



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

## CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

### MINUTES

**Date:** February 21, 2023

**Time:** 2:00 PM

#### Members Present

Richard Swift, Chairman

Valerie Guzman

Michael Long

Eric Huneycutt

Stacey Streetman

Maria Jimenez

#### Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brad Parker, Subdivision Coordinator

Sarah Cook, Long Range Planner

Angela Latta, Planning Tech

John Spainhoward, Zoning Coordinator

Daniel Morris, GIS Planner

Brent Clemmons, Common Design Review

LaDonna Marshall, Office Manager

Jackey Jones, Administrative Specialist

Ihab Habib, Chris Cowan, Joe Green, Jerome Henderson, City Street Dept.

Jobe Moore, Clarksville Fire Department

Ben Browder, Justin Crosby, Clarksville Gas and Water

Sergeant Norfleet, Clarksville Police Department

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

Pledge of Allegiance.

### **Approval of Minutes**

Mr. Swift asked for a motion for approval of the minutes from January 24, 2023 meeting. Mrs. Streetman moved to recommend approval. The motion was seconded by Mr. Long and carried unanimously.

### **Announcements/Deferrals**

Mr. Tyndall stated the deferrals were CZ-23-2022, CZ-4-2023, S-89-2022, S-113-2022, S-117-2022, SR-3-2023 and SR-5-2023.

Mrs. Jimenez made the motion to approve deferrals and Mrs. Guzman seconded. All were in favor and motion passed.

### **Presentation of the Red River Neighborhood Plan by EHI Consulting**

Mr. Tyndall welcomed Mr. Holmes to the meeting. Ed Holmes off EHI Planning Consultants presented the Red River Neighborhood Plan.

Mrs. Guzman asked what are some of the cities where this plan has done well.

Mr. Holmes stated that Lexington and Rocky Mountain, North Carolina. He stated that it is a long process but you can see improvements.

Mrs. Guzman asked what are some of the perks of having a Land Trust.

Mr. Holmes stated that it remains permanently affordable.

Mrs. Streetman asked about the time schedule, another eight months and starting to move forward with it. What do we do in the time being.

Mr. Tyndall stated there are a couple of ways to approach this, the first is that planning commissions can adopt their own studies, we hope that this gets adopted by the City Council and becomes the plan we all agree on in that neighborhood, we will then use those as guiding principles going forward. He stated that what we (RPC) are going to have to do immediately on the heels of this is a decision on is it an overlay zone, is it a new zone or do we modify a current zone. He stated we have to figure out the best way forward so we are not doing something that just benefits or changes Red River Neighborhood but has negative impact somewhere else in town and that is where planning gets really tricky sometimes, the unintended consequences.

Mr. Tyndall stated that this plan would be under our current cases tab on our website for viewing for the next month.

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

### **City Zoning Cases**

**CASE NUMBER Z-6-2023** Applicant: Johnathan Blick

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

LOCATION: A parcel fronting on the south frontage of Roman St. 180 +/- feet east of the southern intersection of Roman St. & Ford St.

TAX MAP: 055N PARCEL: D 067.00 ACREAGE: 0.25 +/-

REASON FOR REQUEST: To provide two single family homes, total sq. ft. of each home is to be around 1,000 -1,200 sq. ft and the \$200,000 price range.

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 property falls within the Red River Neighborhood. The recently completed Red River Neighborhood study identified the area that this parcel is located as an appropriate area of the neighborhood for higher density single family residential district.
3. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services are in the area. This property is also in close proximity to the downtown core of Clarksville & APSU. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types.
4. No adverse environmental issues have been identified as part of this request.
5. Sidewalks are required as part of the R-6 Zoning Classification.

Mr. Spainhoward stated that as of 8:30 AM 02/21/2023 there had been no formal public comments.

Johnathan Blick spoke in favor of the case stating that these are 50-foot lots and are not big enough for anything but duplex or R-6. He stated he wanted to build affordable homes in the 1,000 sq. foot range.

