



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: April 25, 2023

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Thom Spigner, Vice Chairman

Bill Kimbrough

Stacey Streetman

Joe Smith

Michael Long

Maria Jimenez

Eric Huneycutt

Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brent Clemmons, Design Review Coordinator

Sarah Cook, Long Range Planner

Angela Latta, Planning Tech.

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Jackey Jones, Administrative Specialist

Chris Cowan, Jerome Johnson, Joe Green, Clarksville Street Department

Justin Crosby, Ben Browder, Clarksville Gas and Water

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 March 28, 2023 and April 11, 2023 meetings. Mrs. Streetman moved to recommend approval. The motion was seconded by Mr. Long and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced the deferrals of Z-20-2023, S-117-2022, S-13-2023, SR-3-2023, and SR-17-2023.

Mr. Huneycutt made the motion to approve deferrals and Mr. Long seconded. All others were in favor and motion passed.

Mr. Swift went over the procedure for addressing The Regional Planning Commission and following applicable cases through the process.

City Zoning Cases

CASE NUMBER: Z-21-2023 APPLICANT: J & N Enterprises

REQUEST: R-2 Single-Family Residential District to R-4 Multiple-Family Residential District

LOCATION: A portion of a tract south of I-24, North of Tiny Town Rd., east of Torrington Ln., west of the western terminus of Seagull Dr.

TAX MAP(S): 007 PARCEL #: 004.00(p/o) ACREAGE: 45.70 +/-

REASON FOR REQUEST: None given.

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

DEFER 1 MONTH AT THE REQUEST OF THE APPLICANT

1. The RPC Staff is in agreement with the request for deferral.

Public session was opened.

Vernon Weakley spoke in favor of the case and stated they request a deferral.

Robert Kettner spoke in opposition of the case.

Public session was closed.

Mr. Kimbrough made the motion the motion to defer for one month. Mr. Smith seconded. All others were in favor and motion for deferral passed.

CASE NUMBER: Z-22-2023 APPLICANT(S): Reda Home Builders Inc

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

LOCATION: Southwest corner of Needmore Road and Trenton Road intersection

TAX MAP(S): 032 PARCEL #: 082.00 ACREAGE: 0.72 +/-

REASON FOR REQUEST: Future building

Mr. Tyndall 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 a corner lot at a signalized intersection along an arterial highway. C-5 is the Highway & Arterial Commercial Zoning Classification.
3. The request is an extension of a C-5 Highway & Arterial Commercial Zoning District.
4. No adverse environmental issues were identified relative to this request.

Public session was opened.

Ricky Reda spoke in favor of the case.

No speakers in opposition.

Public session was closed.

Mr. Spigner made the motion for approval stating that this an extension of the C-5 zoning district. Mrs. Streetman seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-23-2023 APPLICANT(S): Robert Mayville Amanda Whitehurst

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

LOCATION: A parcel fronting High Street approx. 525 feet south of the Crossland Ave. and High Street intersection

TAX MAP(S): 0660 PARCEL #: C 014.00 ACREAGE: 0.54 +/-

REASON FOR REQUEST: Single family infill development

Mr. Tyndall 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 will serve 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 relative to this request.

Public session was opened.

Robert Mayville spoke in favor of the case.

No speakers in opposition.

Public session was closed.

Mr. Kimbrough made the motion for approval stating that it is consistent with the adopted Land Use Plan. Mr. Long seconded and all others were in favor. Motion for approval passed.

CASE NUMBER: Z-24-2023 APPLICANT(S): Robert Meadows Stephen Tyler Dennis

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

LOCATION: Three parcels fronting Everett Drive south of Hemlock Drive

TAX MAP(S): 079C PARCEL #: E 025.00, 026.00, 027.00 ACREAGE: 0.79 +/-

REASON FOR REQUEST: To extend the current zoning and provide a single family infill development CO.

Mr. Tyndall 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 an extension of an existing R-6 Zoning District.
3. Adequate infrastructure will serve 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. Existing drainage features onsite will need to be accommodated during site design.

Public hearing held, no speakers.

Mr. Smith made the motion for approval stating that it is constituent with the Land Use Plan. Mrs. Jiminez seconded. Mrs. Streetman voted in opposition and all others were in favor. Motion for approval passed.

CASE NUMBER: Z-25-2023 APPLICANT: James Burchett

REQUEST: C-4 Highway Interchange District to C-2 General Commercial District

LOCATION: A parcel fronting New South Drive approx. 465 feet south of Hwy 76

TAX MAP: 0763P PARCEL #: C 010.00 ACREAGE: 1.02 +/-

REASON FOR REQUEST: To provide for a professional office use

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The area of the request is on the fringe of the established C-4 Highway interchange district with limited visibility from Martin Luther King, Jr. Parkway. The C-2 General Commercial District provides the additional uses, such as professional offices to serve the needs of residents in the area, The C-2 District also has the opportunity for Mixed-Use Residential which is encouraged in the adopted plan.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public session was opened.

Cal Burchett spoke in favor of the case.

No speakers in opposition.

Public session was closed.

