



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: SEPTEMBER 28, 2021

Time: 2:00 PM

Members Present

Bryce Powers, Vice Chairman

Stacy Streetman

Wade Hadley

Bill Kimbrough

Maria Jiminez

Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brad Parker, Subdivision Coordinator

Brent Clemmons, Design Review Coordinator

Angela Latta, Planning Tech

John Spainhoward, Zoning Coordinator

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Support

Chris Cowan/Jerome Henderson, City Street Dept.

Jeff Bryant, County Highway Department

Ben Browder, Clarksville Gas & Water

Justin Crosby, Building & Codes

Sgt. Brett Norfleet, Clarksville Police Department

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

Pledge of Allegiance.

Approval of Minutes

Mr. Powers asked for a motion for approval of the minutes from August 24, 2021 meeting. Mr. Kimbrough moved to recommend approval. The motion was seconded by Wade Hadley and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced the deferrals which include CZ-28-2021 and S-79-2021. He also stated that S-101-2021 was withdrawn. There being no more discussion, Mr. Hadley recommended approval of deferrals. The motion was seconded by Bill Kimbrough and carried unanimously.

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

City Zoning Cases

CASE NUMBER Z-42-2021 Applicant: John Crow

REQUEST: C-2 General Commercial District to C-5 Highway & Arterial District

LOCATION: Property fronting on the south frontage of Paradise Hill Rd., 320 +/- feet east of the Paradise Hill Rd. & Boilin Ln. intersection.

TAX MAP: 079D PARCEL: E 007.00 ACREAGE: 1.11 +/-

REASON FOR REQUEST:

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. The adopted Land Use Plan indicates that the present C-2 zoning classification is assumed to be correct unless the proposed zoning is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical, or social nature were not considered in the present plan which have substantially altered the character of the area.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

John Crow spoke in favor of the case stating that he would like to reach a resolution on this case.

Marcus Minor spoke in favor of the case stating that he had examples of other companies doing the same things he is trying to do.

Justin Crosby, Building Official for City of Clarksville came forward and stated he was available for questions. He stated that the towing lot is grandfathered in, it is the car sales that is not.

Mr. Kimbrough stated that C-5 is Highway & Arterial and that is not a highway & arterial road. Mr. Crosby replied that it is not considered highway & arterial.

Mr. Powers stated to Mr. Crosby that it was mentioned that others who sell cars and is a towing lot that are C-2, are you aware of those. Mr. Crosby stated that you can sell cars related to towing lot but you can not have a car lot in lieu of towing lot.

Mr. Hadley asked of Mr. Crow if this was going to be a tow lot or a car lot. Mr. Crow stated that it is a tow lot. Mr. Hadley stated that it should be in conformance then. Mr. Crow stated that it was his understanding that you have to permission from Building and Codes or Planning Commission in order for the state to allow license.

Mr. Crosby stated that he could certainly get them a letter stating that it is a towing lot and that they could sell the cars related to the towing lot but that would not get them a license for car sales.

Mr. Powers asked Mr. Crow if a deferral would be wanted to get the letter from Building and Codes. Mr. Crow stated that he would not be against a deferral to try to work things out.

There being no further discussion Mrs. Streetman made the motion to defer. The motion was seconded by Mr. Kimbrough and motion passed unanimously.

CASE NUMBER Z-43-2021 Applicant: Twosome Partners Mark Pirtle Agent: Lose Design Mike Wyre

REQUEST: C-5 Highway & Arterial Commercial District to C-2 General Commercial District

LOCATION: Property located southeast of the Tiny Town Road and Needmore Road intersection.

TAX MAP: 018 PARCEL: 019.03 ACREAGE: 14.02 +/-

REASON FOR REQUEST: Proposed zoning is to facilitate a multi-family development immediately north of Solis

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. C-2 zoning permits the opportunity for general goods and services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential and commercial developments should be encouraged.
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 09/27/2021 there have been no formal comments.

John Crabbe spoke in favor of the case stating that after talking with the staff that he thought the C-2 suited the property and that they should be able to meet the commercial need for C-2.

