



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

## CLARKSVILLE-MONTGOMERY COUNTY

## REGIONAL PLANNING COMMISSION

### MINUTES

**Date:** June 22, 2021

**Time:** 2:00 PM

#### Members Present

Richard Swift, Chairman  
Bryce Powers, Vice Chairman  
Thom Spigner  
Richard Garrett  
Bill Kimbrough  
Larry Rocconi  
Maria Jiminez  
Michael Long

#### 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  
Jackey Jones, Administrative Support  
Martias Kendrick, Community Development  
Chris Cowan/Joe Green, City Street Department  
Ben Browder/Patrick Chesney, Clarksville Gas & Water  
Jobe Moore, Assistant Chief Clarksville Fire & Rescue

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

#### Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from May 25, 2021 meeting. Mr. Rocconi moved to recommend approval. The motion was seconded by Mr. Long and carried unanimously.

## **Announcements/Deferrals**

Mr. Tyndall announced the deferrals which include S-64-2021 and SR-38-2021. There being no more discussion, Mr. Rocconi recommended approval of deferrals. The motion was seconded by Mr. Garrett and carried unanimously.

Mr. Tyndall stated that cases Z-18-2021 and CZ-18-2021 were withdrawn by the applicants.

## **City Zoning Cases**

**CASE NUMBER Z-32-2021** Applicant: Reda Home Builders, Inc.

REQUEST: RM-1 Single-Family Mobile Home District to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Evans Rd. & Shaw Dr.

TAX MAP: 029M PARCEL: B 001.00 ACREAGE: 0.4 +/-

REASON FOR REQUEST: Purpose of rezoning is to build affordable housing to the area and improve current property. Planning to build town homes with garage 200K and under.

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 Evans Road area continues to be an area in transition. Long standing mobile home districts are seeing increased interest to redevelop into conventional built single family homes, duplexes & multi-family residential.
3. The request is an extension of an existing R-4 Multi-Family Residential District & will bring the remainder of the parcel into R-4 zoning.
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 06/21/2021 there have been no formal comments submitted to the Regional Planning Commission.

Mr. Ricky Reda of Reda Home builders spoke in favor of case and stated that he was present to answer any questions.

There being no further discussion Mr. Kimbrough made the motion to recommend approval. The motion was seconded by Mr. Long and motion passed unanimously.

**CASE NUMBER Z-33-2021** Applicant: City of Clarksville, Joe Pitts, Mayor

REQUEST: CBD Central Business District to R-4 Multiple-Family Residential District

LOCATION: Property located at the southeast corner of the Union St. & South 3<sup>rd</sup> St. intersection.

TAX MAP: 066K PARCELS: D025.00, D011.00 ACREAGE: .43 +/-

REASON FOR REQUEST: Property is in an area of other R-4 properties. Upon approval the property will be donated to a non-profit agency for construction of transitional housing facility for families affected by trauma.

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 Multi-Family Residential District is not out of character with the surrounding area & adjacent uses.
3. 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 06/21/2021 there have been no formal comments submitted to the Regional Planning Commission.

Martias Kendrick, City Housing and Community Development, spoke on behalf of applicant. He stated that the property will be donated to Urban Ministries when rezoned to R-4 and stated he was available for any questions.

There being no more discussion, Mr. Powers made motion to recommend approval. The motion was seconded by Mrs. Jiminez and carried unanimously. Motion passed.

**County Zoning Cases**

**CASE NUMBER CZ-15-2021** Applicant: Oak Hill Estates

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

LOCATION: Property fronting on the west frontage of SR Highway 48/13, 700 +/- feet south of the Highway 48/13 & Attaway Rd. intersection.

TAX MAP: 133 PARCEL: 018.01 (P/O) ACREAGE: 2.29 +/-

Reason for Request: To create two single-family lots.

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 E-1 Single Family Estate District small scale development that is not out of character with the surrounding area & is within a node of residential development.
3. 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 6/21/2021, there have been no formal public comments submitted to the Regional Planning Commission but there were several phone calls with questions.

Mr. Robert Morgan spoke in favor of case stating that they were wanting to plot into individual house lots.

There being no further discussion, Mr. Rocconi made the motion to recommend approval. The motion was seconded by Mr. Spigner and all were in favor. Motion passed.

**CASE NUMBER CZ-16-2021** Applicant: Robert E. Morgan

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

LOCATION: Property fronting on the west frontage of SR Highway 48/13, 245 +/- feet north of the Highway 48/13 & Morgan Cir. Intersection.

