the R-6 Single Family Zoning. No adverse environmental issues have been identified as part of this request. He stated that this property has varying topography and drains primarily to the south. He stated that this is in the South Clarksville Planning Area. He stated that under department comments a driveway access appeal has been granted by the Clarksville Street Department's Access Appeals Board. He stated that the School System comment is the same as what was read a few moments ago. He stated that this is minimal impact based on the fact that residential uses are currently approved in C-2. He stated that historical lot yield estimates indicate six lots.

Mr. Spainhoward stated that there was a phone call in reference to this application but it was an individual who thought it was the entire area being rezoned but there were no other comments.

Mr. Syd Hedrick stated that this application is for him and his dad and that it will be similar to what he is doing on Blackman Street. He stated that he would appreciate support for this.

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

There being no more discussion, Mr. Spigner moved to recommend approval as the zoning classifications are not out of character with the surrounding area or established uses. The motion was seconded by Mr. Rocconi and carried unanimously.

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

CASE NUMBER CZ - 15 - 2020 APPLICANT(S): Norman C Rawlins Jr. Trust & Angie  
Allen Moser

REQUEST: AG Agricultural District  
to M-2 General Industrial District

LOCATION: Property fronting on the north & south frontage of Guthrie Hwy. 1,460 +/- feet east of the Guthrie Hwy. & International Blvd. intersection.

TAX MAP(S): 016 PARCEL(S): 009-00, 009-02, 009 ACREAGE: 152.42 CIVIL DISTRICT(S): 2  
-03

REASON FOR REQUEST: PROPERTY IS ADJACENT TO INDUSTRIAL PARK. WITH RECENT APPROVAL OF  
ADDITIONAL ADJACENT PARCEL THE OWNERS ARE SEEKING TO MATCH  
SURROUNDING ZONING FOR FUTURE 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. The M-2 zoning proposal is an extension of the existing M-2 zoning to the west and the proposal will permit the expansion of an established industrial park and area identified in the adopted Land Use Plan and Land Use Opinion Map. The submitted traffic assessment identifies that improvements are needed for Guthrie Hwy. A specific traffic study may be required at the development stage to determine any ROW improvements based upon the proposed development. No adverse environmental issues were identified relative to this request and adequate infrastructure will serve the site. He stated that the impact of the proposed use would be increased traffic, light and noise potential and also the additional potential for heavy truck traffic and the increased intensity of industrial uses. He stated that the property is currently accessible by Guthrie Highway. He stated that it is in the Rossview Road Planning Area. He stated that there were no departmental comments of any concern. He stated that a traffic assessment was submitted in reference to this application. He stated that it identified some issues relative to Guthrie Highway. He stated that, specific to the uses, when they come in for site plan the nature of any improvements needed would have to be identified through a more in depth traffic study.

Mr. Spainhoward stated that we did have a couple of calls in reference to this application. He stated that one of the main topics was sinkholes by both individuals. He stated that he tried to explain that sinkholes exist over the entire County and not just in this region. He stated that they are addressed at the development stage.

Mr. Allen Moser stated that he was an agent on behalf of the applicant and was available to answer any questions.

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

There being no more discussion, Mr. Hadley moved to recommend approval as this is consistent with the adopted Land Use Plan. The motion was seconded by Mr. Kimbrough and carried unanimously.

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

CASE NUMBER CZ - 16 - 2020 APPLICANT(S): Erle Butts

Chris Blackwell

REQUEST: R-1 Single Family Residential District &  
C-2 General Commercial District  
to R-4 Multiple-Family Residential District  
Multiple-Family Residential District

LOCATION: Property fronting on the north frontage of Dover Rd. (US 79) 495 +/- feet east of the Dover Rd. (US 79) & Butts Dr, intersection & north of the Dover Rd. (US 79) & Old Dover Rd. intersection

