



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

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MINUTES

Date: February 27, 2024

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Valerie Guzman

Valerie Guzman

Eric Huneycutt

Stacey Streetman

Bill Kimbrough

Michael Long

Others Present

Jeff Tyndall, Director of Planning

John Spainhoward, Zoning Coordinator

Brad Parker, Subdivision Coordinator

Sam McCanna, Planning Tech

Jackey Jones, Administrative Specialist

Daniel Morris, GIS Planner

Chris Cowan, Street Department

Ben Browder, Tim Benson, Clarksville Gas & Water

Mike Reed, Clarksville Fire Department

Mike Ringgenberg, Clarksville Transit

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 January 23, 2024 meeting. Ms. Streetman moved to recommend approval. The motion was seconded by Mr. Kimbrough and carried unanimously.

Announcements/Deferrals

Mr. Tyndall stated that Z-70-2023, Z-05-2024, SR-06-2024, and SR-07-2024 were deferred.

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

City Zoning Cases

CASE NUMBER: Z - 01 - 2024 APPLICANT: Johnny Piper

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

LOCATION: A tract of land located northeast of the Ft. Campbell Blvd. & Old Mill Rd. intersection.

TAX MAP: 030 PARCEL #: 028.01 (p/o) ACREAGE 17.51 +/-

APPLICANT REASON FOR REQUEST: To facilitate sale of the property after the tornado destroyed the structures and vegetation.

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan. This property & existing structures sustained significant damage from a recent tornado.
2. The request is part of a node of development that has a mixture of commercial along the predominant roadways & then transitions to mixture of housing types. The area proposed for R-4 Multifamily Residential is in character of the established development pattern and links well with the surrounding uses & roadway network,
3. The R-4 Multi-family Residential District request is an extension of an established R-4 District to the west.
4. Adequate infrastructure does serve the site & no adverse environmental issues were identified as part of this request.

Public hearing was opened.

Houston Smith spoke in favor of the case.

Johnny Piper spoke in favor of the case.

Rob Durrett spoke in opposition of the case.

Public hearing was closed.

Ms. Streetman made the motion for approval stating this case is consistent with the adopted Land Use Plan, this property & existing structures sustained significant damage from a recent tornado. Mr. Huneycutt seconded. Mr. Kimbrough voted nay all others were in favor and the motion for approval passed.

CASE NUMBER: Z-02- 2024 APPLICANT(S): Sydney B.Hedrick

REQUEST: O-1 - Office District to R-2A - Single-Family Residential District To better align the

property with the surrounding area. Office to residential.

LOCATION: A parcel of land located south of the Swift Dr. & Ridgecrest Dr. intersection.

TAX MAP: 079F PARCEL #: B 030.00 ACREAGE:2.03 +/-

APPLICATION REASON FOR REQUEST: To better align the property with the surrounding area. Office to residential.

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 Residential request removes an area of O-1 Office District zoning that is out of character & proposes a single family residential zone that presents a lot width & density that does not substantially alter the character of the neighborhood and affords a minor increase in density of the R-2 SF Res. zoning in the area.
- 3. Adequate infrastructure does serve the site & no adverse environmental issues were identified as part of this request.

Public hearing was opened.

Syd Hedrick spoke in favor of the case.

John McConnell spoke in opposition of the case.

Charlotte Nelms spoke in opposition of the case.

Robert Zimmer spoke in opposition of the case.

Public hearing was closed.

Mr. Kimbrough 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 - 03 - 2024 APPLICANT: Maria Gold

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

LOCATION: A tract of land fronting on the south frontage of Needmore Rd., 955 +/- feet east of the Needmore Rd. & Needmore Ct. intersection.

TAX MAP: 032 PARCEL#: 099.01(p/o) ACREAGE: 5.23 +/-

REASON FOR REQUEST: To provide for a commercial development. Small contract warehousing.

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 in an area that has a mixture of uses. The request to extend the C-5 Zoning from the west and north along the frontage of Needmore Rd, is consistent with the established development pattern.
3. Adequate infrastructure does serve the site & no adverse environmental issues were identified as part of this request.

Public hearing was opened.

Shelton Covington spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Long made the motion for approval based off staff's recommendation. Mr. Huneycutt seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-04- 2024 APPLICANT: CJB Partners

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

LOCATION: Two parcels one is the southeast corner Britton Springs Rd. & Morningside Dr. the other is the southwest corner of Britton Springs Rd. & Ambrose Dr.

