



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

## CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

**Date:** June 27, 2023

**Time:** 2:00 PM

### Members Present

Richard Swift, Chairman

Thom Spigner, Vice Chairman

Valerie Guzman

Stacey Streetman

Bill Kimbrough

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

Sam McCanna, Intern

Chris Cowan, Jerome Johnson, Joe Green, Clarksville Street 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 May 23, 2023 meeting. Mrs. Guzman moved to recommend approval. The motion was seconded by Ms. Streetman and carried unanimously.

## **Announcements/Deferrals**

Mr. Tyndall announced the withdrawal of Z-29-2023 and the deferrals of Z-28-2023, CZ-7-2023, CZ-9-2023, S-117-2023, SR-3-2023, SR-23-2023, SR-26-2023, and SR-34-2023

Mr. Spigner made the motion to approve deferrals and Mrs. Jimenez 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-20-2023** APPLICANT: Singletary Investments AGENT: Bert Singletary

REQUEST: C-5 Highway & Arterial Commercial District to PUD Planned Unit Development Residential District

LOCATION: A tract of land fronting on the east frontage of Pea Ridge Rd., east of the Sambar & Pea Ridge Rd. & Rutting Dr. & Pear Ridge Rd. intersections.

TAX MAP(S): 041 PARCEL #: 039.00(p/o) ACREAGE: 23.3 +/-

REASON FOR REQUEST: The proposed land use is described on the preliminary PUD plan and will provide mixed use between the commercial properties to the east and the single-family properties to the west.

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

APPROVAL: See attached PUD Report

Public hearing was opened.

Bert Singletary spoke in favor of the case.

Vernon Weakley spoke in favor of the case.

Bruce Kennedy spoke in opposition of the case.

Sara Sumter spoke in opposition of the case.

Kevin Kennedy spoke in opposition of the case.

Bert Singletary spoke in rebuttal.

Public hearing was closed.

Mrs. Guzman made the motion for approval of the case stating that this is the first reading of many to come and this will get them started and to see what it looks like afterwards. Mr. Kimbrough called for the question of he is to understand that before any of this can occur signalization and widening will have to be in place. Mr. Tyndall stated that is correct, that this is a rezoning application, this will come up again as a Final PUD Plan whether in part or in whole for Site Plan Approval and this will be a condition

of approval. Mr. Kimbrough seconded the motion. Mrs. Jimenez voted nay and all others were in favor and motion for approval passed.

**CASE NUMBER: Z-34-2023** APPLICANT: Tanner Properties GP AGENT: Rosemary Calcese, Esq.

REQUEST: R-1 Single-Family Residential District to C-4 Highway Interchange District / C-5 Highway & Arterial Commercial District

LOCATION: A tract fronting on the north frontage of Rossvie Rd., 1,000+/- feet west of the Rossvie Rd. & Powell Rd. intersection.

TAX MAP(S): 057 PARCEL #: 016.02 ACREAGE: 10.16 +/-

REASON FOR REQUEST: Adjoining land owner will not grant secondary access, thus R-1 is not viable, nor is R-4 for proper access and safety. C-4 and C-5 are requested for storage and support retailers.

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 C-4 Highway Interchange District and C-5 is appropriate along Rossvie Road a State Highway & Arterial Road.
3. Exit 8 is increasing its role as a regional commercial center for the residents of the area
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Rosemary Calcese spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Spigner made the motion for approval stating that this is an extension of the existing C-4 classification and appropriate C-5 along Rossvie Road. Mrs. Jimenez seconded. All others were in favor and motion for approval passed.

**CASE NUMBER: Z-35-2023** APPLICANT: AVA Homes LLC

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

LOCATION: Property fronting on the south frontage of Caldwell Ln. 225 +/- feet east of the Caldwell Ln. & Robert St. intersection.

TAX MAP(S): 079K PARCEL #: A 011.00 ACREAGE: 0.42+/-

REASON FOR REQUEST: To provide for single family development and extend the surrounding zoning. is R-4 for proper access and safety. C-4 and C-5 are requested for storage and support retailers.

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 & is an extension of the R-6 district to the east & west.
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 hearing was opened.

Cal Burchett spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Kimbrough made the motion for approval stating that it is an extension of R-6 district to east and west. Ms. Streetman seconded. All others were in favor and motion for approval passed.

**CASE NUMBER: Z-36-2023** APPLICANT: Brian Johnson

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

LOCATION: Property has frontage on the north frontage of Dover Rd. 375 +/- feet east of the Dover Rd. & Stephanie Dr. intersection & the east frontage of Stephanie Dr. 885 +/- feet north of the Dover Rd. & Stephanie Dr. intersection.