TAX MAP(S): 053 PARCEL(S): 054.00& 055.00 ACREAGE: 4.34 CIVIL DISTRICT(S): 8

REASON FOR REQUEST: TO ALLOW THE DEVELOPMENT OF TOWN HOMES

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 proposed R-4 Multifamily residential district is not out of character with the established commercial and residential that is in the area. The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request. He stated that the drainage varies on the property. He stated that under department comments, Woodlawn Utility would serve the water for this property. He stated that the sewer service has the potential to be served by Clarksville Gas and Water. He then read the School System comment which stated Woodlawn Elem., New Providence Middle and Northwest High are in the 4th fastest growing region of Montgomery County. Woodlawn Elem. is at 100% capacity & currently has 1 portable classroom, New Providence is at 96% capacity & currently has 1 portable classroom, Northwest High School is at 84% capacity. CMCSS has added an average of 10 portable classrooms each year for the last 4 years. CMCSS has not constructed a school since 2015 & is at it's highest growth rate in 30 years. This continued student growth necessitates additional action to address building capacity growth & school bus transportation needs in Montgomery County. This development will contribute additional students & neither infrastructure, funding, nor processes are in place at this time to address housing development in this region! He stated that this property also falls within one mile of Fort Campbell and they stated that they have no comment for the zone change but when developed they request compliance with the Sabre Zoning Overlay. He stated that was something that could be discussed at the time of site plan approval.

Mr. Spainhoward stated that this has potential for increased multi-family residential density. He stated that historical estimates indicate 51 units with a population of 137. He stated that this is in the Lafayette Planning Area.

Mr. Spainhoward stated that there were no public comments. He stated that there were a few phone calls with questions about what was occurring here. He stated that when he explained what was occurring here there were no further comments.

Mr. Blackwell stated that he was here to answer any questions.

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

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

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

CASE NUMBER CZO - 1 - 2020 APPLICANT(S): Regional Planning Commission

REQUEST: Text  
to

LOCATION:

TAX MAP(S): PARCEL(S): ACREAGE: CIVIL DISTRICT(S):

REASON FOR REQUEST:

**WITHDRAWN**

Mr. Tyndall stated that this was requested by the County Commission a couple of months ago, dealing with firearms quality assurance testing in the M-2 Zoning Classification. He stated that the Planning Commission Staff has done the study. He stated that we have prepared the ordinance and have shared it with the County Mayor and the IDB. He stated that at this time the need is not there. He stated that if it does come back we will have the ordinance already written in the file. He stated that the County Mayor is going to address this Monday night at the County Commission.

There was no one present to speak in reference to this request.

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PLANNING COMMISSION SUBDIVISION ACTIONS: Mr. Tyndall stated that all but one of the subdivisions are deferred. He stated that S-56-2020, S-57-2020, S-64-2020, S-69-2020 and S-74-2020 are all deferred. He stated that we would need an action on those.

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

Mr. Tyndall then read case S-76-2020.

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

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**VI. SITE REVIEWS AND/OR ABANDONMENTS:**

CASE NUMBER: SR -24 -2020 APPLICANT: DANIEL CHAMBERS  
Derek Baalbergen, Pe

DEVELOPMENT: QUIKTRIP STORE #7149

PROPOSED USE: CONVENIENCE CENTER WITH FUELING STATIONS

LOCATION:

MAP: 057,016.00 ACREAGE: 29.56

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.
  2. Approval of all grading, drainage and water quality plans by the City Street Department.
  3. Approval from the City Traffic Engineer.
  4. Approval from TDOT.
  5. Approval of a landscape plan.

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CASE NUMBER: SR -25 -2020 APPLICANT: PHILLIP TRAYLOR  
Agent: Brad Weakley

DEVELOPMENT: PHILLIP TRAYLOR PROPERTY

PROPOSED USE: RETAIL/WAREHOUSE

LOCATION:

MAP: 109,069.04 (P) ACREAGE: 11.9

CIVIL DIST.: 15

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval of all grading and drainage plans by the County Building and Codes Department.
  2. Approval from the Division of Ground Water Protection.
  3. Approval of all utility plans by East Montgomery Utility District.
  4. Approval from TDOT.

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

CASE NUMBER: SR -26 -2020 APPLICANT: SUNILKUMAR

Agent: Cal Burchett

DEVELOPMENT: DR. SUNIL OFFICE

PROPOSED USE: MEDICAL OFFICE

LOCATION:

MAP: 082,211.00 ACREAGE: 3.56

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 and as built.
  2. Approval of all grading and drainage plans by the County Building and Codes Department.
  3. Approval of a landscape buffer plan.

