



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

## CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

**Date:** August 29,2023

**Time:** 2:00 PM

### Members Present

Richard Swift, Chairman  
Thom Spigner, Vice Chairman  
Valerie Guzman  
Stacey Streetman  
Bill Kimbrough  
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  
Sam McCanna, Intern  
Chris Cowan, Clarksville Street Department  
Ben Browder, Justin Crosby Clarksville Gas and Water  
Jobe Moore, Clarksville Fire 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 July 25, 2023 meeting. Mr. Spigner moved to recommend approval. The motion was seconded by Ms. Streetman and carried unanimously.

### **Announcements/Deferrals**

Mr. Tyndall announced the withdrawals of Z-37-2023 and CZ-09-2023 and the deferrals of V-4-2023, V-5-2023, S-33-2023, S-44-2023, S-47-2023, SR-23-2023, SR-34-2023, and SR-39-2023.

Ms. Streetman made the motion to approve deferrals and Mr. Spigner 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-38-2023 **APPLICANT:** Bill Belew

**REQUEST:** AG Agricultural District to R-2 Single-Family Residential District

**LOCATION:** A parcel fronting on the west frontage of Needmore Rd. 425 +/- feet north of the Needmore Rd. & Crestview Dr. intersection.

**TAX MAP(S):** 018 **PARCEL #:** 010.00 **Acreage:** 6.26 +/-

**APPLICANT REASON FOR REQUEST:** To provide two additional lots next to the existing 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 proposed R-2 Single Family Residential is not out of character with the recent single family residential development pattern in the area.
3. Adequate infrastructure will be required to serve the site.
4. No adverse environmental issues have been identified as part of this request.

Public hearing was opened.

Bill Belew 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 consistent with the adopted Land Use Plan. Mrs. Jimenez seconded. All others were in favor and motion for approval passed.

**CASE NUMBER:** Z-40-2023 **APPLICANT:** Michael Lee Gray

**REQUEST:** R-1 Single-Family Residential District to AGC Agricultural Commercial District

**LOCATION:** A portion of a tract of land fronting on the north frontage of Pollard Rd. 680 +/- feet west of the Pollard Rd. & Dominion Dr. intersection.

**TAX MAP(S):** 042 **PARCEL #:** 025.01 **ACREAGE:** 1.10 +/-

APPLICANT REASON FOR REQUEST: To bring the existing use of a wedding venue into compliance.

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

**DISAPPROVAL**

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The adopted Land Use Opinion Map does not indicate commercial zoning in this area & commercial uses are not in character with the surrounding development pattern.
3. The Agricultural Commercial District is intended for rural agricultural settings. The current zoning classification is R-1 Single Family Residential and is the prominent use for the immediate & surrounding area is Single Family Residential.
4. No adverse environmental issues have been identified as part of this application.

Public hearing was opened.

Michael Gray spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Ms. Streetman made the motion for disapproval stating that the proposed zoning request is inconsistent with the adopted Land Use Plan. Mr. Huneycutt seconded. Motion for disapproval passed 4-2 with Mr. Kimbrough and Mr. Long voting nay.

**CASE NUMBER: Z-47-2023** APPLICANT: WPN LLC AGENT: Therese Winnington

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

LOCATION: A parcel located west of the Beech St. & Mitchell St. intersection.

TAX MAP(S): 055H PARCEL #: B 010.00 ACREAGE: 1.01 +/-

REASON FOR REQUEST: Demolish existing triplex and plat for 12 townhomes.

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

**APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-4 Multi-Family Residential request is not out of character with the surrounding development pattern & is an extension of an established R-4 Zoning District.
3. Adequate infrastructure serves 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 that the R-4 request is not out of character with the surrounding development pattern. Mr. Long seconded. All others were in favor and motion for approval passed.

**CASE NUMBER: Z-48-2023** APPLICANTS: Maxie K West & Nicole K West AGENT: Rosemary Calcese, Esq.

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

LOCATION: A tract of land located at the northwest corner of the western intersection of Airport Rd. & Tandy Dr.

