



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

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MINUTES

Date: February 22, 2022

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Thom Spigner, Vice Chairman

Bryce Powers

Stacey Streetman

Larry Rocconi

Maria Jimenez

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

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Support

Chris Cowan/Joe Green/Jerome Henderson, City Street Dept.

Ben Browder, Clarksville Gas & Water

Sgt. Norfleet, Clarksville Police Department

Mr. Swift called the meeting to order at 2:01 PM.

Pledge of Allegiance.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from the January 25, 2022 meeting. Mr. Rocconi moved to recommend approval. The motion was seconded by Mrs. Streetman and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced the deferrals which include S-133-2021, SR-6-2022, and SR-8-2022. There being no more discussion, Mr. Spigner recommended approval of deferrals. The motion was seconded by Mrs. Jimenez and carried unanimously.

Mr. Swift went over the procedure for addressing the Regional Planning Commission.

City Zoning Cases

CASE NUMBER Z-4-2022 Applicant: Mark Holleman

REQUEST: R-1 Single-Family Residential District to R-2 Single-Family Residential District

LOCATION: A parcel fronting on the east frontage of Ringgold Rd., 720 +/- feet south of the Ringgold Rd. & Ishee Dr. intersection.

TAX MAP:030 PARCEL: 023000 ACREAGE: 1.57 +/-

REASON FOR REQUEST: To include a portion of the property with proposed subdivision to the north. The existing house will remain.

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 property is being combined with the adjacent property to the north to create an acceptable entrance to the proposed subdivision.
3. The request is not out of character to the other surrounding development pattern.
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 02/21/2022 there have been no formal comments.

Houston Smith spoke in favor of case stating that this was to add some lots to the subdivision proposed to the north, there will not be any new driveways coming onto Ringgold Road and existing house will remain. He stated he was available for any questions.

With there being no further discussion Mr. Spigner made the motion to approve the case. Mrs. Streetman seconded. All were in favor. Motion passed.

CASE NUMBER Z-5-2022 Applicant: Van Wormer Construction, LLC Dennis Van Wormer

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

LOCATION: A parcel located at the northeast corner of Forest St. & Church St.

TAX MAP: 066N PARCEL: C 009.00 ACREAGE: .52 +/-

Reason for Request: Improve aesthetics of neighborhood by removing current structure and replacing with multiple single family.

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 development pattern.
3. No adverse environmental issues were identified relative to this request.
4. Sidewalks will be required & reviewed by the Clks. Street Dept. as part of development approval process.

Mr. Spainhoward stated that there was an email concerning the case in the packet.

Houston Smith spoke in favor of the case stating they were looking to do some R-6 lots accessed by a private access drive in the back. He stated he was available for any questions.

Mrs. Streetman asked what the size and value of houses would be.

Mr. Smith stated he could not speak on the value but they would be 20-30-foot-wide houses.

Mark Augustini spoke in opposition of the case stating that it concerns him when a developer is not able to answer a simple question like what the value of the home is going to be. He stated that if the value of the home is going to be less than the existing homes it would bring the property value down potentially so he thinks it is a fair question to ask.

Mr. Swift stated that Mr. Smith is an engineer not a developer.

Sheena Dickson spoke in opposition of the case stating that she is an advocate of change and progression but that walks a fine line of gentrification. She stated she does not initially agree to the zone change proposal of this lot from R-3 to R-6, before it is rezoned there is a lot to reconsider. She stated parking could be an issue that there is no room for street parking. She also stated that trash can placements could be an issue.

There being no further discussion Mr. Powers made the motion for approval making the statement that the value of houses is not what we (Commission) make our decisions on. and Mr. Rocconi seconded. All others were in favor. Motion passed.

CASE NUMBER Z-6-2022 Applicant: City of Clarksville Agent: Joe Pitts, Mayor

REQUEST: R-1 3 Three Family Residential to R-6 Single-Family Residential

LOCATION: A parcel fronting on the west frontage of Richardson St., 500 +/- feet south of the Crossland Ave. & Richardson St. intersection.

TAX MAP: 066M PARCEL: C 011.00 ACREAGE: .36 +/-

Reason for Request: Upon approval the property will be donated to a Community Housing Development Organization to provide affordable housing for our community.