TAX MAP: 133 PARCEL: 027.00 ACREAGE: 12.70

Reason for Request: Development of single-family 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 E-1 Single-Family Estate District small scale development that is not out of character with the surrounding area & is within a node of residential development.
3. 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 6/21/2021, there had been no formal public comments submitted to the Regional Planning Commission but there had been several phone calls with questions.

Mr. Swift asked Mr. Spainhoward if he would identify the size of an E-1 lot. Mr. Spainhoward stated that E-1 would be a minimum lot size of one acre and a lot width of 100 feet.

Mr. Houston Smith spoke in favor of the case stating that this would be just a little short subdivision with a cul-de-sac and that it would have to come back through review by County Highway Department for road and Building and Codes for drainage and storm water.

There being no further discussion Mr. Garrett made the motion to approve. The motion was seconded by Mr. Rocconi and all were in favor. Motion passed.

**CASE NUMBER CZ-17-2021** Applicant: Gordon Seay

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

LOCATION: Property fronting on the south frontage of Buck Rd., 800+/- feet east of the south intersection of Buck Rd. & Kirkwood Rd. Property also fronts on the east frontage of Kirkwood Rd., 700 +/- feet south of the south int. of Buck Rd. & Kirkwood Rd.

TAX MAP: 034 PARCELS: 056.00, 056.02, 056.06 ACREAGE: 138.28

Reason for Request: Property to be rezoned to allow for single-family subdivision 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 request is an extension of an existing R-1 Single Family Residential District that is currently being developed.
3. 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 6/21/2021, there have been no formal public comments submitted to the Regional Planning Commission.

Mr. Gordon Seay spoke in favor of case stating that they were going to build houses that are complimentary to the existing houses in the area.

There being no more discussion, Mr. Garrett made the motion to approve. Motion was seconded by Mr. Long. All were in favor and motion passed.

**CASE NUMBER CZ-19-2021** Applicant: Richard Davis

REQUEST: AG Agricultural District to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of SR Highway 149, 450 +/- feet west of the Highway 149 & Ussery Rd. South intersection.

TAX MAP: 100 PARCEL: 128.00 ACREAGE: 5

Reason for Request: Development of a vet clinic.

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. This portion of the county continues to see residential growth which has increased the need for commercial goods and services in the area.
3. The adopted Land Use Plan indicates that new rural commercial districts should be established to reduce trips into the city & the adopted Land Use Opinion Map indicates commercial in this 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 6/21/2021, there have been no formal public comments submitted to the Regional Planning Commission but there have been many phone calls with questions.

Mr. Christian Black spoke in favor of the case and stated that this was a larger tract that we divided five acres off of at the natural drain and that he was available for any questions.

With no further discussion, Mr. Rocconi made the motion to approve and seconded by Mr. Spigner. Motion passed.

**SUBDIVISION CASES:**

Mr. Parker read through the consent agenda cases.

**CASE NUMBER: S-62-2021** APPLICANT: IRELAND MLLC

REQUEST: Preliminary Plat Approval of CHERRY ACRES (CLUSTER)

LOCATION: East of Paul B Huff Parkway, north of Dover Road, west of and adjacent to North Liberty Church Road, approximately 1,350 feet north of the intersection of Dover Road and North Liberty Church Road.

MAP: 053 PARCEL: 008.01 (portion) ACREAGE: 29.75 # OF LOTS: 70 ZONING: R-1 GROWTH PLAN: UGB

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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 begins.

**CASE NUMBER: S-65-2021** APPLICANT: REDA HOME BUILDERS

REQUEST: Preliminary Plat Approval of CAVE SPRINGS COTTAGES CAVE SPRINGS ROAD

LOCATION: North of Providence Blvd. east of Ft. Campbell Blvd., north of and adjacent to Cave Springs and at the southern terminus of Circle Hill Drive.

MAP: 054D PARCEL: C 001.00 ACREAGE: 1.69 #OF LOTS: 10 ZONING: R-6 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

**CASE NUMBER: S-66-2021** APPLICANT: CIERA AND BILLY NETHERTON

REQUEST: Preliminary Plat Approval of SULLIVAN BRANCH CREEK SECTION 1 LOTS 1-6

LOCATION: South of Highway 13, west of and adjacent to Chambers Road, approximately 1,900 feet northwest of the Montgomery and Dickson County lines.

