



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: November 28, 2023

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Thom Spigner

Michael Long

Eric Huneycutt

Stacey Streetman

Maria Jimenez

Joe Smith

Bill Kimbrough

Others Present

Jeff Tyndall, Director of Planning

Ruth Russell, Site Review/ Address Manager

Brad Parker, Subdivision Coordinator

John Spainhoward, Zoning Coordinator

Jackey Jones, Administrative Specialist

Daniel Morris, GIS Planner

Chris Cowan, Street Department

Ben Browder, Clarksville Gas & Water

Jeff Bryant, Alex Morris, County Highway 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 October 24, 2023 meeting. Mr. Smith moved to recommend approval. The motion was seconded by Mrs. Jimenez and carried unanimously.

Announcements/Deferrals

MR. Tyndall made announcements concerning the next year RPC calendar that will be brought before the Commission next month and Comprehensive Plan open houses.

Mr. Tyndall stated that V-8-2023 and S-52-2023 were withdrawn by applicant. Deferral of CZO-2-2023.

Mrs. Spigner made the motion to approve deferral and Ms. Guzman seconded. All were in favor and motion passed.

City Zoning Cases

CASE NUMBER: Z-57-2023 APPLICANT: Mary Lu Persinger AGENT: Bert Singletary

REQUEST: AG Agricultural District to R-2A Single-Family Residential District/ C-5 Highway & Arterial Commercial District & C-2 General Commercial District

LOCATION: A large tract of land located at the northeast corner of the Tiny Town Rd. & Allen Rd. intersection.

TAX MAP(S): 006 PARCEL #: 037.00 ACREAGE: 89.1+/-

APPLICANT REASON FOR REQUEST: Property is being zoned to commercial at Tiny Town Road as an extension of an existing zone and then transitioning northerly to C-2 and then R2-A, a residential zone to match the existing R-2 on the north property line.

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-2A Single Family, transitions to C-2 General Comm. which permits mixed use residential/commercial into C-5 Highway and Arterial district along the Tiny Town Rd. arterial corridor. This proposal would complete a node of commercial activity at the signalized intersection while keeping with the character of the development pattern.
3. The traffic assessment & CSD state that improvements to Allen Rd. to include widening of Allen Rd. & sidewalks will required as development occurs in this area. Improvements will be coordinated with the intersection improvement project.
4. Adequate infrastructure will be required to serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Bert Singletary spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

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

CASE NUMBER: Z-58-2023 APPLICANT: McGregor Holleman AGENT: John Mark Holleman

REQUEST: M-1 Light Industrial District to CBD Central Business District

LOCATION: A parcel of land located east of the Spring St. & Beaumont St. intersection.

TAX MAP(S): 066B PARCEL #: B 040.00 ACREAGE: 1.35 +/-

APPLICANT REASON FOR REQUEST: To bring the zoning in character with the surrounding 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 request is an extension of the existing CBD Central Business Zoning District & is in character with the surrounding development pattern.
3. The proposed CBD Central Business District brings the existing office building use into compliance with zoning.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Mark Holleman spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Ms. Streetman made the motion for approval stating the proposed CBD Central Business District brings the existing office building use into compliance with zoning Mrs. Jimenez seconded. All others were in favor. Motion for approval passed.

CASE NUMBER: Z-59-2023 APPLICANT: Jeffery Robinson AGENT: Cody Dahl

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

LOCATION: A parcel of land fronting on the south frontage of Hickory Heights, 310 +/- feet west of the Hickory Hts. & Walnut Dr. intersection.

TAX MAP(S): 079B PARCEL #: C 002.00 ACREAGE: .91 +/-

APPLICANT REASON FOR REQUEST: Infill development. Projections indicate 4 lots.

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. The proposed R-2A Single Family Residential District is in character with the residential development pattern in the area.
3. Adequate infrastructure serves the site & no adverse environmental issues have been as part of this request.

Public hearing was opened.

Jeff Robinson spoke in favor of the case.

No speakers in opposition.

Mr. Kimbrough made the motion for approval stating that the proposed R-2A Single Family Residential District is in character with the residential development pattern in the area. Ms. Streetman seconded. All others were in favor. Motion passed.

CASE NUMBER: Z-60-2023 **APPLICANT:** Hunter Winn

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

LOCATION: A lot fronting on the west frontage of Seven Mill Ferry Rd. North, 250 +/- feet north of the Seven Mill Ferry Rd. North & Old Seven Mile Ferry Rd. intersection.