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. No adverse environmental issues were identified relative to this request.
4. Sidewalks will be required & reviewed by the Clks. Street Dept. as part of development approval process.

Mr. Spainhoward stated that as of 4:30 PM 02/21/22 there had been no formal public comments.

Lavon Bracey representing the City of Clarksville Neighborhood and Community Services spoke in favor of the case stating that the intent is to provide affordable housing for this community. She further stated that the houses would be complimentary to the area. She stated she was available for any questions.

Mark Augustini came to the podium to ask Mr. Powers if we don't do anything in regards to value of houses then why was affordable housing brought up in this case. He stated he would like to know what those rules are and who and when those considerations are taken into place.

Mr. Tyndall spoke to the question stating that zoning determines setbacks and use of property but just because there is a certain size it does not mean the developers will maximize or minimize what is on there. Mr. Tyndall gave the example of AG (Agriculture), that it can have everything from a mansion to a mobile home.

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

CASE NUMBER Z-7-2022 Applicant: Hunter Winn & Kolt Milam

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

LOCATION: A portion of the parcel fronting on the west frontage of Maplemere Dr., 475 +/- feet west of the W. Glenwood Dr. & Maplemere Dr. intersection.

TAX MAP: 066L PARCEL: C 003.00 (po) ACREAGE: .11 +/-

Reason for Request: To better utilize the back portion of 199 Maplemere Drive.

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 proposed R-6 Single Family Residential District appears to be out of character with the Maplemere development pattern.
3. No adverse environmental issues were identified relative to this request.
4. Sidewalks will be required & reviewed by the Clks. Street Dept. as part of development approval process.

Mr. Spainhoward stated that there were emails in packet received as public comment.

Kolt Milam spoke in favor of the case stating that the traffic would be on Wisdom Street. He further stated that they were going to tear down the existing structure down and replace with something nicer.

Chris Smith spoke in opposition of the case stating that Maplemere is a well-established neighborhood and they are asking to tear down an existing shed and build a house. He further stated that the house would be within feet of their property line. He stated that this would block an access point that the city created for a sinkhole injection well and city street drainage outlet. He further stated this could set a precedence opening the door for similar backyard subdividing and rezoning of other properties.

Cindy Chambers spoke in opposition of the case stating that this an urban greenspace. She stated we should retain our natural greenspace. She stated we should be conserving our natural flora and fauna and she asked that the Commission vote no.

There being no further discussion Mr. Rocconi made the motion for disapproval with Mrs. Streetman second. All others were in favor. Case was disapproved.

County Zoning Cases

CASE NUMBER CZ-1-2022 Applicant: Dana Mahoney & Lillian C. Mahoney Goad Agent: Jason Daugherty

REQUEST: AG Agricultural District to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the north frontage of Dunlop Ln. & Michaela Cir. Intersection.

TAX MAP: 040 PARCEL: 004.00 ACREAGE: 3.1+/-

Reason for Request: To allow appropriate commercial development commensurate in the transition zone between residential uses to the east and industrial uses to the west.

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

DISAPPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan that it does warrant a change of zoning classification, it is inconsistent with the change of zone requested.

2. The proposed C-5 Highway & Arterial Zoning Classification is not appropriate zoning for this property. It does not have frontage along an arterial highway & is not the zone indicated on the adopted Land Use Opinion Map.
3. AG Agricultural District or M-1 Light Industrial District are the most appropriate zoning classifications for this property.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 02/21/2022 there have been no formal public comments.

Jason Daugherty spoke in favor of the case stating he respectfully disagrees with the assessment made by the staff. He stated that he looks to see what rezoning classification will be supported not only by the surrounding conditions but supportive of the surrounding conditions. He stated the area to the east has seen residential growth, he understands that Dunlop Lane is a collector road but it is serving as an arterial road and serving well. He stated that the 124 acres to the north and west of this is zoned M-2 and he is in agreement with the zoning ordinance in place that says in regards to M-2 zoning such uses are not properly associated or compatible with residential institutional retail business or light industrial uses, so we don't feel like an extension of any kind of M zoning on this property is going to be the right thing to do as it abuts up to the existing subdivision. He further stated that what they are proposing is a transitional zone.