MAP: 151 PARCEL: 049.02 ACREAGE: 10.15 # OF LOTS: 6 ZONING: AG GROWTH PLAN: RA

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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 begins.
4. Approval by the Division of Groundwater Protection for all subsurface sewage disposal system (SSDS) areas.

Mr. Rocconi made the motion to approve consent agenda with Mr. Spigner second. All were in favor and motion passed.

Mr. Parker presented case.

**CASE NUMBER: S-59-2021** APPLICANT: JAMES AND SHERRY HODGES

REQUEST: Preliminary Plat Approval of THE FLATS

LOCATION: East of and adjacent to Highway 13, South of and adjacent to McWhorter Road, south of and adjacent to the intersection of Highway 13 and McWhorter Road.

MAP: 141 PARCEL: 086.00 ACREAGE: 31.33 # OF LOTS: 10 ZONING: AG GROWTH PLAN: RA

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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 begins.
4. Approval by the Division of Groundwater Protection for all subsurface sewage disposal system (SSDS) areas.
5. Approval by the Tennessee Department of Transportation (TDOT) for a highway connection permit to Highway 13.

VARIANCES REQUESTED:

1. Section 3.2.9 Subsection 2 to allow the residential common access easement to be approximately 900' in length, exceeding the maximum allowed of 750'. Mr. Parker presented the variances requested.
2. Section 3.2.9 Subsection 6 to allow a residential common access easement for the development without "Adequate fire protection, including fire hydrants, shall be installed in accordance with

the Subdivision Regulations and all other applicable Montgomery County codes and regulations.”

Mr. Cal Mckay spoke in favor of case stating that they felt using the common access easement was the safest way to access the property. He stated that there are a lot of sight distance issues and opposed to having nine driveways there would be one connection to 48/13. If we had the nine driveways we would not have to have the fire hydrants.

Mr. Powers asked Mr. Mckay if he felt like geometrically if people were going south on the residential common access easement is there enough room to U-turn and go north on 13. Mr. Mckay stated that they would meet the radius requirements for the Highway Department.

Mr. Dale Baggett of 2522 Center Pointe, Cumberland Furnace spoke in opposition stating that he owns property adjacent to this proposed subdivision. He stated the boundary lines don't seem to match what it's always been. He further stated that the access road has been an easement into his family's property for over a hundred years, the bottom floods and in 2010 it was totally underwater and he just does not think it is a good idea.

Mr. Danny Baggett of 1966 Highway 13 lives at this property. He passed pictures on cell phone of flooding from 2010. He stated the property line is still not right. He further stated if anything goes out there it puts it on me.

Mr. Mckay spoke in rebuttal stating that the property has not been surveyed yet for property lines. He further stated that the houses built will be out of the floodplain as required. He stated the existing driveway is not where we have proposed the common access.

Mr. Tyndall asked Mr. Mckay if they would give access to Mr. Baggett, will you provide an easement. Mr. Mckay stated that if there is an easement we will show it accordingly.

Mr. Greg Hodges spoke in opposition of the case. He stated that he was the brother of the owner of property and there was a probate of his father's estate that hasn't been closed. He requested no rezoning of the property until the probate was closed. He stated that there were conflicts of interest all over Arnold Hodges estate and we are fixin to pursue it legally. He reiterated that he did not want this property rezoned until the probate was finished. Mr. Swift proceeded to tell Mr. Greg Hodges that this was not a zoning case, this is a subdivision case.

Mr. Powers made the motion to approve both variances on the case. Mr. Kimbrough seconded, Mr. Rocconi abstained with all others in favor, motion passed.

Mr. Kimbrough asked Mr. Tyndall to explain the limitations to the audience what our (Commission) limitations are on approving subdivisions. Mr. Tyndall stated that you (Commission) are approving the preliminary layout and the concept here as the engineer continues to work with the County Highway Supervisor or the Utility District or others, the plan could shift slightly or the lot lines by a couple feet here or there. He continued that we approve a preliminary plat they then go out and pull other permits from different departments, they construct those and then they will come in for final plat approval once all that has been done and all the departments check on it. He further stated that today you (Commission) are approving the two variances requested and the preliminary.



Mr. Kimbrough made the motion to approve case S-59-2021 as amended with Mr. Spigner second. Mr. Rocconi abstained all others in favor and motion passed.

Mr. Parker presented the case.