TAX MAP(S): 019A PARCEL #: B 058.01 ACREAGE: 2.30 +/-

APPLICANT REASON FOR REQUEST: To be developed into a multi-family development.

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

#### APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-4 Multi-Family Residential request is not out of character with the development pattern in the area.
3. This request has an area that are encumbered by a drainage basin/flood area. Full drainage plan review will be required at the development stage for the property.

Public hearing was opened.

Rosemary Calcese in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Kimbrough made the motion for approval stating that R-4 Multi-Family Residential is not out of character with the development pattern in the area. Mrs. Guzman seconded. All others were in favor and motion for approval passed.

**CASE NUMBER: Z-49-2023** APPLICANTS: Faith Investments Patricia Ann Jackson Smith AGENT: Faith Investments

REQUEST: R-4 Multiple-Family Residential District / AG Agricultural District to R-5 Residential District

LOCATION: Two parcels fronting on the east frontage of N. Whitfield Rd., 675+/- feet north of the Whitfield Rd. & Needmore Rd. intersection.

TAX MAP(S): 031 PARCEL #: 016.00, 017.00 ACREAGE: 6.07 +/-

APPLICANT REASON FOR REQUEST: To extend proposed townhome development to include Map 31 Parcel 16.0

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 R-5 Residential Zoning District is consistent with the surrounding development pattern. It is encouraged to have higher density residential developments in close proximity to established schools.
3. The adjacent City of Clarksville roundabout & roadway project is underway & this project is anticipated to improve traffic flow in the area.
4. No adverse environmental issues were identified relative to this request.

Public hearing was opened.

Jamie Wallace spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

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

CASE NUMBER: **Z-50-2023** APPLICANT: Will D. Christian AGENT: Christian Innovation Enterprises

REQUEST: AG Agricultural District to MXU-PUD Mixed Use Planned Unit Development

LOCATION: Land north of the Kennedy Rd. & Stone Bluff Way intersection, land south of the eastern terminus of Eagles Nest Ln., east of Viewmont Dr. & west of Heatherwood Trace.

TAX MAP(S): 032 PARCEL #: 010.00 017 042.00 ACREAGE: 95.77 +/-

APPLICANT REASON FOR REQUEST: Black Oaks proposed mixed-use town center

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

1 MONTH DEFERRAL AT THE REQUEST OF RPC STAFF

1. Awaiting/reviewing additional information related to phasing, traffic, etc.

Public hearing was opened.

Gary Vogrin spoke in favor of the case.

Steven Crawford spoke in favor of the case.

Will Christian III spoke in favor of the case.

Andy Pederson spoke in opposition of the case.

Jake Watson spoke in opposition of the case.

Christina Walker spoke in opposition of the case.

Will Christian III spoke in rebuttal.

Public hearing was closed.

Mr. Tyndall presented further aspects of items of the case for the public, commissioners and applicants.

Mr. Spigner made the motion to defer 30 days. Mr. Long seconded and others were in favor. Motion for deferral passed.

### County Zoning Cases

**CASE NUMBER: CZ-7-2023** APPLICANTS: Benjamin Stanley Darrel & Carol Smith

AGENT: Benjamin Stanley

REQUEST: AG Agricultural District to C-2 General Commercial District / M-1 Light Industrial District

LOCATION: Property fronting on the north frontage of Dunlop Lane, 2,800 +/- feet west of the Dunlop Ln. & Rollow Ln. intersection

TAX MAP(S): 040 PARCEL #: 011.00(p/o) 039 002.02 ACREAGE: 50.81 +/-

APPLICANT REASON FOR REQUEST: Properties are currently in the land use plan for industrial and commercial. Properties have M-2 zoning on all 4 sides with the new LG Chem plant less than 2,500 ft away and Hankook-Atlas BX 750 feet away. After the feedback from the area we are changing from a all M-2 zoning request to a much smaller and better suited C-2 buffer around the neighborhood and M-1 for remainder.