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

CASE NUMBER Z-49-2021 Applicant: William Revell Agent: Suresh Burle

REQUEST: AG Agricultural District to C-5 Highway & arterial Commercial District/R-4 Multiple Family Residential District

LOCATION: Property fronting on the south frontage of Tiny Town Rd., 775 +/- feet west of the Tiny Town Rd. & Allen Rd. intersection.

TAX MAP: 006 PARCEL: 041.02 ACREAGE: 7.27 +/-

Reason for Request: For commercial and multifamily 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-5 Highway & Arterial Commercial & R04 Multiple Family Residential Zoning is consistent with the development pattern in the area and is not out of character.
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 09/27/2021 there have been no formal public comments.

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

CASE NUMBER Z-51-2021 Applicant: Milam Family, LLC Jamie Milam Agent: Allen Moser

REQUEST: O-1 Office District to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Old Ashland City Rd., 80+/- feet east of the Golf Club Ln. & Old Ashland City Rd. intersection.

TAX MAP: 080B PARCEL: 006.00 ACREAGE: .32 +/-

Reason for Request: Extension of existing zoning classification consistent with the land use plan. Medical office is obsolete. C-2 zoning allows for redevelopment of existing structure to appeal to broader prospective tenant.

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged.

3. The C-2 General Commercial District request is an extension of the existing C-2 zoning district to the north & west.
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 09/27/2021 there had been no formal public comments.

Allen Moser spoke in favor of the case stating he was available for any questions.

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

CASE NUMBER Z-52-2021 Applicant: Allen Moser

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

LOCATION: Property located east of Ft. Campbell Blvd., South of Concord Dr., West & North of W. Bel Air Blvd.

TAX MAPS: 043K PARCELS: A 030.00 ACREAGE: 12.67 +/-

Reason for Request: Request for C-2 zoning is highest and best use as it allows for future mixed use, multifamily, and/or commercial development. This request is consistent with the land use plan. C-2 zoning provides a buffer between the C-5 arterial commercial zone to the west and the R-1 single family zoning to the east. Intended access for the parcel is from 1445 Ft. Campbell Blvd.

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. The property does not lend itself to commercial development potential due to topography & lack of visibility from Fort Campbell Blvd.
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 09/27/2021 there had been no formal public comments.

Allen Moser spoke in favor of the case stating that he feels like this a downgrade from existing zoning. He stated he does have a mixed-use plan that is still in preliminary stage. He stated that he would like for the front to be commercial and depending on how that goes possibly do some commercial and office use into the tract he is rezoning, also considering doing a multi-family development with daycare aspect. Mr. Kimbrough asked Mr. Moser if he is intending or using 1445 as access. Mr. Moser stated that 1445 Fort Campbell Boulevard will be the access point.

There being no further discussion Mr. Kimbrough made the motion to approve and Mrs. Streetman seconded. Mrs. Jiminez opposed. Motion passed.

CASE NUMBER Z-53-2021 Applicant: Preston Langford Agent: William Belew

REQUEST: O-1 Office district to C-2 General Commercial District

LOCATION: A tract east of Warfield Blvd., west of Roanoke Rd., north of Rossvie Rd.

TAX MAP: 040 PARCEL: D 032.01 ACREAGE: 1.69 +/-

Reason for Request: To attach adjoining C-2 property and extend C-2 zoning to make a land locked parcel usable.

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & commercial developments should be encouraged.
3. The C-2 General Commercial District request is an extension of the existing C-2 zoning district to the north & west.
4. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 09/27/2021 there have been no formal public comments.

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

CASE NUMBER Z-54-2021 Applicant: Joel & Shirley Plummer Agent: Chris Blackwell

REQUEST: R-1 Single-Family Residential to R-6 Single-Family Residential

LOCATION: Three properties fronting on the east frontage of Old Russellville Pike, 320 +/- feet south of the Old Russellville Pike & Hickory Trace Rd. intersection.

TAX MAP: 041 PARCEL: 032.01 ACREAGE: 4.62 +/-

Reason for Request: More dense single-family development and to transition down from adjoining multifamily property.