TAX MAP: 030H PARCEL #(S): H 001.00 H 002.00 ACREAGE: .85 +/-

APPLICANT REASON FOR REQUEST: To provide for a single family infill development with private alley access.

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

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan These properties & previous structures sustained significant damage from a recent tornado.
2. The RPC Staff has reviewed the area due to the overall loss of structures due to the tornado for this area and have determined that additional density along the frontage of Britton Springs Rd. & near the Ft. Campbell Blvd. intersection appears to be appropriate, as it provides a framework for the existing neighborhood to reestablish.
3. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services are within close proximity to the east. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning.
4. No adverse environmental issues were identified relative to this request.

Public hearing was opened.

Christian Black spoke in favor of the case.

Mike Canfield spoke in opposition of the case.

Mark Wisolowski spoke in opposition of the case.

Christian Black spoke in rebuttal.

Public hearing was closed.

Ms. Streetman made the motion for approval stating the proposed zoning request is consistent with the adopted Land Use Plan, these properties & previous structures sustained significant damage from a recent tornado. Mr. Long seconded. Mrs. Guzman voted nay. All others were in favor and motion for approval passed.

CASE NUMBER: Z-06 - 2024 APPLICANT: Trenton Road Properties, LLC

REQUEST: R-I - Single-Family Residential District to R4 - Multiple-Family Residential District

LOCATION: A parcel of property fronting on the east frontage of Trenton Rd.,285 +/- feet south of the Trenton Rd. & Cyprus Ct. intersection.

TAX MAP(S): 032 PARCEL #(S): 027.00 ACREAGE; 1.47 +/-

APPLICANT REASON FOR REQUEST: To develop a multi-family development with the adjacent property to the south and east.

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 Zoning is not out character with the surrounding development pattern & is an extension of the established R-4 District to the south.
- 3. No adverse environmental issues were identified as part of this request.

Public hearing was opened.

Richard Garrett spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

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

CASE NUMBER: Z-07 - 2024 APPLICANT: Moniqueka Gold

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

LOCATION: A tract of land located south of the northern terminus of Ann Dr.

TAX MAP: 032 PARCEL #: 052.01 ACREAGE: 10.87 +/-

APPLICANT REASON FOR REQUEST: To build affordable SFH. R-3 will allow more density which will help keep the cost of the houses between low \$200,000's-mid \$200,000's while helping the existing neighborhood to retain their value.

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 R-3 Moderate Density Residential District, is not in character with the surrounding development pattern.
3. In order to maintain linkage within the roadway network Bell Rd. will need to be connected and upgraded to the standard requested by the Clarksville Street Dept. (CSD)
4. No adverse environmental issues were identified as part of this request.

Public hearing was opened.

Calvin Ligon spoke in favor of the case.

Johnathan Blick spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Kimbrough made the motion for disapproval as the R-3 is not in character with the surrounding development pattern. Ms. Streetman seconded. Mr. Long abstained All others were in favor and motion for disapproval passed.

CASE NUMBER: Z -08 - 2024 APPLICANT: James Pelham

REQUEST: R-1 - Single-Family Residential District to R-2 - Single-Family Residential District

LOCATION: Property north of Earl Slate Rd., 275 +/- feet east of the Earl Slate Rd. & Sanders Rd. intersection.

TAXMAP(S): 056D PARCEL#(S): A026.00 ACREAGE: 1.41 +/-

APPLICANT REASON FOR REQUEST: This rezone is to add an additional lot and during replat fix the parcel that is land-locked.

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-2 Single Family Residential District request is in character with the surrounding development pattern & will afford the applicant to build two homes on conforming lots.
3. Adequate infrastructure does serve the site & no adverse environmental issues were identified as part of this request.

Public hearing was opened.

Britt Little spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Ms. Streetman made the motion for approval stating the R-2 Single Family Residential District request is in character with the surrounding development pattern & will afford the applicant to build two homes on conforming lots. Mrs. Guzman seconded. All others were in favor and motion for approval passed.

CASE NUMBER: ZO -01 - 2024 APPLICANT(S): Clarksville Montgomery County Regional Planning Commission

REQUEST: Adjustment of the language to allow for non-Mobile homes to be built in RM-I Zones. This change would allow for owners to build a traditional built home as well as a Mobile home if they so choose.

LOCATION: City of Clarksville

APPLICANT REASON FOR REQUEST: Changes to RM-I Zoning Classification

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

APPROVAL

1. The proposed changes to RM-1 will allow to the flexibility needed in an area hard hit by the Dec 2023 tornado. It does not increase the density or homes only allows conventional built homes OR mobile homes in RM-1 lots.