Mrs. Streetman stated that this case had staff recommendation of approval and that it states that it falls within the Red River Neighborhood Plan.

Mr. Blick stated that he had been sitting on this lot for a year. He further stated that the area seems to be bouncing back and that the new homes are encouraging the existing homeowners to not let homes become dilapidated.

With there being no further discussion Mrs. Streetman made the motion for approval stating that the zoning is consistent with the Land Use Plan and it also fits with the recently completed Red River Neighborhood Plan. Mrs. Jimenez seconded. Mrs. Guzman voted nay. All others were in favor. Motion for approval passed.

**CASE NUMBER Z-9-2023** Applicant: Fernando Ramos

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

LOCATION: A parcel fronting on the south frontage of Daniel St., 120 +/- feet west of the Daniel St. & Central Ave intersection.

TAX MAPS: 079D PARCELS: L 005.00 ACREAGE: 0.24 +/-

Reason for Request: To improve the property and update the 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 Zoning is not out of character with the surrounding development pattern.
3. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services are in the area. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.
4. No adverse environmental issues were identified as part of this request.

Mr. Spainhoward stated that as of 8:30 AM 02/21/2023 there had been no formal public comments.

With there being no further discussion Mr. Long made the motion for approval stating that proposed zoning request is consistent with the adopted Land Use Plan. Mrs. Streetman seconded. All others were in favor. Motion for approval passed.

**CASE NUMBER Z-10-2023** Applicant: Ghanshyam & Chandrika Patel

REQUEST: C-1 Neighborhood Commercial District to C-2 General Commercial District

LOCATION: A parcel of land fronting on the north frontage of Crossland Ave., 170 +/- feet east of the Crossland Ave, & Greenwood Ave. intersection.

TAX MAP: 066N PARCEL: F 015.00 ACREAGE: 0.49 +/-

REASON FOR REQUEST: We request to extend the adjacent C-2 zone from the west for the opportunity for mixed use commercial.

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

APPROVAL

1. The proposed zoning case is consistent with the adopted Land Use Plan.
2. This request is an extension of an existing C-2 General Commercial Zoning District to the west.
3. 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.
4. Adequate infrastructure serves the site & no adverse environmental issues have been as part of this request.

Mr. Spainhoward stated that as of 8:30 AM 02/21/2023 there had been no formal public comments.

Brad Weakley spoke in favor of the request stating that this is an extension from the west and an opportunity for a mixed-use rather than a strict commercial. He stated the plan is not to tear down a perfectly good gas station/convenience shop that is there.

Dwight Eversole spoke in opposition of the case stating that he owns the property adjacent to the case. He stated that eventual repercussions should be considered, that it is a very busy intersection. He stated that he believed it was just too much on the land right next to him.

Brad Weakley spoke in rebuttal stating that this property is a commercial zone now, by making it a C-2 we can put multi-family on it. He further stated that landscaping ordinance would be in place (buffer zone).

Mr. Tyndall asked could you just give a little better idea of what you are looking for next door.

Mr. Weakley stated it would be a single seven run of townhouse style or two split threes.

With there being no further discussion Mrs. Streetman made the motion for approval stating that the proposed zoning is consistent with the adopted Land Use Plan and the request is an extension of the existing C-2 General Commercial Zoning District to the west. Mr. Long seconded. All others were in favor. Motion passed.

**CASE NUMBER Z-11-2023** Applicant: Maricela Ramos

REQUEST: R-4 Multiple-Family Residential District to R-6 Single-Family Residential District

LOCATION: A tract of land fronting on the west frontage of Cedar Ct., 250 +/- feet north of the southern terminus of Cedar Ct.

TAX MAP: 054E PARCEL: E 026.00 ACREAGE: 1.942 +/-

REASON FOR REQUEST: To improve and better utilize the 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 Zoning is not out of character with the surrounding development pattern.
3. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services are in the area. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.
4. No adverse environmental issues were identified as part of this request.