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential District is not out of character with the surrounding developments.

3. Adequate infrastructure will serve 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.
4. No adverse environmental issues have been identified.

Mr. Spainhoward stated that as of 4:30 PM 09/27/2021 there have been no formal public comments.

There being no further discussion Mr. Hadley made the motion to approve and Mrs. Jiminez seconded. All were in favor. Motion passed.

CASE NUMBER Z-55-2021 Applicant: Powers & Atkins, LLC

REQUEST: R-3 Three Family Residential District to R-4 Multiple-Family Residential District

LOCATION: Property located on the east frontage of Richardson St. 190 +/- feet south of the Richardson St. & Crossland Ave. intersection.

TAX MAP: 066M PARCEL: D 004.01 ACREAGE: 1.03 +/-

Reason for Request: To clean up split zoning of property.

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request is an extension of the R-4 Multi-Family Residential District to the south and it brings the entire tract into the R-4 Multi-Family Residential District.
3. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Jimmy Bagwell spoke in favor of the case stating it was a clean up of zoning and that he was available for questions.

Mr. Kimbrough made the motion for approval of case. Motion was seconded by Mrs. Streetman. Mr. Powers abstained. Motion passed.

CASE NUMBER Z-56-2021 Applicant: Sandra Sims Agent: Brian Bryant

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

LOCATION: Property fronting on the north/west frontage of Edmondson Ferry Rd., 365 +/- feet north of the Hawkins Rd. & Edmondson Ferry Rd. intersection.

TAX MAP: 079K PARCEL: B 027.00, B 028.01 ACREAGE: 2.5 +/-

Reason for Request: To develop 16 +/- townhomes.

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

DEFERRAL

1. The applicant has requested a one-month deferral to prepare requested site distance analysis.

Mr. Spainhoward stated that as of 4:30 PM 09/27/2021 there have been no formal public comments.

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

CASE NUMBER Z-57-2021 Applicant: Abrahamson Family Trust Agent: Wayne Wilkerson

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

LOCATION: Property fronting on the north frontage of Tiny Town Rd., 305 +/- feet east of the Tiny Town Rd. & Heritage Pointe Dr. intersection.

TAX MAP: 008 PARCEL: 014.00 ACREAGE: 14.97 +/-

Reason for Request: To allow for mixed use 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. C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential. The adopted Land Use Plan states that mixed use, residential & Commercial developments should be encouraged.
3. The proposed C-2 General commercial District is not out of character with the surrounding zoning & development pattern in the area.
4. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 09/27/2021 there have been no formal public comments.

Wayne Wilkinson spoke in favor of the case stating that the property is under contract to be purchased subject to rezoning. He stated the developer who is purchasing the property intends to have a retail commercial lot on the front portion, to have a street going back to offices and businesses with the wider area being multi-family.

(Inaudible) Beatty spoke in opposition of case asking if a street light would be put in. The traffic is bad already and a traffic light is needed. She stated it is a safety issue.

Chris Cowan of City of Clarksville Street Department stated that this is a state road and there are numerous requests for traffic lights on Tiny Town Road but at this time there is no funding for this traffic signal.

Mr. Kimbrough made the motion for approval of case. Motion was seconded by Mrs. Jiminez. All others were in favor. Motion passed.

CASE NUMBER Z-58-2021 Applicant: Warenda Barker, Ronnie Bell, Debra Whitlock, Ferguson Bell, Freda O'neal Agent: Landmark Partnership Calvin Ligon

REQUEST: AG Agricultural District to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the north frontage of Needmore Rd., 300+/- feet south of the Needmore Rd. & Bell Rd. intersection.

TAX MAP: 032 PARCEL: 053.02 ACREAGE: 15.29 +/-

Reason for Request: For future development of multifamily units. In growth plan area. Need the 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 Multi-Family Residential District is not out of character with the surrounding development pattern.
3. The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community.
4. Adequate infrastructure serves the site and no adverse environmental issues were identified relative to this request.

Calvin Ligon spoke in favor of the case stating he was available for questions.

Mr. Hadley made the motion for approval of case. Motion was seconded by Mrs. Jiminez. All others were in favor. Motion passed.