Public hearing was opened.

No speakers.

Public hearing was closed.

Mr. Kimbrough made the motion for approval based on the staff's recommendation. Mrs. Guzman seconded. All others were in favor and motion for approval passed.

County Zoning Cases:

CASE NUMBER: CZ-01 - 2024 APPLICANT: Johnathan Blick

REQUEST: R-3 - Three Family Residential District to C-5 - Highway & Arterial Commercial District

LOCATION: A parcel located at the northwest corner of Oakwood Rd. & wine Ln.

TAX MAP: 071 PARCEL #: 026.05 ACREAGE: 2.32 +/-

APPLICANT REASON FOR REQUEST: To offer commercial use to match properties in the area. (508 ft from property). We feel this is the highest and best use rather than multifamily with |,200 ft of Hwy frontage.

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 C-5 Highway & Arterial Commercial District should have frontage & visibility from the reestablished Dover Rd. not Old Dover Rd. or Oakwood Rd.
3. Proposed C-5 Highway & Arterial Commercial request appears out of character with the immediate rural & residential uses.
4. This site has wet soil conditions & limited drainage. Increasing the possible intensity of uses for parcels of land in this condition is discouraged.
5. Overall use of the property very likely limited due to need of septic facility onsite.

Public hearing was opened.

Johnathan Blick spoke in favor of the case.

No speakers in opposition.

Mr. Kimbrough made the motion for disapproval stating that it is inconsistent with the adopted Land Use Plan. Mr. Huneycutt seconded. Mr. Long voted nay. All others were in favor. Motion for disapproval passed.

SUBDIVISION CASES:

Mr. Parker read through the consent agenda cases. S-07-2024 was pulled for consideration.

CASE NUMBER: S - 06 - 2024 APPLICANT: Mary Lu Persinger

REQUEST: Preliminary Plat of Persinger Place

LOCATION: Allen Road

TAX MAP: 006 PARCEL #: 037.00 ACREAGE: 47.71 +/- GROWTH PLAN AREA: CITY

ZONING: R-2A # OF LOTS: 208 +/-

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

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.

CASENUMBER: S-08- 2024 APPLICANT: Jerry W. Edwards

REQUEST: Preliminary Plat of Carla Court

LOCATION: North of Warfield Blvd. (Hwy 374), east of Ted Crozier Blvd, west of Bellamy Lane, south of an adjacent to Carla Court

TAX MAP: 040H PARCEL #(S): A009.00 A010.00 ACREAGE: 1.18 +/- GROWTH PLAN AREA: CITY ZONING: R-2 #OF LOTS: 3 +/-

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. Huneycutt made the motion to approve consent agenda. Ms. Streetman seconded. All others were in favor and motion passed.

CASE NUMBER: S-07- 2024 APPLICANT: Carolyn Jackson Houston

REQUEST: Preliminary Plat of Jackson Hills Subdivision (Cluster Development)

LOCATION: Terminus of Ireland way

TAX MAP: 053 PARCEL#(S): 172.00 (p/o) 172.01 ACREAGE: 44.14+/-

GROWTH PLAN AREA: PGA

ZONING: R-1A - Single-Family Residential District AG - Agricultural District # OF LOTS: 109 +/-

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

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.
4. Any TDOT updates in the SR 374 design may need to be incorporated in future plans.

Mr. Parker presented the case.

Public hearing was opened.

Britt Little spoke in favor of the case.

Kevin Day spoke in opposition of the case.

Maria Newsome spoke in opposition of the case.

Britt Little spoke in rebuttal.

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

SITE REVIEW CASES:

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

CASE NUMBER: SR-60- 2023 APPLICANT: Haruko Brown

DEVELOPMENT: Atlas Coffee and Company

LOCATION: 1590 Walnut Grove Rd TAX MAP: 044 PARCEL #: 005.01 ACREAGE: 1.15 +/-

SQ FOOTAGE: 504 +/-

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 Emergency Management Office.
4. Approval from the County Highway Department, to include the driveway location on Walnut Grove Road.

CASE NUMBER: SR-05- 2024 APPLICANT: Jerry Atkins

DEVELOPMENT: Vista Lane Manufacturing

LOCATION: Vista Lane TAX MAP: 080G PARCEL#: G 009.04 ACREAGE: .43 +/- SQ FOOTAGE: 3,375 +/-

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 road and sidewalk improvements are required.
3. Minor plat completed.
4. Approval of a landscape plan.

CASE NUMBER: SR - 08 - 2024 APPLICANT: Main St. