



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: December 21, 2023

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Thom Spigner

Valerie Guzman

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, Tim Benson, Clarksville Gas & 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 November 28, 2023 meeting. Mr. Smith moved to recommend approval. The motion was seconded by Mrs. Jimenez and carried unanimously.

Announcements/Deferrals

Mr. Tyndall stated that SR-58-2023 had been withdrawn and F in other business had been handled administratively. He further stated that Z-67-2023, Z-70-2023, CZO-2-2023, and SR-60-2023 were deferred.

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

City Zoning Cases

CASE NUMBER: Z-66-2023 APPLICANT: Vernon Weakley

REQUEST: O-1 Office District to C-5 Highway & Arterial Commercial District

LOCATION: A parcel fronting on the north frontage of Rossvie Rd., 440 +/- feet west of the Warfield Blvd. & Rossvie Rd. intersection.

TAX MAP(S): 041M PARCEL #: B 008.00 ACREAGE: 0.78 +/-

APPLICANT REASON FOR REQUEST: Property to be used for a commercial flooring office/business.

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 C-5 Highway & Arterial Commercial district is located at a signalized intersection, at a node of commercial activity & is in character with the development pattern of the area.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to 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 it is consistent with the adopted Land Use Plan. Ms. Streetman seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-68-2023 APPLICANT: Terrence Burney

REQUEST: R-2 Single-Family Residential District to C-1 Neighborhood Commercial District

LOCATION: A parcel fronting on the east frontage of Kelly Ln. 135 +/- feet south of the Kelly Ln. & Bagwell Dr. intersection.

TAX MAP(S): 080A PARCEL #: B 049.00 ACREAGE 0.34 +/-

APPLICANT REASON FOR REQUEST: To provide a daycare for low income families or office space suites.

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 request of C-1 Neighborhood Commercial will permit uses that are beneficial to the residents that are in the area.
3. This request is not out of character of the frontage of Kelly Ln. as there is currently a mixture of uses accessed by Kelly Ln.
4. 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. Smith made the motion for approval stating the request of C-1 Neighborhood Commercial will permit uses that are beneficial to the residents that are in the area. Mrs. Guzman seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-69-2023 APPLICANT: Terrence Burney

REQUEST: M-2 General Industrial District to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of N. Ford St. 160 +/- feet north of the southern terminus of N. Ford St.

TAX MAP(S): 055J PARCEL #: A 003.00 ACREAGE:0.47 +/-

APPLICANT REASON FOR REQUEST: Extend the multi-family zoning for a more appropriate use and provide work force housing.

Mr. Tyndall 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-4 Multi-Family Residential District is an extension of the established R-4 Multi-Family residential District to the north, south & west.
3. The parcel has little to no development potential under the current M-2 General Industrial District classification.

Public hearing was opened.

Terrence Burney spoke in favor of the case.

Teresa Russell in opposition of the case.

Mr. Spigner made the motion for approval stating that the R-4 zoning request is an extension of the established R-4 zoning to the north, south and west. Ms. Streetman seconded. All others were in favor. Motion passed.

CASE NUMBER: Z-71-2023 APPLICANT: JDM Holdings, LLC AGENT: Marty Darnell

REQUEST: RM-1 Single-Family Mobile Home Residential District to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the east frontage of Evans Rd., 60 +/- feet south of the Evans Rd. & Shaw Dr. intersection.

TAX MAP(S): 044D PARCEL #: B 025.00 B 026.00 (p/o) ACREAGE:1.30+/-

APPLICANT REASON FOR REQUEST: To remove split zoning from one parcel in order to develop small multifamily community.

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 District is an extension of the R-4 district to the north & east.
3. The Evans Road area continues to be an area in transition. Long standing mobile home districts are seeing increased interest to redevelop into conventional built single family homes, duplexes & multi-family residential.
4. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request

Public hearing was opened.

Marty Darnell spoke in favor of the case.

No speakers in opposition of the case.