TAX MAP(S): 079L **PARCEL #:** B 022.00 **ACREAGE:** 0.12+/-

APPLICANT REASON FOR REQUEST: to update and revitalize the lot and the area in general.

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-2A Single-Family Residential District is in character with the residential development pattern in the area.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified as part of this request.

Public hearing was opened.

Hunter Winn spoke in favor of the case.

Glen Eaton spoke in opposition of the case.

Hunter Winn spoke in rebuttal.

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

CASE NUMBER: Z-61-2023 **APPLICANT:** Eubank, LLC (Michael Eubank) **AGENT:** Johnny Piper

REQUEST: M-2 General Industrial District to M-1 Light Industrial District

LOCATION: A tract fronting on the south frontage of Eubank Dr., 700 +/- feet west of the Eubank Dr. & Innovation Way intersection.

TAX MAP(S): 054 **PARCEL #:** 011.16 054 011.13 (p/o) **ACREAGE** 2.16 +/-

APPLICANT REASON FOR REQUEST: For a light industrial development similar to West Dunbar Cave Road and Industrial Drive.

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 within a current industrial development & is not out of character with the development pattern.
3. The proposed M-1 Light Industrial request will permit a more compact development pattern within an established industrial complex.
4. No adverse environmental issues were identified relative to this request.

Public hearing was opened.

No speakers.

Public hearing was closed.

Mr. Smith made the motion for approval stating that the request is within current industrial development and is not out of character with the development pattern. Mrs. Streetman seconded. All others were in favor. Motion for approval passed.

CASE NUMBER: Z-62-2023 **APPLICANT:** Christopher E Dority, ET AL

REQUEST: R-1 Single-Family Residential District / R-3 Three Family Residential District to R-4 Multiple-Family Residential District

LOCATION: Two parcels of land fronting on the north frontage of Pollard Rd. north/northwest of the Pollard Rd. & Quentin Dr. intersection.

TAX MAP(S): 043L **PARCEL #:** H 027.00, H 027.01 **ACREAGE:** 2.98 +/-

APPLICANT REASON FOR REQUEST: To allow applicant to be able to pull a building permit and for future development purposes.

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 District is not out of character with the development pattern along the Peachers Mill Rd. Corridor.
3. The adopted Land Use Plan states that a desirable mixture of housing types should be encouraged.
4. No adverse environmental issues have been identified as part of this request.

Public hearing was opened.

Chris Dority spoke in favor of the case.

No speakers in opposition.

Mr. Spigner made the motion for approval stating the proposed R-4 Multi-Family Residential District is not out of character with the development pattern along the Peachers Mill Rd. Corridor. Mr. Long seconded. All others were in favor. Motion for approval passed.

CASE NUMBER: Z-63-2023 **APPLICANT:** Robert Holt **AGENT:** Bill Mace

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

LOCATION: A tract of land fronting on the north frontage of McClardy Rd, 875 +/- feet east of the McClardy Rd. & Whitt Ln. intersection.

TAX MAP(S): 031 **PARCEL #:** 034.06 **ACREAGE:** 8.23 +/-

APPLICANT REASON FOR REQUEST: Would like to get the property rezoned in order to develop single family housing.

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 Classification is an extension of the established R-2 Zoning District to the north & west.
3. No adverse environmental issues were identified as part of this request.

Public hearing was opened.

No speakers in favor.

Adam Bridge spoke in opposition of the case.

Birk Ellis spoke in opposition of the case.

Beverly Sullivan spoke in opposition of the case.

Mr. Kimbrough made the motion for approval stating that the proposed R-2 Single Family Residential Zoning Classification is an extension of the established R-2 Zoning District to the north & west. Mr. Spigner seconded. All others were in favor. Motion for approval passed.

CASE NUMBER: Z-64-2023 APPLICANTS: Robert Wheeler, Walter Montero, Lisa Andrews
AGENT: Bill Mace

REQUEST: R-1 Single-Family Residential District / O-1 Office District to C-2 General Commercial District

LOCATION: A parcel of land with frontage on the south frontage of Madison St. 675 +/- feet of the Madison St. & Crossland Ave. intersection. The parcel also has frontage on the north frontage of Crossland Ave.