Ms. Russell read the case and gave the staff recommendation for approval.

Ms. Annie White-Holland, 131 Weymouth Court, stated that her home backs up to the property in question. She stated that she has questions because there is an easement ditch that runs behind her home, which backs up directly to where they are trying to put this building. She asked how strict the codes will be for them when they build? She stated that she is worried about erosion as the ditch is already causing this issue. She stated that she is concerned with who will actually be governing this to make sure no damage is done.

Ms. Russell explained that it was only the front portion where the Medical Office will be and that all of the back portion will remain R -1 Single Family.

Ms. Annie White-Holland stated that is what they have been told but that someone has been working on clearing the back portion of the property. Mr. Tyndall stated that what is up for approval today is just the front portion of the property for a single Medical Office. Mr. Tyndall stated that this went through rezoning about a month or a month and a half ago and the back portion of the property has not changed. Mr. Tyndall stated that they do have the right to clear the property. He stated that if Ms. White-Holland has a question about whether or not they obtained a grading permit he would suggest she contact the County Codes Department.

Ms. White-Holland stated that the house is a relatively small home which is right next door to the Mormon Church and there is not a lot of land. She stated that when you talk about placing a building and parking there will be concrete and concrete does not absorb water. Mr. Tyndall stated that they were tearing the house down and the building site is only slightly larger than what the house was.

Mr. Cal Burchett, McKay, Burchett and Company stated that he was the engineer. He stated that they will be required to work with the County Building and Codes Department to get a grading permit and they will have to meet the State detention regulations to slow the water down to meet what it is. He stated that they will have to do detention and they will meet those requirements.

Mr. Swift stated that is it not the standard, that after a property is redeveloped, the flow from that lot cannot be any greater than it was prior to the redevelopment? Mr. Burchett stated that is correct and that they will either build a detention basin or use the parking lot to slow down the water. He stated that, as Mr. Tyndall had mentioned, they are only using about a sixth of the total acreage so there is 600 feet before they get to the blue line stream that is in the very back of this property. Ms. White-Holland stated that the property goes downhill and something has to be done to slow the water.

Mr. Hadley asked Mr. Burchett if he could explain what a detention basin does and how it works. Mr. Burchett stated that a detention basin catches the water and slows it down to match the existing flow rate and it slowly drains the water out. He stated that it holds water for a period of time and slowly lets it drain out. He stated that this project will be monitored by the Building and Codes

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

Department to make sure that we meet those State regulations. Mr. Kimbrough asked if the State of Tennessee also had to inspect along with Building and Codes? Mr. Burchett stated that is correct. Mr. Kimbrough stated that they would verify that you would not be flooded and it would have to be inspected. Ms. White-Holland stated that she would like to have the name and phone number of someone that she could contact when this water becomes an issue. Mr. Tyndall stated that he would provide her with the information for Montgomery County Building and Codes.

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

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

CASE NUMBER: SR -27 -2020 APPLICANT: MILLAN

Agent: Cal Burchett

DEVELOPMENT: MILLAN OFFICE-RETAIL MADISON ST

PROPOSED USE: OFFICE/RETAIL SPACE

LOCATION:

MAP: 081,050.02 ACREAGE: 0.95

CIVIL DIST.: 11

**STAFF RECOMMENDATION:** APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- CONDITIONS:**
1. Approval from the Common Design Review Board.
  2. Approval of all utility plans by the Office of the Chief Utility Engineer.
  3. Approval of all grading, drainage and water quality plans by the City Street Department.
  4. Approval from the City Traffic Engineer.
  5. Approval of a landscape plan.
  6. Approval from the Building and Codes Department.

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CASE NUMBER: SR -28 -2020 APPLICANT: CHRISTIAN BLACK

Agent: Houston Smith

DEVELOPMENT: CLARKSVILLE ANIMAL CLINIC

PROPOSED USE: OFFICE/RETAIL/ VET CLINIC

LOCATION:

MAP: 006,056.07 ACREAGE: 1.41

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 and as built.
  2. Approval of all grading, drainage and water quality plans by the City Street Department.
  3. Minor plat completed.
  4. Approval of a landscape plan.