Ms. Streetman made the motion for approval stating that the proposed R-4 Multi-Family Residential District is an extension of the R-4 district to the north & east and the Evans Road area continues to be an area in transition. Long standing mobile home districts are seeing increased interest to redevelop into conventional built single family homes, duplexes & multi-family residential. Mrs. Jimenez seconded. All others were in favor. Motion passed for approval passed.

County Zoning Cases:

CASE NUMBER: CZ-20-2023 APPLICANT: Wanda G Darnell

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

LOCATION: A parcel of land fronting on the southeast frontage of Indian Mound Rd., 970 +/- feet southwest of the Indian mound Rd. & Caps Rd. intersection.

TAX MAP(S): 071 PARCEL #: 052.00 ACREAGE: 1.36 +/-

APPLICANT REASON FOR REQUEST: The property was created in 1974 as 1.36, the owner wishes to bring this property in conformance with zoning. E-1 is the most logical choice.

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. This request brings an existing lot of record into zoning compliance relative to lot size.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request

Public hearing was opened.

No speakers.

Mr. Spigner made the motion for disapproval stating that this request brings an existing lot of record into zoning compliance. Ms. Streetman seconded. All others were in favor. Motion for approval passed.

CASE NUMBER: CZ-21-2023 APPLICANT: Carolyn Jackson Houston

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

LOCATION: A tract of land located at the southern terminus of Ireland Way. Further identified as South of Dover Rd. & west of S. Liberty Church Rd.

TAX MAP(S): 053 PARCEL #: 172.01 ACREAGE: 43.7 +/-

APPLICANT REASON FOR REQUEST: To develop the property into a single family subdivision, being an extension of the current subdivision being developed to the north.

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 requested R-1 Single Family Residential Zoning request is an extension of the existing R-1 district to the north & south. The proposed zoning district is in character of the surrounding development pattern.
3. The western border of the request appears to be within the future SR374 ROW. At present there is not a metes and bounds description available to establish the proposed ROW boundary. An

engineer for the future development has stated that they will avoid creating lots within the future ROW.

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

Public hearing was opened.

Vernon Weakley spoke in favor of the case.

No speakers in opposition.

Mr. Kimbrough made the motion for approval stating the request is consistent with the adopted Land Use Plan. Mr. Huneycutt seconded. All others were in favor. Motion for approval passed.

CASE NUMBER: CZ-22-2023 APPLICANT: Arnold Gebers AGENT: Dale Brown

REQUEST: R-3 Three Family Residential District to O-1 Office District

LOCATION: A portion of a tract of land fronting on the southeast frontage of SR Highway 76, 1,000 +/- feet northeast of the SR Highway 76 & N. Woodson Rd. intersection.

TAX MAP(S): 063 PARCEL #: 052.01 (p/o) ACREAGE: 1.09 +/-

APPLICANT REASON FOR REQUEST: To move Wild Roots Wellness doctor's office into the existing log cabin.

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. The proposed O-1 Office District is not in character with the surrounding residential & rural development pattern in the immediate area.
3. No adverse environmental issues have been identified as part of this request.

Public hearing was opened.

Dale Brown spoke in favor of the case.

No speakers in opposition.

Ms. Spigner made the motion for approval based on it being a low risk endeavor for the commission and that we've got a commitment that's its going to remain intact as it is now. Mr. Huneycutt seconded. Ms. Streetman voted nay. All others were in favor. Motion for approval passed.

SUBDIVISION CASES:

Mr. Parker read the case and gave the staff recommendations.

CASE NUMBER: S-80-2023 APPLICANT: BRUCE CARDEN

REQUEST: Preliminary Plat Approval of DOGWOOD LANDING (previously called Dogwood Hills)

LOCATION: East of and adjacent to Dogwood Trail, west of and adjacent to Evans Road, approximately 160 feet northwest of the intersection of Dogwood Trail and Evans Road.

MAP: 029L PARCEL: C 021.00, C 022.00 ACREAGE: 1.52 +/- # OF LOTS: 15 +/- ZONING: R-3 GROWTH PLAN: CITY

STAFF RECOMMENDATION: DEFER FOR 30 DAYS due to the property being located in the path of the recent tornado.

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.

Public hearing was opened.