**CASE NUMBER: S-60-2021** APPLICANT: FAITH MISSION MINISTRIES

REQUEST: Preliminary Plat Approval of CANTIGNY PARK (CLUSTER)

LOCATION: North of the Purple Heart Parkway, west of and adjacent to Shaw Drive, approximately 830 feet west of the intersection of Shaw Drive and Evans Road.

MAP: 029 PARCEL: 060.00 ACREAGE: 18.60 # OF LOTS: 55 2. ZONING: R-1A GROWTH PLAN: CITY

STAFF RECOMMENDATION: Preliminary plat approval subject to the conditions listed.

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

Mr. Cal Burchett spoke in favor of the case stating that they were aware of the improvements needed for the road, water, and sewer and that they would work with departments on those. Mr. Powers asked if they would be able to do the improvements within the existing right of way. Mr. Burchett stated that he believed so, that it is about a forty foot right of way right now, with ditches on the side. Mr. Powers asked if Mr. Burchett knew scope of what improvements would be made. Mr. Burchett stated that the Street Department stated 24 foot of pavement width.

Mrs. Donna Carney-Barry spoke in opposition of the case stating that her family, who were present at meeting, have been back there for over seventy-five years and that road is only built for one car, how are you going to widen, are you going to take property away from the people. She further stated that there have been no fires, no break-ins, nothing the whole time they have lived there. She stated that if you are going to put 55 units back there where is the road going to come in at. She asked how would you widen it (road). She asked why would you not bring in off Purple Heart, this is a one lane road. She stated that you can't unless you take property make this a wider road. Mr. Swift stated that taking of property would not happen.

Mr. Swift asked Mr. Cowan, City Street Department, to come forward. Mr. Cowan stated that we (Street Department) have reviewed this preliminary and will be requiring the widening of existing Shaw Drive, we anticipate about 24 feet of pavement to be placed within existing right of way. Mr. Tyndall asked if improvements were going to be from the entrance of this subdivision to Evans Road. Mr. Cowan stated that yes that is correct. Mr. Powers asked Mr. Cowan if they would make sure that property rights were protected. Mr. Cowan stated yes, that is correct. Mr. Spigner asked Mr. Cowan to explain right of way.

Mr. Cowan stated that the city actually owns more than just the paved area, they own, he believes, forty feet.

There was an aside discussion (inaudible) between Mrs. Carney-Barry in audience and Mr. Cowan for approximately six minutes.

Mr. Garrett called point of order and confirmation and asked if it was possible to maybe ask for a deferment to get the survey done first.

Mr. Tyndall asked Mr. Cowan when Mr. Burchett brings you a construction plan it will show whether or not it can fit in right of way, is that correct. Mr. Cowan stated that yes that is the case.

Mr. Rocconi made the motion to approve with a second by Mr. Kimbrough. All were in favor and motion passed.

Mr. Parker presented the case.

**CASE NUMBER: S-61-2021 APPLICANT: JOHN HOLLEMAN**

**REQUEST: Preliminary Plat Approval of MAYNARD PARK (CLUSTER)**

**LOCATION: North of the 101st Airborne Division Parkway, east of and adjacent to Ringgold Road, approximately 550 feet south of the Ishee Drive and Ringgold Road intersection.**

**MAP: 030 PARCEL: 011.02 ACREAGE: 17.6 # OF LOTS: 58 3. ZONING: R-2 GROWTH PLAN: CITY**

**STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.**

1. Approval by the City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

Mr. Houston Smith spoke in favor of the case stating that it met all requirements of preliminary plat approval. He stated he is aware that the Street Department will require some road improvements and Gas and Water may require utility upgrades and we will address all of those at the construction drawing phase.

Veronica Johnson of 1044 Ishee Drive, stated that there are 24 homes that will border that area. It is a wildlife area now, those wildlife will be disrupted. She stated that all of those people who bought those homes bought them because there was no neighbors and privacy behind them. She stated limited access in and out now and this would make it be more congested. She continued by stating that flooding is a problem in the area. She stated she strongly opposes.

Ashley Taylor 1156 Ishee Drive, spoke in opposition, stating that the water will be the problem, area is prone to flooding.

With no further discussion Mr. Spigner made the motion to approve with Mr. Rocconi second. All were in favor. Motion passed.

Mr. Parker presented the case.

**CASE NUMBER: S-63-2021** APPLICANT: R & W HALL PROPERTIES, INC.

REQUEST: Preliminary Plat Approval of PORT ROYAL FARMS

LOCATION: South of and adjacent to Highway 76, immediately south of the intersection of Highway 76 and Port Royal Road.