CASE NUMBER Z-59-2021 Applicant: Luke Baggett Agent: Syd Hedrick

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

LOCATION: Property fronting on the east frontage of Oak Ln., east of the Oak Ln. & Lucas Ln. intersection.

TAX MAP: 079D PARCEL: G 034.00, G 007.00, G 033.00 ACREAGE: 3.08 +/-

Reason for Request: Our intentions are to develop a few R-6 lots on Oak Lane.

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential District is not out of character with the surrounding developments.
3. 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.
4. No adverse environmental issues have been identified.

Syd Hedrick spoke in favor of the case stating that this area is topographically challenged and that Mr. Baggett will be building some nice affordable homes to better serve the community.

Mr. Kimbrough made the motion for approval of case. Motion was seconded by Mr. Hadley. All others were in favor. Motion passed.

CASE NUMBER Z-60-2021 Applicant: Benny Skinner

REQUEST: R-2 Single-Family Residential to R-6 Single-Family Residential

LOCATION: Property located on the southwest corner of the Greenwood Ave. & Kleeman dr. intersection.

TAX MAP: 079C PARCEL: E 012.00, E 012.01, E 013.00 ACREAGE: 1.41 +/-

Reason for Request: Redevelopment for single family homes.

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential District is not out of character with the surrounding developments.
3. 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.
4. No adverse environmental issues have been identified.

Mr. Spainhoward stated that public comments were provided on pages 94, 95, and 96.

Jimmy Bagwell spoke in favor of the case stating that the two existing houses will remain and subdivide another 2 to 3 lots off of Kleeman Drive.

Mr. Powers stated that the emails were addressing the storm drain on the property and was Mr. Bagwell aware of the storm drain. Mr. Bagwell stated that they were and that the storm drains would be worked around.

Mrs. Streetman made the motion for approval of case. Motion was seconded by Kimbrough. All others were in favor. Motion passed.

CASE NUMBER Z-61-2021 Applicant: Estate of Eddie R. Key Glenda Griswold Agent: Hall Matthews Crye-Leike Realtors Inc.

REQUEST: R-3 Three Family Residential District to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the south frontage of Needmore Rd., south of the Needmore Rd. & Turner Ln. intersection.

TAX MAP: 032P PARCEL: E 001.00 (p) ACREAGE: 2.4 +/-

Reason for Request: the zone request is to bring the current R-3 zone into compliance that currently contains two multifamily buildings.

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 Multiple Family Residential District brings the existing structures into the appropriate zoning classification & is not out of character with the surrounding developments.
3. Adequate infrastructure serves the site and no adverse environmental issues have been identified.

Hal Matthews spoke in favor of the case stating that this would bring the property into compliance.

Mr. Spainhoward stated that as 4:30 PM 09/27/2021 there had been no public comments.

Mrs. Streetman asked of the Street Department what the comment regarding future potential impact is referring to.

Mr. Cowan stated that the Transportation 2020 Plan includes a project on Needmore Road, Tiny Town to Boy Scout Road (Phase 1) and there will be more improvements along Needmore Road in the future (Phase 2).

Mr. Spainhoward stated that we (Regional Planning Commission staff) have the Transportation 2020 Plan and that it is referenced if we have a site plan submitted we will coordinate with the street department for reservation of additional setbacks.

Mr. Hadley made the motion for approval of case. Motion was seconded by Mrs. Jiminez. All others were in favor. Motion passed.

County Zoning Cases

CASE NUMBER CZ-25-2021 Applicant: Gayle Lockerman Agent: Jeremy Means

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

LOCATION: Property located at the northwest corner of the Sango Dr. & Old Sango Rd. intersection.

TAX MAP: 082 PARCEL: 131.00 ACREAGE: 5.85 +/-

Reason for Request: To extend R-4 zoning from the south to develop a condominium project.

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The request is an extension of the R-4 Multi-Family Residential District to the south.
3. The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community.
4. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that a phone call was received in opposition and that emails are shown through page 11. He further stated that some of the phone calls were regarding traffic and that a traffic assessment was required by the county highway superintendent and was reviewed as acceptable.