Mrs. Streetman made the motion for approval stating that the proposed zoning request is consistent with the adopted Land Use Plan. Mr. Smith seconded. Mr. Spigner abstained. All others were in favor and motion for approval passed.

CASE NUMBER: Z-26-2023 APPLICANT: Regional Holdings LLC AGENT: Richard Garrett

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

LOCATION: A parcel fronting Oak St approx 240 feet south of B St.

TAX MAP: 055I PARCEL #: H 02300 ACREAGE: 0.51 +/-

REASON FOR REQUEST: We currently own & manage 3 quadplexes nearby the subject property located at 506 B St., 191 Oak St. and 185 Oak St. We also own the recently R-4 rezoned parcel on B St. where we plan to build 6 units and are seeking to rezone the parcel to build 7 additional units and improve traffic flow and parking servicing the area.

Mr. Tyndall 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 request is not out of character with the surrounding development pattern & is an extension of an established R-4 Zoning District.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public session was opened.

Richard Garrett spoke in favor of the case.

No speakers in opposition.

Public session was closed.

Mr. Kimbrough made the motion for approval of the case stating that it is consistent with the adopted Land Use Plan. Mr. Smith seconded and all others were in favor. Motion for approval passed.

CASE NUMBER: Z-27-2023 APPLICANTS: Raphael Porter/TLRJ Properties

REQUEST: R-3 Three Family Residential District to R-2A Single-Family Residential District

LOCATION: Parcels at the northeast corner of Ford and 9th St. intersection

TAX MAP: 055N PARCEL #: D 061.00, 062.00 ACREAGE: 0.38 +/-

REASON FOR REQUEST: This rezone is to comply with the past and recently proposed Red River Neighborhood Plan of affordable single family lots. This rezone of these existing undeveloped lots can provide 3 lots with 40' in width with sidewalk at street.

Mr. Tyndall 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-2A Single-Family Residential zoning request is not out of character with the surrounding development pattern & is consistent with the recently adopted Red River Neighborhood Plan.
- 3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public session was opened.

Raphael Porter spoke in favor of the case.

No speakers in opposition.

Public session was closed.

Mr. Long made the motion of approval based on the zoning request is consistent the adopted Land Use Plan. Mr. Smith seconded. All others were in favor and motion for approval passed.

County Zoning Cases

CASE NUMBER: CZ-23-2022 APPLICANT(S): The Paul E Collins And Donna J. Collins, Revocable Living Trust AGENT: Calcese & Associates

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

LOCATION: A tract of land fronting on the west frontage of Dotsonville Rd., 1,140 +/- feet south of the Dotsonville Rd. & York Rd. intersection.

TAX MAP(S): 053 PARCEL #: 202.00 NUMBER OF ACRES: 86.84 +/-

REASON FOR REQUEST: 1. Conformity with surrounding use. 2. Future use of subject property to be residential. 3. Discontinuing use as AG.

Public hearing held, no speakers.

Mr. Spigner made a motion for approval of deferral request. Mr. Jiminez seconded and all others were in favor. Motion for deferral passed.

CASE NUMBER: CZ-2-2023 APPLICANT(S): 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(S): 068 PARCEL #: 097.03 ACREAGE:11.01 +/-

REASON FOR REQUEST: To match surrounding zoning.

Mr. Tyndall 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.

Public session was opened.

Ricky Reda spoke in favor the case. Mr. Reda passed out a tax payment sheet (attached) to the Commission.

No speakers in opposition.

Public session was closed.

There was discussion of zoning being a local decision according to TDOT.

Mr. Spigner stated that the State has put this in our lap to deal with and I don't think that's a fair position for us. He further stated that public safety is always preeminent but it would be safe if they buy the property, which they would have to do so I don't see that there is any reason for us not to approve. Mr. Spigner made the motion for approval based on these facts. Mrs. Streetman seconded. All others were in favor. Motion for approval passed.

SUBDIVISION CASES:

There were no subdivision cases.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases.

CASE NUMBER: SR-15-2023 APPLICANT: RCF Storage Property III LLC AGENT: Britt Little
DEVELOPMENT: RCF Storage Addition PROPOSED USE: Storage/Warehouse LOCATION: 115 Branson Way (3865 Trenton Road) MAP: 017, 005.15, 005.02 (portion of) ACREAGE: 4.64 +/-

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 of a landscape plan.
3. Minor plat completed.

CASE NUMBER: SR-16-2023 APPLICANT: Mack Phillips AGENT: Vernon Weakley
DEVELOPMENT: Northeast Drive Villas PROPOSED USE: Multifamily LOCATION: 3850 Northeast Dr. MAP:
017, 004.00 ACREAGE: 6.73 +/-

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 traffic study.
4. Approval of a landscape plan.

CASE NUMBER: SR-18-2023 APPLICANT: Turner and Associates Realty AGENT: Vernon Weakley
DEVELOPMENT: Dollar General PROPOSED USE: Dollar General LOCATION: 4965 Highway 41-A South
MAP: 105, 019.01 (portion of), 34.00 ACREAGE: 2.16 +/-

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

CASE NUMBER: SR-19-2023 APPLICANT: PTL Logistics AGENT: Cal McKay
DEVELOPMENT: Project Shoehorn PROPOSED USE: Warehouse/Office LOCATION: Guthrie Hwy
MAP: 015, 007.02, 007.08 ACREAGE: 29.8 +/-

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. Minor plat or combination deed.