Mr. Rocconi asked Mr. Spainhoward what other zoning would be appropriate other than C-5 between a R1-A and M-2 and M-1.

Mr. Spainhoward stated that Beechgrove Subdivision was a zoning case that came through in 2015 and the staff and commission both disapproved. This is heart of the industrial park area so what has happened here is the County Commission has approved a subdivision in the midst of what should be M-1 or M-2 property. He stated that available zones are M-1 and M-2 are both extensions, C-2 could be more appropriate than C-5 and then an extension of that single-family subdivision. He stated that he does not think there is a perfect answer for a situation where you have to go back in and fix an issue that goes outside what our plan currently states.

There was more discussion about what would be an appropriate zone.

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

CASE NUMBER CZ-5-2022 Applicant: Reda Home Builders, Inc.

REQUEST: R-1 Single-Family Residential District/ R-3 Three Family Residential District to C-2 General Commercial District

LOCATION: A parcel located at the northeast corner of Lafayette Rd. & Walnut Grove Rd. intersection.

TAX MAP: 044 PARCEL: 007.02 ACREAGE: 1.1 +/-

Reason for Request: To match surrounding zoning and future 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 property is located at an intersection & in an area of other commercial zoning classifications.
3. The request is not out of character to the other surrounding development pattern.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request

Mr. Spainhoward stated that as of 4:30 PM 02/21/2022 there had been no formal public comments.

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

CASE NUMBER CZ-6-2022 Applicant: Byard & Mabry Holdings, LLC

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

LOCATION: A parcel fronting on the west frontage of York Rd., 3,120 +/- feet east, along the York Rd., from the York Rd. & Dotsonville Rd. intersection.

TAX MAP: 053 PARCEL: 199.00 ACREAGE: .57 +/-

Reason for Request: To extend existing R-1 zoning and bring existing lot into a conforming use.

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 existing R-1 Single Family Zoning Classification & is not out of character to the other surrounding development pattern.
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 02/21/2022 there had been no formal public comments.

Lawson Mabry spoke in favor of the case stating he was available for any questions.

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

CASE NUMBER CZ-7-2022 Applicant: Dwayne & Beckye Glasner

REQUEST: O-1 Office District to AG Agricultural District

LOCATION: A tract of land fronting on the south frontage of Oak Plains rd. & the Oak Plains Rd. & Nursing Hone Rd. intersection.

TAX MAP: 127 PARCEL: 027.00 ACREAGE: 178.8 +/-

Reason for Request: We are under contract to sell the property to a buyer that wishes to build a single house on the property and leave the rest undeveloped for hunting/fishing.

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 returns the property to AG Agriculture District. The request is not out of character with the surrounding area,
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request

Mr. Spainhoward stated that as of 4:30 PM 02/21/2022 there had been no formal public comments.

Richard Garrett spoke in favor of the case stating he was available for any questions.

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

CASE NUMBER CZ-8-2022 Applicant: John McConnell Agent: Taylor Ligon

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

LOCATION: A parcel fronting on the west frontage of Oak Plains Rd., 750 +/- feet north of the Oak Plains Rd. & Williams Rd. intersection.

TAX MAP: 105 PARCEL: 126.00 ACREAGE: 1.20 +/-

Reason for Request: To be able to pull building permit for 1 SFH.

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 E-1 Residential Estate District will afford the owner to obtain a building permit for a single-family residential home & is not out of character with the surrounding development pattern.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 02/21/2022 there had been no formal public comments.

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

SUBDIVISION CASES:

CASE NUMBER: S-3-2022 (VARIANCE ONLY) Ross Farms (Cluster)

Mr. Parker presented variance.

The applicant is requesting a variance from the Subdivision Regulations to allow for two (2) road outlets (and the use of an existing stub road) to the arterial and collector system instead of the required four (4) outlets.

Mr. Parker read into record the Subdivision Regulation 4.1.2, subsection 10 C "When a development exceeds two-hundred fifty (250) lots, there shall be two (2) outlets to the arterial and collector systems, and thereafter an additional outlet for each additional two-hundred fifty (250) lots." He proceeded to go over the changes to the preliminary plat from last month, there is a direct connection to Powell Road that adjusted the variance to the two proposed entrances. He stated there are 910 lots instead of original 903 and the number of driveways on the main road has been reduced to 71.