Calvin Ligon spoke in favor of the case.

Johnathan Blick spoke in favor of the case.

No speakers in opposition.

Mr. Kimbrough made the motion for approval of the case with above conditions. Mr. Smith seconded and all others were in favor. Motion for approval passed.

CASE NUMBER: S-81-2023 APPLICANT: STATE OF TENNESSEE

REQUEST: Preliminary Plat Approval of WYLMA VAN ALLEN RIGHT OF WAY DEDICATION

LOCATION: North of and adjacent to Wylma Van Allen Place, approximately 60’ east of its terminus.

MAP: 056 PARCEL: 062.13 (p/o) ACREAGE: 0.17+/- # OF LOTS: 0 ZONING: C-5 GROWTH PLAN:

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.

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

SITE REVIEW CASES:

Ms. Russell presented the consent agenda cases. SR-56-2023 and SR-57-2023 were pulled for consideration.

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

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: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer, to include off-site gravity sewer extension.
2. Approval of all grading, drainage and water quality plans by the City Street Department.
3. Approval from TVA.
4. Approval of a landscape plan.

CASE NUMBER: SR-59-2023 APPLICANT: OV 08 Rossvie LLC AGENT: Aws L Ahmed
DEVELOPMENT: Wawa Tylertown Rd & Trenton Rd PROPOSED USE: Convenience Store/Gas Station
LOCATION: Tylertown Rd & Trenton Rd. MAP: 008, 002.05, 002.09 (P) ACREAGE: 4.29 +/-
SQ FOOTAGE: 5,915

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, to include sidewalks.
3. Approval of a TIS by the City Traffic Engineer.
4. Approval from the Fire Department.
5. Subdivision/Minor plat completed.

CASE NUMBER: AB-10-2023 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 066C-D-022.000026.00 & 066G-C-020.00 ACREAGE: 0.126 SQ FOOTAGE: 5500

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Retention of an easement for utilities.

Mr. Spigner made the motion for approval of consent agenda. Ms. Streetman seconded. Mr. Huneycutt abstained from case SR-55-2023. All were in favor and motion for approval passed.

Ms. Russell presented case.

CASE NUMBER: SR-56-2023 APPLICANT: Clarksville MF Ventures, LLC AGENT: Houston Smith
DEVELOPMENT: Wilson Meadows PROPOSED USE: Townhomes/Multifamily
LOCATION: Wilson Road MAP: 081, 049.00 ACREAGE: 23.22 +/- UNITS:150

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, to include sidewalks and road improvements.
3. Approval of a landscape plan.
4. The connection at Glenndon Allen Drive needs to be gated or removed.

Public hearing was opened.

Houston Smith spoke in favor of the case.

De Wagner spoke in opposition of the case.

Stacey Gray spoke in opposition of the case.

Houston Smith spoke in rebuttal.

Mr. Smith made the motion for approval of the case with the amendment that the connection is either gated or removed completely (4. Above) and all other conditions listed. Ms. Streetman seconded. Mr. Huneycutt voted nay. All others were in favor and motion for approval passed.

CASE NUMBER: SR-57-2023 APPLICANT: Robert W Wheeler AGENT: Houston Smith
DEVELOPMENT: 1546 Madison Street Site PROPOSED USE: Office Building
LOCATION: 1546 Madison Street, MAP: 065P, J 025.00 (P) ACREAGE: 0.70 +/- SQ FOOTAGE: 9,100

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 and drainage plans by the City Street Department, to include sidewalks and road improvements.
3. Approval of the Fire Department.
4. Approval from the CDRB.
5. Approval of a landscape plan.

Public hearing was opened.

Houston Smith spoke in favor of the case.

Taylor Emery spoke in opposition of the case.

Mr. Smith made the motion for approval. Ms. Streetman seconded Mrs. Guzman voted nay. All others were in favor. Motion for 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. Ms. Streetman seconded and all others were in favor. Motion passed.

B. ADOPT RPC 2024 CALENDAR

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

C. CONSIDER INITIATING ZONING ORDINANCE UPDATE RELATIVE TO THE USE OF LED/DIGITAL BULLETIN BOARDS FOR SCHOOLS AND CHURCHES WITHIN THE MADISON STREET CORRIDOR PER THE COMMON DESIGN REVIEW BOARD REQUEST

Ms. Streetman made the motion to defer until next month's meeting and also ask the staff to look at what some other cities are doing, look at regulations regarding brightness, size, how quickly they change, but she will also say that as a person representing the Madison Street area and knowing that there are other businesses along there, I know its not what the Common Design Review Board was looking for but I would like to have us look at for all of the businesses on Madison Street Corridor. To not just allow for few but for all. Mrs. Jimenez seconded. All others were in favor of deferral with guidance. Motion for deferral passed.

D. PLAN OF SERVICE A-5-2023

Public hearing was opened.
No speakers.

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

E. PLAN OF SERVICE PROGRESS REPORTS A-1-2018 & A-2--2023

Both 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. Mrs. Guzman seconded. All others were in favor and motion passed.

F. HANDLED ADMINSTRATIVELY

G. EMPLOYEE HANDBOOK UPDATES

- 1. ANNUAL LEAVE**
- 2. RETIREMENT**
- 3. SECTION 13 AGENCY HOURS**

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

H. REQUEST FOR THE RPC TO CONSIDER A ZONING ORDINANCE UPDATE RELATIVE TO C-2 AND MULTIFAMILY, TOWNHOMES, AND TWO AND THREE FAMILY DWELLINGS.

Mr. Kimbrough made the motion for approval. Ms. Streetman seconded. Mr. Huneycutt voted nay. All others were in favor. Motion passed.

**I. UPDATE THE CITY ZONING ORDINANCE IN RESPONSE TO THE TORNADO
DISASTER AND REBUILDING EFFORTS**

**J. UPDATE THE COUNTY ZONING RESOLUTION IN RESPONSE TO THE TORNADO
DISASTER AND REBUILDING EFFORTS**

I and J were heard as one.

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

Mr. Tyndall thanked Mr. Spigner and Mrs. Jimenez for their service to the Planning Commission.

PUBLIC COMMENT PERIOD:

Vernon Weakley came forward with public comment.

The meeting was adjourned at 3:41 PM

ATTEST:



Chairman

Regional Planning Commission:

My name is the estate of Bruce and Otriss Carden. We are in desperate need to get our property closed on 12/28. This has been an ongoing process for about 60 days. Due to the legal reasons we can't extend this closing without it being heard by a judge. The heir of this property is medically handicapped and is relying on the proceeds from this sale at the end of the month for her long term planning. We sustained downed trees during the tornado from 12/9 and can't make arrangements to have the property cleaned up. Mr. Ligon closing it on 12/28 will allow him to start cleaning the property and removing the down trees from the storm. I ask you to please keep this in consideration when making your decision today. Thank you for your time!

DocuSigned by:
Estate of Bruce & Otriss Carden 12/28/23
C002D7C741F2495...



**City
of
Clarksville**

John Spainhoward <john.spainhoward@cityofclarksville.com>

1910 & 1914 Evans Rd

1 message

Calvin Ligon <calvinligon912@gmail.com>

Thu, Dec 21, 2023 at 10:46 AM

To: jeffrey.tyndall@cityofclarksville.com, john.spainhoward@cityofclarksville.com

Cc: [taylor smith <taylorlignon0906@gmail.com>](mailto:taylorlignon0906@gmail.com)

Mr. Tyndall & Spainhoward (Regional Planning Commission)

I've attached a letter from the estate of 1910 & 1914 Evans Rd. She is unable to make today's meeting due to being medically handicapped and can't travel without it being a tremendous burden to her health. She has a room lined up at a nursing home where she's been on the waiting list for 13 months and the purchase contract of these two parcels is what's been securing her room until the closing takes place and she gets her proceeds. The property also sustained damage from the tornado a couple weeks ago and we are unable to begin clearing the property until we have legal possession. I kindly ask for your support allowing us to move forward with this today, thanks!

 **RPC letter.docx.pdf**
172K