Mr. Spainhoward stated that as of 8:30 AM 02/21/2023 there had been no formal public comments.

With there being no further discussion Mrs. Guzman made the motion for approval stating that the proposed zoning request is consistent with the adopted Land Use Plan. Mrs. Streetman seconded. All others were in favor. Motion passed.

**CASE NUMBER Z-12-2023** Applicant: Patricia Russell Russell, Russell & Waddle Inc. Agent: Ligon Home Builders LLC, Calvin Ligon

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

LOCATION: Parcel of land fronting on the east frontage of Slayden Cir., 255 +/- feet south of the Slayden Cir. & Cainridge Dr. intersection.

TAX MAP: 079J PARCEL: C 021.00, C 022.00, C 023.00 ACREAGE: 1.66 +/-

REASON FOR REQUEST: The topo of the lot as is combined with setbacks will require larger house with sale price of \$300,000. R-6 allows more affordable homes.

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 Zoning is out of character with the surrounding development pattern.
3. The R-1 Single Family Residential development pattern is 90' min. lot width with a min. lot size of 15,00 sq. ft. The proposed R-6 Single Family Residential is a min 25' min. lot width with a min. lot size of 2,500 sq. ft.
4. Multiple types of "fill" have been observed on the property.
- 5.

Mr. Spainhoward stated that pages 35-42 in Commissioners packets are emails for formal public comments.

Robert Brady spoke in opposition of the case stating that the area has been single-family dwellings since 1964. He further stated that flooding is a concern and there are no sidewalks or room for on street parking so therefore it is a safety issue. He further stated traffic volumes would be a concern.

Susan Harris spoke in opposition of the case stating that topography is an issue, drainage, flooding and putting something here would not make a lot of sense.

Donna Reed (speaking for her Aunt Ruby Knoll, 1263 Hillwood Drive) stated that she had same concerns as previous speakers. She further stated that the zoning is totally incompatible. She stated that flooding is already an issue and this would only further that concern. She stated that crime is also a concern. She presented a petition to the Commission with signatures from neighbors.

Mr. Spainhoward stated that the petition will be in our file (for case) but the petition will need to be turned into the City Council.

Mr. Spainhoward stated that as point of clarification that Mr. Ligon (applicant) did make a request for deferral through email yesterday while we were closed. He stated that he let Mr. Ligon know that he could ask for a deferral from the floor during the public meeting.

With there being no further discussion Mrs. Jimenez made the motion for disapproval stating that the proposed zoning is inconsistent with the adopted Land Use Plan. Mrs. Streetman seconded. Mr. Long abstained. All others were in favor. Motion for disapproval passed.

**CASE NUMBER Z-13-2023** Applicant: Ava Homes

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

LOCATION: A tract of land located at the southwest corner of Mitchell St. & Market St.

TAX MAP: 055H PARCEL: E 010.00 ACREAGE: 0.52 +/-

REASON FOR REQUEST: Redevelopment of an underutilized parcel in an area experiencing transition and improvement into multiple and 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 R-6 Single Family Residential Zoning is not out of character with the surrounding development pattern.
3. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services are in the area. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.
4. No adverse environmental issues have been identified as part of this request.

Mr. Spainhoward stated that as of 8:30 AM 02/21/2023 there had been no formal public comments.

With there being no further discussion Mrs. Streetman made the motion for approval stating it is consistent with the adopted Land Use Plan. Mrs. Guzman seconded. All others were in favor. Motion for approval passed.

**CASE NUMBER Z-14-2023** Applicant: Johnny R Baggett Agent: Ren Baggett

REQUEST: R-1 Single-Family Residential District to R-6 Single-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 028.01, B 027.00 ACREAGE: 2.30 +/-

REASON FOR REQUEST: This rezone is to allow best use of the property for this infill property. The surrounding area is a mix of R-1, R-2, and R-6 and we believe that this rezone aligns with the area.

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 road frontage/access for the property has encumbered site distance & it is not recommended to increase density under the present conditions.
3. No adverse environmental issues were identified as part of this request.