Mr. Parker stated that the emails from last month and this month are in the packets bookmarked to separate.

Bert Singletary spoke in favor of the variance stating that he was available for questions.

Mr. Powers asked of Mr. Singletary how long would it take to develop phase 1 before you start on construction and what is your overall projection of the whole project time wise. Mr. Singletary stated phase 1 probably eight to nine months and whole project time less than three years.

Britt Little spoke in favor of the variance stating they had met with planning staff and street department engineers a few times and have several emails and phone calls since last meeting. He stated Brad had went through changes, we now have direct connection to Powell Road, the connection still to Dunbar Cave Road, the connection to Gentry Drive, the road section is beefed up compared to our local street with 32 feet of pavement, two 12-foot travel lanes, two 4-foot shoulders or bike lanes. He stated there is a 55 foot right of way width and increased front building setback to allow for more storage of cars off that street where there will be driveways on the street. He further stated that we now have provided a road that will give residents of Powell Road a second access, a second way out. He stated the number of driveways on the spine road has been reduced to 71. He stated we believe this provides a reasonable alternative to the requirement of four outlets, justifying the variance.

Mrs. Streetman asked where it connects to Powell Road will that be converted into a three way stop? Mr. Little stated yes. Mrs. Streetman stated there is a resident who's driveway is right there in that curve, how is that going to be handled with that driveway. Mr. Little stated he would work with street department and resident during design phase.

Pam Klomfas spoke in opposition of the case stating that the RPC Subdivision Regulations is a rule book and its purpose is to provide orderly development of land within the city in accordance with the comprehensive plan. Variances are basically a way to side step the rules set forth. Some variances such as block length and cul de sac length would not be detrimental to public health, safety, and welfare of the community but a variance of an access road could potentially lead to inadequate response time of our emergency personnel. She stated numerous variances in the past that had set the stage for this variance. She stated that because of these past variances. She stated Mr. Singletary has submitted a

preliminary development plat that cannot stand on its own without a variance. She stated that she asked this commission to recognize that continued rule changes have a direct impact and negative effect on the communities it was designed for.

Valerie Williams spoke in opposition of the case stating that traffic is a concern, that Dunbar Cave Road needs to be realigned but honestly it needs widened all the way to Warfield. She further stated that the school overcrowding is a concern. She stated that the number of outlets per neighborhood were made for a purpose, for safety.

Mark Augustini spoke in opposition of case stating that the traffic study was done it was two years ago and during a pandemic. He stated that in the Comprehensive Growth Plan there is a notion on smart growth and the principles that go with it. He stated the 5th principle states that smart growth will foster attractive, distinctive communities with a strong sense of place. He stated that this variance does not match this principle. He further stated that principle 9 states make the development predictable, fair and cost effective. He stated that variances by nature could not be predictable. He stated principle 10 states encourage community and stakeholder into development decisions. He asked how the communities had been encouraged to collaborate.

Mrs. Streetman stated she is concerned with only two entrances/exits with this, if one is closed you have 900 homes using one.

Mrs. Streetman made the motion for disapproval of the variance. Motion failed for lack of a second.

Mr. Powers made the motion to approve the variance. Mr. Spigner seconded. Mr. Rocconi abstained. Vote was tied at two for and two against. Chairman voted for approval. Motion passed. Variance approved.

CASE NUMBER: S-3-2022 APPLICANT: Bert Singletary

REQUEST: Preliminary Plat Approval of Ross Farms (Cluster)

LOCATION: South of and adjacent to Dunbar Cave Road, north of the Red River, approximately 1,220 feet southwest of the intersection of Dunbar Cave Road and Moss Road.

MAP: 057 PARCEL: 132.00 ACREAGE: 3.66 +/- # OF LOTS: 910 +/- ZONING: R-1 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 the site, as per City of Clarksville Driveway Access Ordinance.

Britt Little spoke in favor of the case stating that the plat meets all requirements for preliminary plat approval and he was available for any questions.

Chris Winkler spoke in opposition of case stating that traffic is a concern. He spoke of going through neighborhoods is not the answer. He further stated people were not being heard.