TAX MAP(S): 054F PARCEL #: E 003.00, F 009.00 054E ACREAGE: 4.08+/-

REASON FOR REQUEST: For proposed self-storage facility that is no longer an allowed use in C-2 under the current zoning regulations

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 C-5 Highway & Arterial Zoning request is located along an arterial highway in close proximity to a signalized intersection.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

No speakers.

Public hearing was closed.

Mr. Spigner made the motion for approval stating this is consistent with the adopted Land Use Plan. Mr. Huneycutt seconded and all others were in favor. Motion for approval passed.

**CASE NUMBER: ZO-1-2023** APPLICANT: Regional Planning Commission

REASON FOR REQUEST: Update R-3 zoning classification from the guidance in the Red River Neighborhood Plan.

Mr. Tyndall presented the case.

Public hearing was opened.

No speakers.

Public hearing was closed.

There was discussion of the updates and potential future updates.

Mr. Kimbrough made the motion for approval based on staff recommendation. Mrs. Jimenez seconded. Mr. Huneycutt and Ms. Streetman voted nay. All others were in favor and motion for approval passed.

Johnathan Blick spoke in opposition of the case and handed out a report to Commissioners (attached).

Public hearing was closed.

Mr. Huneycutt made the motion to defer until next month. Mrs. Jimenez seconded. Mr. Huneycutt stated that the deferral would include topics of lots of record, duplexes and lot widths (what we are going to allow). All others were in favor and motion for deferral passed.

**County Zoning Cases**

**CASE NUMBER: CZ-10-2023** APPLICANTS: Garland Smith & Donna Smith

REQUEST: C-1 Neighborhood Commercial District to AG Agricultural District

LOCATION: A parcel fronting on the west frontage of Old Highway 48, directly west of the Old Highway 48 & Liverworth Rd. intersection.

TAX MAP(S): 131 PARCEL #: 033.04 ACREAGE: 2.8 +/-

REASON FOR REQUEST: To build a house.

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 AG Agricultural District is the appropriate and prevailing zoning for the area.
3. This zone request will permit the applicant to apply for a single family building permit.

4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing held, no speakers.

Public hearing was closed.

Mr. Spigner made a motion for approval because AG District is the appropriate, prevailing zoning for the area. Ms. Streetman seconded. All others were in favor and motion for approval passed.

**CASE NUMBER: CZ-11-2023** APPLICANT: Jeff Burkhart

REQUEST: AG Agricultural District to AGC Agricultural Commercial District

LOCATION: A portion of a parcel fronting on the east frontage of John Taylor Rd. 3,300 +/- feet south of the John Taylor Rd. & Timber Trace intersection.

TAX MAP(S): 094 PARCEL #: 035.00 ACREAGE: 2.98+/-

REASON FOR REQUEST: The zone change will allow for the construction of an event center.

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 AGC zoning district serves to create individual proprietary businesses that are convenient and compatible with the rural setting.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Jeff Burkhart spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Ms. Streetman made the motion for approval stating that the proposed zoning request is consistent with the adopted Land Use Plan as well as item #2 in staff recommendation. Mrs. Guzman seconded. All others were in favor and motion for approval passed.

#### SUBDIVISION CASES:

#### VARIANCES:

**CASE NUMBER: V-2-2023**

Rufus Johnson & Johnson Family Road Right of way Dedication.

APPLICANT/OWNER: Rufus Johnson/ Tennessee Real Estate Group

The applicant is requesting two variances from the Subdivision Regulations.

1) 4.3 Subsection 2. "No block or block face shall be greater than 1500 feet in length as measured from the intersection centerlines of one (1) intersection to the other. Careful consideration (See Definitions 2.2 "Block" for additional information) shall be given to circulation, control, and safety of street traffic, school buses and emergency vehicles."

The proposed roadway (Johnson Family Road) is approximately 2,131 feet in length.

2) Section 4.1.2 Subsection 1.A "Each subdivision shall continue all public streets and road stubbed to the boundary of the development plan by previously approved (built and unbuilt) active subdivisions."

The proposed layout does not provide for a connection to the existing Richhaven Road.

Mr. Parker presented the case.

First variance request of V-2-2023 was opened for public hearing.

Houston Smith spoke in favor of variance (1).

Rufus (Rudy) Johnson spoke in favor of variance (1).

No speakers in opposition.

Public hearing was closed.

Mr. Kimbrough made the motion for approval for the variance. Mr. Spigner seconded. All others were in favor and variance (1) was approved.