Mr. Spainhoward stated that public comments are included in Commissioners packet pages 56-60.

Ren Baggett spoke in favor of the case stating they would like to request a deferral until next month's meeting.

Mrs. Streetman asked what is the reason for request for deferral.

Mr. Baggett stated that he learned that site distance had come up a little short and they are looking into some alternatives for with the Street Department to see if there is anything we could do to make it safer. He stated this would give him time to look into these issues.

Brad Weakley spoke in favor of the case stating that the request for deferral would be for further meetings with the Street Department.

With there being no further discussion Mrs. Streetman made the motion for deferral until next month's meeting. Mr. Long seconded. All others were in favor. Motion for deferral until next meeting of the Regional Planning Commission passed.

**CASE NUMBER Z-15-2023** Applicant: Donald Washington, Michael Schrecker Agent: Vagif 'Alex' Seidov, HBG Holdings LLC

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

LOCATION: 4 tracts of land that are located east of the eastern terminus of Fox Ridge Dr., & the eastern terminus of Granger Ln. & north of Pollard Rd.

TAX MAP: 042 PARCEL: 020.00, 020.01 ACREAGE: 76.85 +/-

REASON FOR REQUEST: The property is to be subdivided for SFR cluster subdivision. The subdivisions to the west & southwest of the site are currently zoned R-2. The property to the north is currently zoned.

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-2 Single Family Residential zoning is in character with the surrounding development pattern.
3. This property is adjacent to the Clarksville Greenway. The RPC will work with the Clarksville Parks & Rec. Dept. & the developer to coordinate appropriate connections from the proposed development to the Greenway.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified as part of this request.

Mr. Spainhoward stated that as of 8:30 AM 02/21/2023 there had been no formal public comments.

Alex Seidov spoke in favor of the case stating that after talking with the RPC about traffic concerns they looked at purchasing another property which they have done (Mr. Washington's) and that is why there is two properties up for rezone. He stated that now that we have that traffic onto Pollard Road it has decreased the volume. He stated we are fully intending on making a subdivision with walking trails, greenspace, plan to put in playground and are looking into a community center. He stated they have done numerous studies including environmental and endangered species.



Trent Smith spoke in favor of the case stating that we have buffered for the streams and have allowed for fall radius for the cell tower.

Stephanie Jenkins spoke in opposition of the case stating that they have concerns including it is not in character with the surrounding homes, against the clustering of homes and reducing setbacks, and traffic concerns for one arterial exit for these homes. She stated the infrastructure does not support the fast rate of growth happening. She further stated that wildlife and flooding is a concern. She stated that we ask that you look at everyone in the community before making the decision. She presented a petition signed by neighbors on her street and a couple from another street.

Thomas Bassingthwaite spoke in opposition of the case stating that flooding and traffic is an issue.

Katie Edwards spoke in opposition of the case stating that this is a single-family neighborhood, it is a cul-de-sac and Pollard is a two-lane road. She stated there are other considerations besides just a buck.

Trent Smith spoke in rebuttal stating they have given a traffic study to the street department. He stated that if we have any negative storm water issues we will have to address any issues.

Mr. Spainhoward stated for the record that R-2 is a single-family zoning classification.

Mr. Tyndall stated that a traffic study has been accepted by the street department as submitted.

There was discussion of R-1 and R-2 and how both R-1 and R-2 can be clustered. There was also discussion on the definition of cluster and the max yield and that number is locked in whether clustered or not.

Mr. Spainhoward stated that R-1 to R-2 would be 60 units additional, 155 estimate R-1, 215 estimate R-2 (likely high with topography).

With there being no further discussion Mrs. Streetman made the motion for disapproval based on the current condition, considerable traffic it would add to Pollard with already having substantial traffic carrying to the Green Way. Mr. Long seconded. Motion for disapproval failed.

Mrs. Jimenez made the motion for approval and Mr. Huneycutt seconded. Mrs. Jimenez, Mr. Huneycutt and Mrs. Guzman in favor. Mrs. Streetman and Mr. Long in opposition. Motion for approval passed.