Linda Alley spoke in opposition of the case stating that her understanding that for 250 houses you have two access roads, this means you are going from five access roads to 2, how is that possible with 910 homes. She further stated that school overcrowding is a concern. She stated traffic is also a concern. She asked that it not be approved.

Cathy Mceneny spoke in opposition of the case stating that traffic, school overcrowding and traffic is a concern. She stated that property tax revenues will not be adequate to pay for roads, services, and schools. She further stated there was no compelling reason to approve Ross Farms, it doesn't benefit the residents of Clarksville at all, it creates more problems than benefits.

Mrs. Streetman asked Mr. Cowan if Cardinal Lane was going to be realigned and directly across from where the spine comes out correct.

Mr. Cowan stated that right now we have a project for widening of Rossvie Road from the interstate to past Dunbar Cave (Rd.), that is scheduled to be complete by the end of May and that will help traffic get into and out the school system. He further stated that the property has been acquired for what they call phase 2 of the improvements to Rossvie Road which includes realigning Dunbar Cave Road which will then come now directly across from Cardinal Lane. In addition to that project the intersection will be signalized. Mr. Cowan stated that the plans are to have phase 1 completed later this year (which includes widening up to Dunbar Cave Road, phase 2 he needs to get approval from the State Department of Transportation who is funding eighty percent of the work before I can move forward with the Phase 2 and realignment of Dunbar Cave Road, he stated he anticipates having that (approval) this year and expect that construction to be underway this time next year.

Mrs. Streetman asked if conditions could be put on the case as far as the homes being built in phase 2 and 3 until after the work is complete on Dunbar Cave (Road).

Mr. Tyndall stated one of the powers the Planning Commission has is over phasing of large projects so if you're asking whether or not phase 2 or 3 could not begin until Dunbar Cave is completed, I believe that is a condition you could put on this case.

Mr. Powers made the motion for approval of this case. Mr. Swift seconded.

There was discussion of an amendment and how it should be worded.

Mrs. Streetman made the motion for amendment to condition that Phase 3 (of case) cannot begin until Phase 2 of Dunbar Cave Road Project is complete. Phase 1 and 2 of case held at 499 lots. Mr. Spigner seconded. Mr. Rocconi abstained. All others were in favor and amendment passed.

There was more discussion of the amendment.

Mr. Powers to Mr. Little asked if he would like to be heard with or without the amendment or to further discuss.

Mr. Little stated that limiting us to 499 lots creates a difficulty being that this was just sprung on us. He stated that we could probably live with two phases until that phase is completed.

Mr. Singletary stated that if we could do Phase 1 and 2, with Phase 3 until after Dunbar Cave Road Project is completed.

There was more discussion of the timing of the Phase 1 and 2 of Dunbar Cave Road Project and of the timing of the building of Phase 1 and 2 of case.

Mrs. Streetman amended the amendment to condition that Phase 3 (of case) cannot begin until Phase 2 of the Dunbar Cave Road Project is complete. Phase 1 and 2 of case to include 582 lots. Mr. Spigner seconded. Mr. Rocconi abstained. All others were in favor and amendment to amendment passed.

Mr. Rocconi abstained from vote. All others were in favor of approval of case. Motion passed.

CASE NUMBER: S-7-2022 APPLICANT: Mount Olive Missionary Baptist Church

REQUEST: Preliminary Plat Approval of Olivette Place (Cluster)

LOCATION: East of and adjacent to the terminus of Patton Road, west of Needmore Road, north of Charles Thomas Dr.

MAP: 018 PARCEL: 022.02 (po) ACREAGE: 4.12 +/- # OF LOTS: 10 +/- ZONING: R-2 GROWTH PLAN: UGB

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

1. Approval by 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.
4. Prior to final plat approval, this parcel must be combined with parcel 022.01, shown as the Mount Olive Missionary Baptist Church Property Volume 1768 Page 2179 on the Preliminary Plat.

Britt Little spoke in favor of the case stating he was available for any questions.

There being no further discussion Mr. Rocconi made the motion to approve as presented with Mrs. Streetman second. All were in favor and motion passed.

CASE NUMBER: S-8-2022 APPLICANT: Karen Tice & Henry Davis

REQUEST: Preliminary Plat Approval of Ashland Ridge)

LOCATION: North of and adjacent to Ashland City Road, south of and adjacent to East old Ashland City Road, approximately 230 feet east of the intersection of Ashland City Road and Fawn Drive.