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 adopted Land Use Opinion Map identifies this area as future Industrial zoning.
3. The single family residential development to the west of this site is not consistent with the adopted Land Use Opinion Map, as it is located in an area identified for industrial development. This request has presented an area of C-2 General Commercial along the frontage & western border, then transitions to M-1 Light Industrial.
4. This tract has areas that are encumbered by a drainage basin/flood area. A recent injection well installation appears to have improved drainage conditions for the property.
5. The areas included in the zone change request do not appear to be within the drainage basin. Full drainage plan review will be required at the development stage for the property.

Public hearing was opened.

Ben Stanley spoke in favor of the case.

Dave Van Akin spoke in opposition of the case.

Rob Koewler spoke in opposition of the case.

Achilles Solomos spoke in opposition of the case.

Mr. Kimbrough made a motion for approval stating that the adopted Land Use Opinion Map identifies this area as a future industrial zoning. Mr. Spigner seconded stating that he believes Mr. Stanley has

chosen the best alternative for the land use as it is with the things that have happened that Mr. Spainhoward has expressed. All others were in favor and motion for approval passed.

**CASE NUMBER: CZ-13-2023** APPLICANT: Reda Home Builders Inc.

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

LOCATION: A parcel fronting on the north frontage of Lafayette Rd., 305 +/- feet east of the Lafayette Rd. & Walnut Grove Rd. intersection.

TAX MAP(S): 044 PARCEL #: 016.02 ACREAGE: 0.9 +/-

APPLICANT REASON FOR REQUEST: To match surrounding zonings.

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 unique lot arrangement does not lend itself to a commercial zoning classification, as the property/request wraps around an established residential use.
- 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.

Ms. Streetman made the motion for disapproval stating that based on the proposed zoning request is inconsistent with the adopted Land Use Plan and the unique lot arrangement does not lend itself to a commercial zoning classification, as the property/request wraps around an established residential use. Mr. Spigner seconded. All others were in favor and motion for disapproval passed.

**CASE NUMBER: CZ-14-2023** APPLICANT: Danny Yarbrough AGENT: Grayson Smith

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

LOCATION: A tract of land fronting on the west frontage of Morgan Cir., 1,080 +/- feet south of the Morgan Cir. & Attaway Rd. intersection.

TAX MAP(S): 133 PARCEL #: 013.00(p/o) ACREAGE: 24.4 +/-

APPLICANT REASON FOR REQUEST: This property has E-1 property adjacent to the northeast corner and R-1 along most of its southern boundary. Rezone is for a small development on the east side of the property with lots that are similar in size and nature to lots in the area.

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 E-1 Single Family Estate District small scale development that is not out of character with the surrounding area & is within a node of residential development.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Grayson Smith spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Spigner made the motion for approval stating that the Family Estate District is not out of character with the surrounding area. Mrs. Guzman seconded. All others were in favor and motion for approval passed.

**SUBDIVISION CASES:**

Mr. Tyndall presented the consent agenda and Mr. Parker presented the cases. No items were pulled for consideration.

**CASE NUMBER: S-45-2023** APPLICANT: Industrial Development Board of Montgomery County  
 REQUEST: Preliminary Plat Approval of Industrial Court Right of Way Dedication & Replat of CMCCBPS Commercial Property Hankook Road Lot 1  
 LOCATION: North of and adjacent to Hankook Road, east of and adjacent to International Boulevard. Approximately 300 feet northeast of the intersection of Hankook Road and International Boulevard.  
 MAP: 057 PARCEL: 017.06 (p/o) ACREAGE: 6.03 +/- # OF LOTS: 2 +/-

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit.
3. 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 begins.