#### **CASE # V-3-2023.**

Village Partners LLC Property

APPLICANT/OWNER: Village Partners, LLC Property

The applicant is requesting two variances from the Subdivision Regulations.

1) 4.1.7 Subsection 3. "At all street, road or permanent easement intersections, property line corners shall be rounded by an arc, with a minimum radius of twenty-five (25) feet. Pavement edge at intersections shall have a minimum radius of thirty-five (35) feet. Greater curb radii may be required for non-residential, collector and arterial streets due to the presence of medium and heavy trucks."

The proposed Jet Way does not provide the minimum right-of-way arc radius (west side) of 25' as well as the minimum pavement arc radius of 35' (both sides) at its intersection with Madison Street.

2) 4.1.9 Subsection 3 "All permanent dead-end streets over 150 feet shall have a permanent turnaround installed." –

The proposed Jet Way does not provide a permanent turnaround at its terminus and is approximately 365' in length from the centerline of Madison Street.

Mr. Parker presented the case.

Variance case V-3-2023 was opened for public hearing.

Vernon Weakley spoke in favor of variance case.

No speakers in opposition.

Public hearing was closed.

Mr. Kimbrough made the motion for approval of the variances. Mrs. Guzman seconded. All others were in favor and variance approvals passed.

Variance (2) of V-2-2023 was opened for public hearing.

Houston Smith spoke in favor of the variance (2) V-2-2023.

Mr. Spigner made the motion to approve second variance of V-2-2023. Ms. Streetman seconded. Mr. Kimbrough abstained. All others were in favor and variance passed.

**Mr. Parker presented the consent agenda. No items were pulled for consideration.**

**CASE NUMBER: S-19-2023** APPLICANT/OWNER: RUFUS JOHNSON/ TENNESSEE REAL ESTATE GROUP  
REQUEST: Preliminary Plat Approval of RUFUS JOHNSON & JOHNSON FAMILY ROAD RIGHT OF WAY DEDICATION

LOCATION: South of and adjacent to the Memorial Drive Extension, south of and adjacent to the terminus of Richaven Road, north of and adjacent to Rufus Johnson Road.

MAP: 064 PARCEL: 058.01 ACREAGE: 57.18 +/- # OF LOTS: 3 +/-

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

1. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities 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.
4. Improvements as determined by the Street Department and applicant prior to final plat approval.

**CASE NUMBER: S-28-2023** APPLICANT/OWNER: VILLAGE PARTNERS, LLC PROPERTY

REQUEST: Preliminary/replat Approval of VILLAGE PARTNERS, LLC PROPERTY

MADISON STREET LOT 1 & TRAVEL EASEMENT & JET RIGHT-OF-WAY DEDICATION

LOCATION: South of and adjacent to Madison Street, east of and adjacent to 2570 Madison Street.



MAP: 081 PARCEL: 118.02 ACREAGE: 1.36 +/- # OF LOTS: 1 ZONING: C-5 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

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

**CASE NUMBER: S-31-2023** APPLICANT/OWNER: FRANK WOOTEN

REQUEST: Preliminary Plat Approval of CEDAR STREET VILLAS

LOCATION: North of and adjacent to Cedar Street, east of and adjacent to Reynolds Street

MAP: 066E PARCEL: E 025.00 ACREAGE: 0.28 +/- # OF LOTS: 4 ZONING: R-6 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

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

**CASE NUMBER: S-32-2023** APPLICANT/OWNER: HBG HOLDINGS LLC

REQUEST: Preliminary Plat Approval of VETERANS LANDING

LOCATION: North of and adjacent to Pollard Road, east of and adjacent to the current terminus of Granger Lane, east of and adjacent to the current terminus of Fox Ridge Drive.

MAP: 042 PARCEL: 020.00, 020.01, 022.00 ACREAGE: 92.65 +/- # OF LOTS: 229 +/- ZONING: R-1 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

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

Mr. Spigner made the motion to approve the consent agenda for subdivisions. Mrs. Guzman seconded. Mr. Kimbrough abstained from S-19-2023. All others were in favor and motion for approval of consent agenda passed.

**SITE REVIEW CASES:**

Ms. Russell read through the consent agenda cases. No items were pulled for consideration.

**CASE NUMBER: SR-27-2023** APPLICANT: Beristain Properties LLC AGENT: Cal McKay  
DEVELOPMENT: 404 Beech St. Townhomes  
PROPOSED USE: Multifamily/Townhouse  
LOCATION: 404 Beech Street MAP: 055H, B 012.00 ACREAGE: 1.23 +/- UNITS: 19

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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

**CASE NUMBER: SR-28-2023** APPLICANT: Concord Ventures Group LLC AGENT: Houston Smith  
DEVELOPMENT: B Street Corridor  
PROPOSED USE: Multifamily/Townhouse  
LOCATION: B Street MAP: 055I, H 003.01, H 023.00 ACREAGE: 0.85 +/- UNITS: 14

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. Subdivision/minor plat completed.