## **County Zoning Cases**

**CASE NUMBER CZ-2-2023** Applicant: Reda Home Builders, Inc.

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

LOCATION: A tract without road frontage located east of Reda Dr., north of Morning Star Dr. & west of Dotsonville Rd.

TAX MAP: 068 PARCEL: 097.03 ACREAGE: 11.01 +/-

REASON FOR REQUEST: To match surrounding zoning.

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. This zoning request lies within the State Route (SR) 374 right-of-way as shown by the Tennessee Department of Transportation (TDOT) and the approved and adopted Clarksville Metropolitan Planning Area/ 2045 Metropolitan Transportation Plan.
3. A Transportation Goal of the adopted Land Use Plan is to enhance & maintain an efficient and safe highway & street network.
4. It would be inappropriate to encourage additional density or more intense uses within a known future State Route ROW corridor.
5. Woodlawn Utility District has stated that they have put a hold on developments (within their service boundaries) until they have completed a study on their infrastructure.

Mr. Spainhoward stated that as of 8:30 AM 02/21/2023 there had been no formal public comments.

Mrs. Guzman asked when the Woodlawn Utility District study will be done.

Mr. Spainhoward stated June is the prediction.

Ricky Reda spoke in favor of the case stating that the state has not bought the property and the county has not proposed a moratorium. He stated that in '19 Mr. Parker stated no one has bought the right of way. He further stated that he purchased this property in 2012 and he waited seven years before he brought up to the Regional to get his land zoned. He further stated that he has the 6-inch water line that Woodlawn wants, he installed it, he has the water. He stated that in 2019 Mr. Stan Williams (MPO) told him that the steam was picking up and that they were going to study and have us paid by October 2021. He stated there has been a bunch of promises that have not been upheld. He stated that he was hoping some of the Commissioners would reach out to him with questions. He asked for a deferral hoping to get comments from the Commissioners.

Mrs. Streetman asked about the water pipe that Woodlawn needed.

Mr. Reda stated he bored under the road and tied into it when they got their grant. He stated that they may have their statue sitting now but he feels like he's walking through there.

Attorney Mark Olson spoke in favor of the case stating he is in favor of it on behalf of Mr. Reda. He stated that this pretty clear that we are verging on a taking. He stated he would like to see some movement because Mr. Reda has been reasonable.

With there being no further discussion Mrs. Streetman made the motion for deferral at the request of applicant. Mrs. Guzman seconded and all others were in favor. Motion for deferral passed.

Mr. Tyndall stated that he would like to go on the record for a few things. He stated that the Planning Commission does not pay for property. He stated that this has been touched on in 2019 and 2021 and could be something we look at two years from now as well, we have to work on the information that TDOT gives us.

**CASE NUMBER CZ-3-2023** Applicant: Jeffrey L. Winningham

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

LOCATION: A portion of a parcel fronting on the northeast frontage of Memory Ln., 255 +/- feet along Memory Ln., east of the Memory Ln. & Durham Rd. intersection.

TAX MAP: 0830 PARCEL: A 001.00 (p/o) ACREAGE: 1.12 +/-

REASON FOR REQUEST: To shift property line so the shed/garage can remain with Lot 2.

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 request does not negatively affect the character of the neighborhood or alter the overall density of the area.
3. The proposed request will afford the applicant to build a residence on the adjacent lot without removal of the accessory structure/garage.
4. Adequate infrastructure serves the site & no environmental issues were identified as part of this request.

Mr. Spainhoward stated that as of 8:30 AM 02/21/2023 there had been no formal public comments.

With there being no further discussion Mrs. Streetman made the motion for approval based on the proposed zoning request is consistent with the adopted Land Use Plan and it will afford the applicant the opportunity to build a residence on the adjacent lot without the removal of the accessory structure/garage. Mrs. Jimenez seconded and all others were in favor. Motion for approval passed.