TAX MAP(S): 065P PARCEL #: J 025.00 ACREAGE: 1.77 +/-

APPLICANT REASON FOR REQUEST: For a retail development

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 Plan indicates that the present O-1 zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area.
3. The current O-1 Office district provides an appropriate transition to the single family residential homes to the west & is in character with the development pattern in the area.
4. This property is located within the Residential Sub-district of the Madison Street Design Overlay District.
5. This property has varying steep topography that encumbers the property & may impact the drainage of the property.

Public hearing was opened.

No speakers.

Public hearing was closed.

Mr. Long made the motion for disapproval based on staff recommendation. Mr. Huneycutt seconded. All others were in favor. Motion for disapproval passed.

CASE NUMBER: Z-65-2023 APPLICANT: J & N Enterprises, Inc.

REQUEST: R-2 Single-Family Residential District / R-2D Two-Family Residential District to C-2 General Commercial District / C-5 Highway & Arterial Commercial District

LOCATION: For a portion of the tract of land located north of Tiny Town Rd., east of Andersonville Dr. & west of Egret Dr. & Sand Piper Dr.

TAX MAP(S): 007 PARCEL #: 004.00 (p/o) CIVIL DISTRICT: 2 ACREAGE:44.5 +/-

APPLICANT REASON FOR REQUEST: To increase commercial area to accommodate a large commercial customer.

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 C-2 General Commercial district, which permits mixed use residential/commercial transitions into the C-5 Highway and Arterial district along the Tiny Town Rd. arterial corridor. This proposal will be part of a node of future commercial activity at a future signalized intersection.
3. This request is in character with the development patter of Tiny Town Corridor. The added depth of commercial aligns with a goal of creating nodes of commercial activity instead of strip commercialization of the entire corridor.
4. Adequate infrastructure will be required to serve the site & no adverse environmental issues were identified as part of this request.

Public hearing was opened.

Vernon Weakley spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

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

County Zoning Cases:

CASE NUMBER: CZ-16-2023 APPLICANT: Stiltz Iron Inc.- Cooper Boudreau

REQUEST: AG Agricultural District to M-1 Light Industrial District

LOCATION: A portion of a tract of land fronting on the north frontage of Sale Rd., 2,070 +/- feet west of the Sale Rd. & Guthrie Rd. intersection.

TAX MAP(S): 011 PARCEL #: 051.00 (p/o) ACREAGE: 4.04 +/-

APPLICANT REASON FOR REQUEST: This rezone request is to allow us to build, work and run our family business on the same property in which we will build our home.

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 M-1 Light Industrial District is out of character with the rural development agricultural & rural residential development pattern.
3. This is not an area indicated for industrial development on the adopted Land Use Opinion Map. The existing infrastructure to include roadways & water does not currently exist to accommodate the proposed zoning. It is important to note that updating the infrastructure to accommodate an industrial request encourages more industrial.
4. The adopted Land Use Plan indicates that the present AG zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area.
5. The property is correctly zoned as AG Agricultural District.

Public hearing was opened.

Chelsea Boudreau spoke in favor of the case.

No speakers in opposition.

Mr. Huneycutt made the motion for disapproval stating that the proposed zoning request is inconsistent with the adopted Land Use Plan. Ms. Streetman seconded. All others were in favor. Motion for disapproval passed.

CASE NUMBER: CZ-18-2023 APPLICANTS: Jack Frazier, Joe Frazier, Jason Frazier
AGENT: Jack Frazier/ Eric Yow

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

LOCATION: A portion of the parcel located at the southeast corner of the Highway 48/13 & Salem Ridge Rd. intersection & the southwest corner of the Old Highway 48 & Salem Ridge Rd. intersection.

TAX MAP(S): 112 PARCEL #: 103.00 (p/o) ACREAGE: 1.1 +/-

APPLICANT REASON FOR REQUEST: Extension of existing C-5 zoning to remove split zoned condition.

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 established C-5 Highway & Arterial Commercial Zoning & brings the entire tract into the same zoning classification.
3. The property fronts on an arterial highway at an existing node of commercial activity. Access to the property will be reviewed for acceptance at site development stage.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Jack Frazier spoke in favor of the case.

No speakers in opposition.

Ms. Streetman made the motion for approval stating the request is an extension of the established C-5 Highway & Arterial Commercial Zoning & brings the entire tract into the same zoning classification. Mr. Spigner seconded. All others were in favor. Motion for approval passed.