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CASE NUMBER: SR -29 -2020 APPLICANT: CLAY POWERS

Agent: Houston Smith

DEVELOPMENT: STOR A LOT BY-PASS PHASE 3

PROPOSED USE: MINI STORAGE/WAREHOUSES

LOCATION:

MAP: 79,033.01 ACREAGE: 2.31

CIVIL DIST.: 12

**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, drainage and water quality plans by the City Street Department.
  3. Approval of a landscape plan.

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

CASE NUMBER: SR - 30 - 2020 APPLICANT: ROGER PERRY  
Agent: Brad Weakley

DEVELOPMENT: EXMARK LAWN EQUIPMENT SALES  
PROPOSED USE: FARM AND GARDEN EQUIPMENT RETAIL  
LOCATION:

MAP: 088,072.00 (P) ACREAGE: 2.24  
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 County Building and Codes Department.
  3. Approval from the Division of Ground Water Protection.
  4. Approval from TDOT.
  5. Approval of a landscape buffer plan.

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CASE NUMBER: SR - 31 - 2020 APPLICANT: REDA HOME BUILDERS  
Agent: Brad Weakley

DEVELOPMENT: SHELBY STREET MULTIFAMILY  
PROPOSED USE: MULTIFAMILY  
LOCATION:

MAP: 054-E-B-021.02 ACREAGE: 0.5  
CIVIL DIST.: 7

**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 of a landscape plan.

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**VII. OTHER BUSINESS:**

A. MONTHLY PROFIT AND LOSS STATEMENT: Mr. Tyndall presented the monthly profit and loss statement. He stated that this is the first month of the new fiscal year and Ms. Marshall has added a new column titled percent of budget. He stated that he thinks this is really important to look at in some aspects. He stated that we know we have been busy but this allows us to see that month over month zoning is up 16 percent, subdivisions 32 percent, and site reviews 22 percent. He stated that we did have to repair the air conditioner. He stated that we lost a ten ton unit out of a combined 15 ton unit which was a \$5000 fix. He stated that we worked with the City on an emergency purchase of that. He stated that our budget for repairs is about 70 percent over budget immediately for the year. He stated that the utilities are higher because we were cranking up the other air conditioner this past month to make up for that. He stated that we are down 3 percent for the year.

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

B. EXTEND STAFF APPROVAL OF FINAL SUBDIVISIONS THROUGH SEPTEMBER: Mr. Tyndall stated we needed a motion to extend staff approval of final subdivisions through September.

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

Mr. Tyndall made an announcement that we are preparing to begin building next year's calendar soon. He stated that we would like to explore moving the Planning Commission Meeting to Tuesday afternoons instead of Wednesday afternoons. He stated that this gives us more than a full day between the City Council Meeting and the Planning Commission Meeting. He stated that the last couple of months when the meetings have run past four o'clock, the City Council has to have their agenda out 24 hours in advance, and that put a really tight window on that. He stated that if there is ever an error or anything it does not give us a window to correct it. He stated if there are any comments on moving it to Tuesday just let us know before next month. He stated that unless there is any objection, it should run at the same time two o'clock on Tuesdays starting in January.

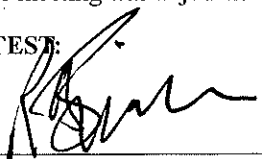
Mr. Kimbrough stated that he knows we are working on this but he would like to request that any non pertinent subdivision or site plan not have a public hearing.

Mr. Rocconi mentioned the School System comments and how they identify two different elementary schools, two different middle schools and two different high schools identified as the fastest growing ones which cannot be correct. He stated if we can ask them to give us real data and not conjecture, he would really appreciate that. Mr. Spainhoward and Mr. Tyndall discussed the schools and the various regions. Mr. Tyndall stated that if they start to talk about individual schools, they will pull the veil back on the numbers a bit more.

**VII. ADJOURNMENT:**

The meeting was adjourned at 3:04 p.m.

ATTEST:

  
Richard Swift, CHAIR