**SUBDIVISION CASES:**

Mr. Parker read the consent agenda cases into the record.

**CASE NUMBER: S-1-2023** APPLICANT: Patel Yogeshkumar

REQUEST: Preliminary Plat Approval of Welchwood Estates A Lots 18-21

LOCATION: South of and adjacent to 352 Welchwood Drive.

MAP: 0410 PARCEL: A 036.01 ACREAGE: 2.29 +/- #OF LOTS: 4 +/- ZONING: R-2 GROWTH PLAN: City

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

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 drainage, grading, water quality 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, per City of Clarksville Driveway Access Ordinance.

With there being no further discussion Mrs. Streetman made the motion for approval of consent agenda. Mrs. Guzman seconded the motion. All others were in favor. Motion for approval passed.

**SITE REVIEW CASES:**

Ms. Russell presented the consent agenda cases.

**CASE NUMBER: SR-1-2023** APPLICANT: Leroy Fry AGENT: Matt Suiter  
DEVELOPMENT: Fry Faith Transport PROPOSED USE: Trucking Facility/Warehouse LOCATION: 195 Terminal Road MAP: 032, 022.00 ACREAGE: 3.44 +/-

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-2-2023** APPLICANT: Nick Dattilo AGENT: Matt Suiter  
DEVELOPMENT: Tiny Town Village Phase 5 PROPOSED USE: Multifamily LOCATION: 239 Loupin Drive MAP: 008, 013.16 ACREAGE: 7.44 +/-

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.

**CASE NUMBER: SR-4-2023** APPLICANT: Millan Holdings LLC AGENT: Desiree Hawkins, Cal McKay  
DEVELOPMENT: Millan Mixed Use Project PROPOSED USE: Mixed Use LOCATION: Jefferson Street MAP: 066G, A 004.00 ACREAGE: 4:34 +/-

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

**CASE NUMBER: SR-6-2023** APPLICANT: Chesapeake Partners AGENT: Benny Weakley  
DEVELOPMENT: Resource Point PROPOSED USE: Office LOCATION: 200 Chesapeake Lane MAP: 040, 004.18 ACREAGE: 5.22 +/-

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

**CASE NUMBER: SR-7-2023** APPLICANT: Tameisha Wilcox Hamilton Agent: J. Chris Fielder  
DEVELOPMENT: Guthrie Road Event Center PROPOSED USE: Event Center LOCATION: 5045 Guthrie Road  
MAP: 011, 008.00 ACREAGE: 5.0 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all grading and drainage plans by the County Building and Codes Department.
2. Approval from the Division of Ground Water Protection.
3. Approval of all utility plans by Guthrie Utility District.
4. Approval from Emergency Management.
5. Approval of a landscape buffer plan.

**CASE NUMBER: SR-8-2023** APPLICANT: Soo Haeng Lee Agent: J. Chris Fielder  
DEVELOPMENT: Atlantic PROPOSED USE: Manufacturing LOCATION: Guthrie Hwy  
MAP: 015, 003.01 (p/o) ACREAGE: 40 +/-

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.
3. Approval from Emergency Management Office.
4. Approval from the County Highway Department.

With there being no further discussion Mr. Long made the motion for approval. Mrs. Jimenez seconded and all others were in favor. Motion for consent agenda passed.

**OTHER BUSINESS:**

**A. MONTHLY PROFIT AND LOSS STATEMENT**

Mr. Tyndall presented the monthly P & L statement.

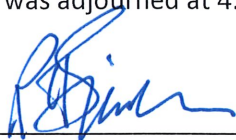
Mrs. Guzman made the motion for approval. Mr. Long seconded and all others were in favor. Motion passed.

**B. LETTER OF CREDIT EXTENSION REQUEST FOR THE FLATS (S-109-2021)**

Mrs. Jimenez made the motion for approval. Mrs. Guzman seconded. All others were in favor and motion passed.

The meeting was adjourned at 4:10 PM

ATTEST:



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Chairman