CASE NUMBER: CZ-19-2023 APPLICANT: Johnny Goad AGENT: Chris Blackwell

REQUEST: R-1 Single-Family Residential District to C-5 Highway and Arterial Commercial District

LOCATION: A parcel of land located at the southwest corner of the Dover Rd. & Old Dover Rd.

TAX MAP(S): 053 PARCEL #: 098.00 ACREAGE: 1.88 +/-

APPLICANT REASON FOR REQUEST: Proposed commercial business opportunities

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 existing commercial operation is a legal non-conforming use & can continue under the present zoning classification. The proposed C-5 Highway & Arterial request encompasses existing residential structures and creates the opportunity to expand commercial uses south of Hwy 79 in an area predominately single family residential.
3. While the LOS of the traffic assessment is acceptable, this an area of Hwy 79 that rapidly transitions from 65, 55 to 45 MPH from the west & has multiple conflicting traffic movements, where multiple connections are compressed in a curve of a 5 lane highway. Expanding commercial uses in this area will create additional conflicting movements.
4. Future commercial zones & use opportunities for this area would be best located between the SR 374 interchange & the immediate surrounding Hwy 79 & Liberty Church Rd. traffic signal where safer access to Hwy 79 is located.
5. No adverse environmental issues have been identified as part of this request.

Public hearing was opened.

Thomas Hawkins spoke in favor of the case.

Cal McKay spoke in favor of the case.

No speakers in opposition.

Ms. Streetman made the motion for approval stating that it is not out of character with the surrounding development and will potentially reduce the number of connection points. Mr. Kimbrough seconded. All were in favor. Motion for approval passed.

SUBDIVISION CASES:

CASE NUMBER: V-9-2023 Applicant: Chris Travis

REQUEST: Variance Request Approval of E Evans Road Extension Right of way

VARIANCE(S) REQUESTED: The applicant is requesting two (2) variances from the Subdivision Regulations.

4.1.9. Subsection 1 (portion of) **and Table 4.1** “The length of a cul-de-sac, measured from the centerline of the intersecting street, road or permanent easement to the center of the turnaround, shall not be shorter than 150 feet or longer than indicated in Table 4.1. For cul-de-sacs 1,000 feet or longer a permanent intermediate turnaround located between at or near the midway point with a right-of-way radius of not less than fifty (50) feet and a pavement radius of not less than forty-five (45) feet” Table 4.1 indicates a maximum length of “750 feet”.

4.1.9. Subsection 2 “. If a variance is granted for a cul-de-sac to exceed one-thousand (1,000) feet, an intermediate turnaround is required and shall meet the requirements of 4.1.9.1 above.”

The applicant is requesting to extend E Evans Road by 280’ for a total length of approximately 2,454’ and to not provide an intermediate turnaround.

LOCATION: West of and adjacent to the current terminus of E Evans Road.

MAP: 108 PARCEL: 014.00 (p/o) 014.01 (p/o)

Public hearing was opened.

Brad Weakley spoke in favor of the variance.

Chris Travis spoke in favor of the variance.

No speakers in opposition.

Public hearing was closed.

Mr. Smith made a motion for approval of variances as the variances would actually help the property owner and would also help public safety with a turnaround spot at the end of this narrow road Ms. Jimenez seconded. All others were in favor. Motion for approval of variances passed.

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

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

CASE NUMBER: S-74-2023 APPLICANT: CHRIS TRAVIS

REQUEST: Preliminary Plat Approval of E EVANS ROAD EXTENSION RIGHT OF WAY DEDICATION

LOCATION: West of and adjacent to the current terminus of E Evans Road.
MAP: 108 PARCEL: 014.00 (p/o) 014.01 (p/o) ACREAGE: 0.36 +/- # OF LOTS: 0
ZONING: AG GROWTH PLAN: RA

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED. This approval recommendation is subject to variance approval.

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-75-2023 **APPLICANT:** OAK ST. LLC

REQUEST: Preliminary Plat Approval of JOURNEY ESTATES SECTION 2

LOCATION: North of and adjacent to the current terminus of Plum Street

MAP: 055 **PARCEL:** 001.00 **ACREAGE:** 13.26 +/- **# OF LOTS:** 52 +/- **ZONING:** R-3 **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, as per City of Clarksville Driveway Access Ordinance.
4. Prior to Final plat approval, the existing Plum Street pavement width, beginning at the "E" Street intersection and continuing north to this development, must be widened to 22 feet. In sections where the existing right-of-way (ROW) is less than 22 feet, the pavement width must match the ROW width.