Jeremy Means spoke in favor of the case stating he was available for any questions.

Steven Turner spoke in opposition of the case stating he was the representative for Wilson Way HOA. He stated that this area is typically R-1 and R-2 but there has been increase of R-4 and he stated that would bring with it all of the high-density issues. He further stated that there was no transitional area from R-1 to R-4. He stated traffic would be a problem, problem for the schools, and essential services. He spoke of the development occurring currently. He stated that they were not opposed to rezoning but felt that it needed to be right for Sango which is around family, community, and safety.

Jodi Griffey spoke in opposition of the case stating the R-4 previously approved was adjacent to commercial property and that this R-4 is adjacent to our property which is R-1 and Agricultural and there is no way to widen Sango Drive, traffic would be an issue. She stated maximum they wanted was R-2 or R-2D that R-4 is too much and R-2D would be a push.

Brooke Pember spoke in opposition of the case stating that traffic is a concern. She stated she did not know what traffic engineer you guys (Planning Commission) sent out there but he must have been taking a nap or on his phone, that this was not acceptable amount of traffic. She further stated that this would heavily stress this area, both traffic and schools.

Mr. Powers stated that the traffic assessment was submitted by the applicant and approved by the County Highway Department, the Regional Planning Commission does not prepare or review those traffic assessments.

Mr. Means stated in rebuttal that a 25-foot buffer would be left between them and the Wilson Way.

Mr. Kimbrough asked if it was going to be condominiums. Mr. Means stated yes. Mr. Powers asked price point and Mr. Means stated \$200,000 approximately and they would be owner occupied.

A person from the floor asked if there was a chance for rebuttal of rebuttal. Mr. Powers stated no and Mr. Tyndall presented the rules for rebuttal.

Mr. Powers asked if a landscape buffer would be required. Mr. Tyndall stated that R-4 against R-1 in the Urban Growth Boundary would require the dedicated landscape buffer.

There being no further discussion, Mr. Kimbrough made the motion to recommend approval. The motion was seconded by Mr. Hadley. Mrs. Streetman voted against, all others were in favor. Motion passed.

CASE NUMBER CZ-26-2021 Applicant: Erle Butts Agent: Chris Blackwell

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

LOCATION: Property fronting on the west frontage of Butts Dr., 600 +/- feet north of the Dover Rd. (US 79) & Butts Dr. intersection.

TAX MAP: 053 PARCEL: 006.06 (p) ACREAGE: .81

Reason for Request: To expand existing self-storage business

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-5 Highway & Arterial zoning request is an extension of the existing C-5 district to the south.
3. The request will permit the extension of the existing self-storage facility. Improvements to Butts Dr. may be needed if additional driveway connections are made to Butts Dr.
4. Compliance with the Ft. Campbell Sabre Overlay regulations will be required at Site Plan Approval.
5. No adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 09/27/2021 there had been no formal public comments.

There being no further discussion Mrs. Streetman made the motion to approve. The motion was seconded by Mrs. Jiminez and all were in favor. Motion passed.

CASE NUMBER CZ-27-2021 Applicant: William Griffy Agent: Byard & Mabry

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

LOCATION: Property fronting on the west frontage of York Rd., 3,500 +/- feet west of the Dotsonville Rd & York Rd. intersection.

TAX MAP: 053 PARCEL: 197.01 ACREAGE: 52.11 +/-

Reason for Request: For single family 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 R-1 Single Family Zoning District is not out of character with the existing surrounding developments & recent residential subdivision submittals.
3. Adequate infrastructure will serve the site and no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that emails had been received for public comment and they are provided on staff report.

Chad Byard spoke in favor of the case stating he was available for any questions.

Walter Miller spoke in opposition of the case stating this would be an isolated case of urban sprawl in the middle of a semirural community surrounded by agriculture and trees. It is a quiet place now and this would destroy that ambiance. He stated that the property is not suitable for development it has poor drainage and is hilly, there is no sewer line and no utility easement along York Road. He stated that there is inadequate water supply. So final approval would have to wait until the water was available. He

stated that this violates the Montgomery County Land Use Plan which states to support and sustain a rich quality of life for all citizens. He further stated this would not be the case for the residents of York Road and the surrounding area. He stated that the whole thing only came to the resident's attention when the rezone sign went up. He submitted to the Commission a petition in opposition of the case with over 50 signatures.