**CASE NUMBER: S-46-2023** APPLICANT: ROLANDA AMOS & ELLIOTT KERSHAW  
 REQUEST: Preliminary Plat Approval of E & R Estates East Lots 1-7 (Previously Woodard ROW East (Lots 1-7))  
 LOCATION: South of and adjacent to Woodard Street, west of and adjacent to Central Avenue.  
 MAP: 079D PARCEL: A 002.00 ACREAGE: 0.45 +/- # OF LOTS: 7 +/- ZONING: R-6

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.

Mr. Kimbrough made the motion to approve the consent agenda for subdivisions. Ms. Streetman seconded. 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-38-2023** APPLICANT: Timothy Arrant AGENT: James Bagwell  
DEVELOPMENT: Arrant Warehouse PROPOSED USE: Warehouse  
LOCATION: 3425 Highway 13 MAP: 151, 009.03 ACREAGE: 2.20 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all grading and drainage plans by the County Building and Codes Department.

**CASE NUMBER: SR-40-2023** APPLICANT: Tanner Properties GP AGENT: Cal Burchett  
DEVELOPMENT: Stor-A-Lot Self Storage Exit 8 PROPOSED USE: Retail & Self Storage  
LOCATION: Rossvie Road MAP: 057, 016.02 ACREAGE: 10.17 +/- SQ FOOTAGE: 157,445

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-41-2023** APPLICANT: Brian Johnson AGENT: Cal Burchett  
DEVELOPMENT: Johnson Self Storage PROPOSED USE: Self Storage/Warehouse  
LOCATION: 287 Dover Road MAP: 054E, F 009.00 ACREAGE: 2.41 +/- SQ FOOTAGE: 59,400

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 and road improvement plans by the City Street Department.
3. Approval of a landscape plan.

**CASE NUMBER: SR-42-2023** APPLICANT: Kronos USA, Inc. AGENT: McKay, Burchett & Company  
DEVELOPMENT: Kronos USA Inc PROPOSED USE: Office and Warehouse  
LOCATION: 475 International Blvd MAP: 033, 006.19 ACREAGE: 8.17 +/- SQ FOOTAGE: 40,200

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 TVA.

**CASE NUMBER: AB-3-2023** APPLICANT: City of Clarksville AGENT: McKay, Burchett & Company

DEVELOPMENT: City of Clarksville Abandonment PROPOSED USE: ABANDONMENT  
LOCATION: North of Commerce Street, west of S. 11th Street and south of Franklin Street, being a portion of Wheeler Street MAP: 066E H, bet. parcels 11.01,13.00,14.00,16.00,18.00,36.00  
SQ FOOTAGE: 3838.60

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITION:

1. Retention of an easement for storm water and surface drainage, and for public utilities.

**CASE NUMBER: AB-4-2023** APPLICANT: Elliott Kershaw AGENT: Houston Smith  
DEVELOPMENT: Elliott Kershaw Abandonment PROPOSED USE: ABANDONMENT  
LOCATION: South of Woodard St, east of Greenwood Ave, and west of Gracey Ave MAP: 079C D, between parcels 001.00 and 002.00 ACREAGE: CIVIL DISTRICT: 12 UNITS: SQ FOOTAGE: 1,062

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITION:

1. Retention of an easement for storm water and surface drainage, and for public utilities.

**CASE NUMBER: AB-5-2023** APPLICANT: Montgomery County Highway Department AGENT: Jeff Bryant  
DEVELOPMENT: Montgomery County Highway Department PROPOSED USE: ABANDONMENT  
LOCATION: Portion of Heath Drive MAP: 148, end of parcel 018.01 and between parcel 018.00  
ACREAGE: 0.58 SQ FOOTAGE: 25,350

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

Mrs. Guzman 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. Appeal of Common Design Review Board Case DDR-9-2023 Dunlop Mansion Demolition

Mr. Tyndall stated this had been withdrawn.

#### **B. 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.

#### **Public Comment Period**

No public comments.

The meeting was adjourned at 4:02 PM.

ATTEST:  \_\_\_\_\_ Chairman