CASE NUMBER: SR-20-2023 APPLICANT: Ed Neely AGENT: Cal McKay
DEVELOPMENT: Alley-Cassetty Facility PROPOSED USE: Warehouse/Office LOCATION: 4381 Guthrie Hwy
MAP: 015, 007.12 ACREAGE: 14.7 +/-

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 and drainage plans by the County Building and Codes Department.

Mr. Kimbrough made the motion to approve the consent agenda. Mr. Smith seconded. All others were in favor and motion for approval passed.

OTHER BUSINESS:

A. Monthly Profit and Loss Statement

Mr. Tyndall presented the P &L.

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

B. Plan of Service for A-2-2023

Mr. Tyndall presented the Annexation Plan of Service.

Vernon Weakley spoke in favor of the service.

Mr. Jiminez made a motion for approval. Mr. Kimbrough seconded. All others were in favor and motion passed.

C. Accept FY 2024 Budget

Mr. Long made the motion for approval. Mr. Spigner seconded. Mr. Smith abstained. All others were in favor and motion passed.

D. Letter of Credit Extension Request for Reynolds Street ROW Final Plat (S-41-2021)

E. Letter of Credit Extension Request for Mockingbird Meadows Final Plat (S-84-2021)

Mr. Tyndall presented D & E together without objection.

Mr. Long made the motion for a six month extension. Mrs. Streetman seconded. All others were in favor and motion for approval passed.

F. INITIATE CITY ZONING ORDINANCE UPDATE RE: EXTENDING DOWNTOWN DESIGN OVERLAY UP COLLEGE STREET

Mr. Tyndall presented the concept of the update.

Mr. Kimbrough made the motion to initiate the zoning ordinance update. Mrs. Spigner seconded. Mrs. Streetman abstained and all others were in favor. Motion passed.

The meeting was adjourned at 2:49 PM.

ATTEST:



Chairman



Account Number : 62210
 Kimberly B. Wiggins
 Montgomery County Trustee

OGBURN CHAPEL RD

(C) is for separate City Tax, (C/A) for City Tax Addon
 (A/C) is for County Tax Addon
 (BK) for Bankruptcy
 (CM) for Clerk&Master
 (AP) for Under Appeal
 (PP) for Pre Payments received for future year bill

DS MapNum CitiMap GP Parcel I S-I
 08 68 68 97.03 000

Owner Information

Owner: REDA HOME BUILDERS INC
 Address: 2510 LYLEWOOD RD
 WOODLAWN, TN 37191

Land Value: \$79,900.00
 Improve Value: \$0.00
 Total Value: \$79,900.00
 Assessment: 25% * \$79,900.00 = \$19,975.00

Parcel Details

Deed Information	Plat Information	Property Information
Book: Page: Date: --- --- ---	--- --- ---	Property Address: OGBURN CHAPEL RD Subdivision: N/A Dimensions: N/A Calculated Acres: 11.01000 Deeded Acres: 11.01

Parcel History

Year	Bill#	Name	Date	Base Tax	Total Paid	Balance Due	Method	Details	Payee
2022	68079	REDA HOME BUILDERS INC	03/28/23	597.00	605.96	0.00	CHECK	49584	REDA HOME BUILDERS
2021	66024	REDA HOME BUILDERS INC	02/25/22	597.00	597.00	0.00	CHECK	46405	REDA HOME BUILDERS, 2510 LYLEWOOD
2020	63813	REDA HOME BUILDERS INC	05/17/21	597.00	623.88	0.00	CHECK	43576	REDA HOME BUILDERS; 2510 LYLEWOOD
2019	62638	REDA HOME BUILDERS INC	08/25/20	71.00	77.42	0.00	CHECK	40852	REDA HOME BUILDERS INC
2018	56552	REDA HOME BUILDERS INC	09/25/19	56.00	61.88	0.00	CHECK	37272	REDA HOME BUILDERS INC
2017	54766	REDA HOME BUILDERS INC	03/02/18	56.00	56.00	0.00	CHECK	31274	REDA HOME BUILDERS 510 N SECOND S
2016	53939	REDA HOME BUILDERS INC	02/28/17	56.00	56.00	0.00	CHECK	26992	REDA HOME BUILDERS 510 N SECOND S
2015	53434	REDA HOME BUILDERS INC	03/01/16	43.00	43.00	0.00	CHECK	23010	REDA HOME BUILDERS 510 N SECOND S
2014	52648	REDA HOME BUILDERS INC	02/26/15	42.00	42.00	0.00	CHECK	19255	REDA HOME BUILDERS
2013	54749	REDA HOME BUILDERS, INC	02/12/14	35.00	35.00	0.00	CHECK	15220	REDA HOME BUILDERS
2012	61700	SPIGNER THOM M ETAL	02/12/14	35.00	41.36	0.00	CHECK	15220	REDA HOME BUILDERS
				2,185.00	2,239.50	0.00			