MAP: 061 PARCEL: 007.00 ACREAGE: 15.09 # OF LOTS: 10 ZONING: E-1 GROWTH PLAN: RA

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

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 begins.
4. Approval by the Division of Groundwater Protection for all subsurface sewage disposal system (SSDS) areas.
5. Approval by the Tennessee Department of Transportation (TDOT) for a highway connection permit to Highway 76.

VARIANCES REQUESTED:

1. The applicant is requesting a variance from Section 4.1.9 Subsection 1. of the Subdivision Regulations to allow a cul-de-sac length for the proposed "Road A" of approximately 999 feet in length, which exceeds the maximum allowed of 750 feet.

Mr. Houston Smith spoke in favor of case stating that they were trying to take best advantage of property, that it is bound by pretty significant wetlands.

Mr. Vester Carney spoke in opposition of the case stating there were some questions concerning drainage of property. He also stated that the water supply comes from Henrietta, would they continue to supply water with proper pressure.

Mr. Houston Smith came forward in rebuttal to answer concerns. He stated that as far as storm water drainage we will have to have approval by the Tennessee Department of Environmental and Conservation and also Montgomery County Building and Codes, they will review and make sure we meet all those codes. He stated as far as the water pressure of the domestic lines East Montgomery Utility District will serve this one and they have identified some upgrades that will be required, stating that this will not only help this subdivision but also the surrounding with low pressure as well.

Mr. Garrett made the motion to approve variance with Mr. Long second. All were in favor and motion passed.

Mr. Spigner made the motion to approve the case with variances. Mr. Powers second all were in favor. Motion passed.

**SITE REVIEW CASES:**

Mr. Swift asked if any cases need to be pulled from consent agenda.

No cases were pulled from consent agenda and Ms. Russell read through the consent agenda cases.

**CASE NUMBER: SR-35-2021** APPLICANT: Shinhung Global USA, Inc. AGENT: Jon Searle DEVELOPMENT: Shinhung Global Warehouse Facility PROPOSED USE: Storage/Warehouse/Distribution LOCATION: 110 Life's Good Way MAP: 009-014.08, 015-003.01 ACREAGE: 42

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-36-2021** APPLICANT: William Beach AGENT: Cal Burchett  
DEVELOPMENT: Beach Oil Store- Exit 11 PROPOSED USE: Gas station/Convenience Store  
LOCATION: S. Gateway Blvd. MAP: 063, 067.00 ACREAGE: 1.50

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. Subdivision plat completed.
4. Approval of a landscape plan.

**CASE NUMBER: SR-37-2021** APPLICANT: CB Investments LLC AGENT: Brad Weakley  
DEVELOPMENT: Peachers Mill Multi-Family PROPOSED USE: Multifamily  
LOCATION: 550 Peachers Mill Road MAP: 054D-D-019.00 and 023.00 ACREAGE: 22.

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.

**CASE NUMBER: SR-39-2021** AGENT: Vernon Weakley  
DEVELOPMENT: Cunningham Plaza PROPOSED USE: Multifamily/Townhomes  
LOCATION: Quin Lane MAP: 043 001.12 ACREAGE: 16.1.

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans and as built by the Office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department.

3. Subdivision plat completed.
4. Approval of a landscape plan.

Mr. Rocconi made the motion to approve consent agenda with Mr. Powers second, all were in favor. Motion passed.

**OTHER BUSINESS:**

**A. SUBDIVISION REGULATION UPDATES**

Mr. Tyndall asked that the subdivision updates be deferred until July meeting.

Mr. Kimbrough made the motion to approve with Mr. Powers second. All were in favor. Motion passed.

**B. MONTHLY PROFIT AND LOSS STATEMENT**

Mr. Spigner made the motion to approve with Mr. Rocconi second. All were in favor. Motion passed.

**C. LETTER OF CREDIT**

**1. GLENSTONE ROW**

Mr. Spigner made the motion to approve with Mr. Rocconi second and Mr. Powers abstained. All others were in favor. Motion passed.

Mr. Kimbrough made the statement that something has to be done about what occurred earlier in the meeting. The people in opposition to the subdivisions need to understand that they do not stand a chance and need to be told this. Mr. Tyndall stated that this could be talked about after the meeting.

The meeting was adjourned at 4:19 PM

ATTEST:



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Richard Swift, Chair