Julie Bisgaard spoke in opposition of the case stating that she wanted to address two factors traffic and schools. She stated there are wrecks on the road and that if you walk or n=bike there is no shoulder or street lights. She stated that busing students is a challenge in the area. She stated that by EPA guidelines this is not a walkable neighborhood.

Louis Wortham spoke in opposition to the case stating that the encroachment is continuing to destroy history, heritage and lifestyle.

Chad Byard spoke in rebuttal stating that the school issue that was spoken about, this property is located directly south of the Montgomery County School System property, if this was selected as property for new school it would be easily accessible. He stated that a s far as drainage there is a sinkhole on the property that would be used for all of our drainage. He stated that we hope and believe we will have City of Clarksville sewer to this property. He stated Woodlawn Hills has stated they will have water availability within 18 months or so.

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

SUBDIVISION CASES:

CASE NUMBER: S-100-2021 APPLICANT: City of Clarksville

REQUEST: Preliminary Plat Approval of POLLARD ROAD EXTENSION RIGHT-OF -WAY DEDICATION

LOCATION: East of current terminus of Pollard Road

MAP: 042 PARCEL: 017.01 ACREAGE: .20 #OF LOTS: 0 ZONING: AG 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 begin.
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.

There being no further discussion Mr. Hadley made the motion to approve and Mr. Kimbrough seconded. All were in favor. Motion passed.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases.

CASE NUMBER: SR-53-2021 APPLICANT: Jeff Porter U-Haul of Nashville AGENT: Cal Burchett
DEVELOPMENT: U-Haul New Providence PROPOSED USE: Warehouse LOCATION: 722 Providence Blvd.
MAP: 054E D 006.00 & 007.00 ACREAGE: 1.3

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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

CASE NUMBER: SR-57-2021 APPLICANT: Riverland Partners AGENT: Jimmy Bagwell
DEVELOPMENT: Warrioto Hills Townhomes PROPOSED USE: Multifamily
LOCATION: Ramblewood Drive. MAP: 090, 054.00 ACREAGE: 17.63

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all grading, drainage and water quality plans by the County Building and Codes Department.
2. Approval from the Cunningham Utility District.
3. Approval from the Division of Ground Water Protection.
4. Copy of the Executed Contract or other acceptable legal document between Adenus and the developer/owner. This will need to reference acceptance of the sewer lines, any drip irrigation or other infrastructure.
5. Approval of a landscape buffer plan.

CASE NUMBER: SR-58-2021 APPLICANT: Greenspace Partners AGENT: Jimmy Bagwell
DEVELOPMENT: The Quarry Townhomes PROPOSED USE: Multifamily
LOCATION: Old Russellville Pike MAP: 056 074.00,074.01,074.02 ACREAGE: 11.28

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 City Traffic Engineer.
4. Approval of a landscape plan.
5. HOA agreement recorded.

CASE NUMBER: SR-60-2021 APPLICANT: Fulton Wilson AGENT: Cal Burchett
DEVELOPMENT: AT&T Engineering Construction Office PROPOSED USE: Office/Storage
LOCATION: 160 Old Farmers Road MAP: 081.00, 033.10 ACREAGE: 7.50

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

CASE NUMBER: SR-61-2021 APPLICANT: RDM3 LLC AGENT: Cal Burchett
DEVELOPMENT: Sango Square, Lot 4 PROPOSED USE: Retail
LOCATION: Hwy 76/MLK JR Parkway MAP: 063, 040.07 ACREAGE: .77

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/minor plat completed.
4. Approval of a landscape plan.

There being no further discussion Mr. Kimbrough made the motion to approve consent agenda and Mr. Mr. Hadley seconded. Mr. Powers abstained from SR-57-2021 and SR-58-2021. All were in favor and motion passed.