MAP: 088 PARCEL: 023.00, 023.02 ACREAGE: 12.33 +/- # OF LOTS: 12 +/- ZONING:C-5/R-2/R-4 GROWTH PLAN: UGB

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

1. Approval by 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.
4. Approval by the Tennessee Department of Transportation (TDOT) for a highway connection permit to State Highway 12.

Cal Burchett spoke in favor of the case stating that this project had just been annexed into the city and they are subdividing the three zonings. He stated he was available for any questions.

Caleb Thompson spoke in opposition of the case stating he was curious to the intention of where the access would be. He further stated he would like to know how the utilities will be ran.

Mr. Parker stated there is no road proposed, that lots 1-6 will have access from private alley and others will have access from Highway 12 and will be shared.

Mr. Little spoke in rebuttal stating that there are automatic easements for utilities.

There being no further discussion Mr. Rocconi made the motion to approve as presented with Mr. Spigner second. All were in favor and motion passed.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases.

CASE NUMBER: SR-3-2022 APPLICANT: Turner & Associates **AGENT:** Moore Design Services
DEVELOPMENT: Dollar General **PROPOSED USE:** Retail **LOCATION:** 2245 Ft. Campbell Blvd. **MAP:** 019, 029.00 (po) **ACREAGE:** 1.25 +/-

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 TDOT.
4. Minor plat completed.
5. Approval of a landscape plan.

CASE NUMBER: SR-4-2022 APPLICANT: Turner and Associates **AGENT:** Vernon Weakley
DEVELOPMENT: Dollar General **PROPOSED USE:** Retail
LOCATION: 1124 Highway 13 **MAP:** 142, 087.01, 087.00 (po) **ACREAGE:** 3.00 +/-

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 Division of Ground Water Protection.

3. Approval from the Office of Emergency Management.
4. Approval of the County Highway Department.
5. Approval from TDOT.
6. Subdivision plat completed.

CASE NUMBER: SR-5-2022 APPLICANT: Jeff Burkhart AGENT: Britt Little
DEVELOPMENT: Screaming Eagle Carwash PROPOSED USE: Carwash
LOCATION: Folly Beach Drive MAP: 066M, H 001.00(po) ACREAGE: 2.27 +/-

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, to include sidewalks.
3. Minor plat completed.
4. Approval of a landscape plan.

CASE NUMBER: SR-7-2022 APPLICANT: Vintage Clarksville Owner, LLC AGENT:
DEVELOPMENT: Vintage Clarksville PROPOSED USE: Multi-family/Office
LOCATION: Rossvie Road MAP: 057, 016.00 (po) ACREAGE: 14.77 +/-

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 plat completed.
4. Approval of a landscape plan.

CASE NUMBER: SR-9-2022 APPLICANT: Pro-Star Development AGENT: Cal Burchett
DEVELOPMENT: Cedar Bend PROPOSED USE: Multi-family & Self Storage & Residential Lots
LOCATION: 2907 Ashland City Road MAP: 088, 023.00, 023.02 ACREAGE: 12.43 +/-

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-10-2022 APPLICANT: Supreme Foods Randy Perry, PE AGENT: Randy Harper
DEVELOPMENT: Taco John's- Ft. Campbell Blvd. PROPOSED USE: Restaurant
LOCATION: 1800 Fort Campbell Blvd. MAP: 0300, B 005.00 ACREAGE: 1.429 +/-

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. Minor plat completed.

CASE NUMBER: SR-11-2022 APPLICANT: Landmark Group, GP AGENT: Houston Smith
DEVELOPMENT: Overlook at Billy Dunlop PROPOSED USE: Multifamily
LOCATION: 1891 E Boy Scout Road MAP: 018, 023.00, 023.02 ACREAGE: 10.5 +/-

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.

With there being no further discussion Mr. Spigner made the motion to approve consent agenda with Mrs. Jimenez second. All were in favor and motion passed. Mr. Rocconi and Mr. Powers abstained from SR-11-2022.

OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

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

B. AUDIT PRESENTATION

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

The meeting was adjourned at 4:09 PM

ATTEST:



Richard Swift, Chair