With there being no further discussion Mr. Spigner made the motion for approval of the consent agenda. Mr. Smith seconded the motion. All others were in favor. Motion for approval passed.

SITE REVIEW CASES:

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

Ms. Russell read the consent agenda cases into the record.

CASE NUMBER: SR-50-2023 **APPLICANT:** Kevin Huh **AGENT:** Billy Ray Suiter

DEVELOPMENT: Huh Office Building PROPOSED USE: Office Building
LOCATION: 1130 College Street MAP: 055M, C 005.00 ACREAGE: 4.15 +/- SQ FOOTAGE: 13,800

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the office of the Chief Utility Engineer.

CASE NUMBER: SR-51-2023 APPLICANT: Johnny Piper AGENT: Houston Smith
DEVELOPMENT: Eubank Drive Warehouse/Office Building PROPOSED USE: Office/Warehouse
LOCATION: Eubank Drive MAP: 054, 011.13 ACREAGE: 10.69 +/- SQ FOOTAGE: 4,800

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 the Fire Department.
4. Subdivision/minor plat.
5. Approval of landscape plan.

CASE NUMBER: SR-52-2023 APPLICANT: Singletary Construction LLC AGENT: Britt Little
DEVELOPMENT: Walker Farms Final PUD PROPOSED USE: Retail, Office, Apartments
LOCATION: Pea Ridge Road MAP: 041, 039.00 ACREAGE: 22.5 +/- UNITS:387 SQ FOOTAGE: 149,100

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 of signalization, road improvements and timeline.
4. Approval of a landscape plan.
5. Approval of the Fire Department.

CASE NUMBER: SR-53-2023 APPLICANT: Triumph Investments AGENT: Cal McKay
DEVELOPMENT: Curious Panda Academy PROPOSED USE: Daycare Center
LOCATION: 1429 Dunlop Lane MAP: 040, 009.00 ACREAGE: 3.00 +/- SQ FOOTAGE: 26,151

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 County Highway Department, to include review and approval of a TIS which may require the reservation of future right-o-way.
4. Approval from TVA.

CASE NUMBER: SR-54-2023 APPLICANT: Vision Development & Construction AGENT: Cal Burchett
DEVELOPMENT: Gerber Collision & Glass PROPOSED USE: Automobile Repair
LOCATION: 510 Pea Ridge Road Lot 3 (P/O) Wilson Seay Pea Ridge Subdivision MAP: 041, 040.02
ACREAGE: 1.75 +/- SQ FOOTAGE: 16,479

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 City Street Department, to include sidewalks.

3. Approval of the Fire Department, to include gate note on site plan.
4. Approval of a landscape plan.

CASE NUMBER: SR-55-2023 APPLICANT: Eddie Burchett AGENT: Cal Burchett
DEVELOPMENT: Exit 8 Condos PROPOSED USE: Multifamily
LOCATION: 1736 Hankook Road MAP: 058, 003.01 ACREAGE: 11.17 +/- UNITS: 91

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

CASE NUMBER: AB-9-2023 APPLICANT: City of Clarksville AGENT: Jerome Henderson
DEVELOPMENT: City of Clarksville Abandonment PROPOSED USE: Abandonment
LOCATION: North of Marion St, South of Bailey St, and East of 8th St, West of Ford St MAP: Between
066-C-D-028.00 & 066-G-C-020.00 ACREAGE: 0.045 SQ FOOTAGE: 1,960

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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

OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

Mr. Tyndall presented the monthly P & L statement.

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

B. PLAN OF SERVICE A-4-2023

Public hearing was opened.

No speakers.

Public hearing was closed.

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

C. PLAN OF SERVICE PROGRESS REPORTS A-1-2021, A-2-2021, A-1-2022, & A-1-2023

All progress reports were taken as one hearing and one vote.

Public hearing was opened.

No speakers.

Public hearing was closed.

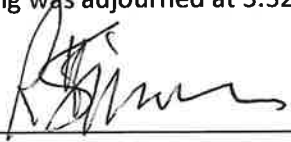
Mr. Smith made the motion for approval. Mr. Kimbrough seconded. All others were in favor and motion passed.

PUBLIC COMMENT PERIOD:

No speakers.

The meeting was adjourned at 3:32 PM

ATTEST:

A handwritten signature in black ink, appearing to be 'R. J. ...', written over a horizontal line.

Chairman