Ms. Russell presented case.

CASE NUMBER: SR-59-2021 APPLICANT: Paul Krueckeberg AGENT: Cal Burchett
DEVELOPMENT: Wilson Park PROPOSED USE: Multi-family
LOCATION: Wilson Road MAP: 081 039.00 ACREAGE: 27.7

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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

Cal Burchett spoke in favor of case stating this property had just been rezoned to R-5 and that it is in compliance. He further stated that he would work with all departments for remaining approvals.

Andrew Shem spoke in opposition of the case for his condominium association stating their concerns are schools, roads and density. He stated that there are already R-4 that are being developed and additional units will strain the schools. He stated that a portion of the units will be on our street, the traffic is already a strain on the streets surrounding especially when school starts and ends. He stated the association would like to know if a traffic study had been done and if not, could one be done. He stated that they are not against density, just done in a way that is compatible with the surrounding communities. He stated that the association had ideas on how to improve the plan. He stated that the association had questions, are the townhomes 1 or 2 story, are they going to be rentals, and why do they need dumpsters.

Mrs. Streetman asked Cal Burchett if the plans are for 1 or 2 story. Mr. Burchett stated that they were 2 story.

Mr. Hadley asked Mr. Burchett if they followed the zoning. Mr. Burchett stated that yes, they were.

Mr. Powers asked Mr. Burchett about the dumpsters, could they be moved. Mr. Burchett stated yes.

Mr. Hadley made the motion to approve with Mrs. Jiminez second. All were in favor. Motion passed.

CASE NUMBER: AB-3-2021 APPLICANT: Juanita Porter and Carolyn Dyson AGENT:
DEVELOPMENT: Juanita Porter and Carolyn Dyson PROPOSED USE: Abandonment
LOCATION: South of Hyman Street, north of Artic Street, west of Red River Street. MAP: North of 066D B
014.00 and south of 066D A 006.00 ACREAGE: .016

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

Mr. Kimbrough made motion for approval. Mrs. Streetman seconded. All were in favor. Motion passed.

CASE NUMBER: AB-4-2021 APPLICANT: Robert Taylor and Daniel Raney AGENT:
DEVELOPMENT: Robert Taylor and Daniel Raney PROPOSED USE: Abandonment
LOCATION: South Peterson Lane, north of Warren Drive, west of Faye Drive. MAP: North of 055D A
007.00 and south of 055D B 028.00 ACREAGE: .03

STAFF RECOMMENDATION: DISAPPROVAL

Mr. Kimbrough made the motion for disapproval based on it needs to have connectivity into the site.
Mr. Hadley seconded and all were in favor. Motion for disapproval passed.

OTHER BUSINESS:

A. SUBDIVISION REGULATION UPDATES

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

B. ANNEXATION PLAN OF SERVICE A-3-2021

Mr. Tyndall stated that it is for three small parcels 7 +/- acres at the edge of Little Hope Road and Highway 76.

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

C. CHANGES TO EMPLOYEE HANDBOOK AND POLICIES

Mr. Tyndall stated the new and old pages were provided in packet.

Mrs. Streetman made the motion to approve with Mrs. Jiminez second. All others were in favor. Motion passed.

D. BOND AMOUNT APPROVAL FOR THE FLATS

E. BOND AMOUNT APPROVAL FOR CROSLIN TERRACE

Mr. Tyndall stated that without objection both bond approvals would be passed with one vote.

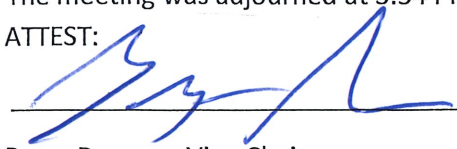
Mrs. Streetman made the motion for approval and Mrs. Jiminez seconded. Mr. Powers abstained. All were in favor and motion passed.

F. MONTHLY PROFIT AND LOSS STATEMENT

Mrs. Jiminez made the motion for approval and Mr. Hadley seconded. All were in favor and motion passed.

The meeting was adjourned at 3:54 PM

ATTEST:



Bryce Powers, Vice-Chair