**CASE NUMBER: SR-29-2023** APPLICANT: Mid-Tenn Properties LLC AGENT: Cal McKay  
DEVELOPMENT: 914 Powers Street Apartments  
PROPOSED USE: Multifamily/Townhouse  
LOCATION: 914 Powers Street MAP: 054 E, E 020.00 ACREAGE: 1.73 +/- UNITS: 20

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, water quality plans by the City Street Department.
3. Approval of a landscape plan.

**CASE NUMBER: SR-30-2023** APPLICANT: St. Abba Sarapamone Coptic Orthodox Church C/O  
Ebraam Daoud AGENT: Brad Weakley  
DEVELOPMENT: St. Abba Sarapamone Coptic Orthodox Church  
PROPOSED USE: Church facility  
LOCATION: 1517 Madison Street MAP: 065P, D 027.00 ACREAGE: 3.92 +/- SQ FOOTAGE: 5,000

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 from the CDRB.
5. Approval of a landscape plan.

**CASE NUMBER: SR-31-2023** APPLICANT: 10 Steps Ahead LLC AGENT: Cal McKay  
DEVELOPMENT: Timber Ridge Apartments  
PROPOSED USE: Multifamily/Townhouse  
LOCATION: Shadytree Court MAP: 030, 032.02 ACREAGE: 2.48 +/- CIVIL DISTRICT: 3 UNITS: 36

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. Subdivision/minor plat completed.

**CASE NUMBER: SR-32-2023** APPLICANT: Rakeshkumar Patel AGENT: Dana Tharpe  
DEVELOPMENT: Dira Commons  
PROPOSED USE: Retail  
LOCATION: 2620 Hwy 41A Bypass MAP: 081, 052.00 ACREAGE: 2.06 +/- SQ. FOOTAGE: 8,000

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, water quality plans by the City Street Department.
3. Approval from the Fire Department.
4. Approval of a landscape plan.

**CASE NUMBER: SR-33-2023** APPLICANT: Clarksville Lady Marion LLC AGENT: Austin Edelen  
DEVELOPMENT: WAWA Clarksville TN (Fort Campbell)  
PROPOSED USE: Convenience Store/Gas Station  
LOCATION: 2151 Ft. Campbell Blvd MAP: 019P, F 001.00(p/o), 036.01 (p/o) ACREAGE: 2.05 +/-  
UNITS: SQ FOOTAGE: 6,015

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, water quality plans by the City Street Department.
3. Subdivision/Minor plat completed.

**CASE NUMBER: AB-1-2023** APPLICANT: Montgomery County Highway Department  
AGENT: Alex B. Morris, PE Jeff Bryant, Hwy Supervisor  
DEVELOPMENT: Baynham Road (Portion Of)  
PROPOSED USE: Abandonment  
LOCATION: Baynham Road Portion Of MAP: 040, 013.00 and 013.01 ACREAGE: 0.145 SQ FOOTAGE: 6336

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

**CASE NUMBER: AB-2-2023** APPLICANT: Montgomery County Highway Department  
AGENT: Alex B. Morris, PE Jeff Bryant, Hwy Supervisor  
DEVELOPMENT: Chester Lane Abandonment  
PROPOSED USE: Abandonment

LOCATION: Chester Lane MAP: 110, 027.00 ACREAGE: 0.012 SQ FOOTAGE: 15,840

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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

**OTHER BUSINESS:**

**A. Monthly Profit and Loss Statement**

Mr. Tyndall presented the P &L.

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

**B. Montgomery County Capital Improvements Plan**

Mr. Tyndall presented the Plan.

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

**C. Updated Fee Schedule**

Mr. Tyndall presented the updated fee schedule to go into effect on September 2, 2023.

Mr. Huneycutt made the motion for approval of fee schedule with the R-1/R1-A acreage correction. Mrs. Streetman seconded and all others were in Favor. Motion for approval passed.

**D. Initiate County Zoning Resolution Update Pertaining to Truck Stops**

Mr. Tyndall presented the Resolution Update.

Mr. Spigner made the motion to initiate the update. Mr. Huneycutt seconded.

**Public Comment Period**

No public comments.

The meeting was adjourned at 3:24 PM.

ATTEST:



Chairman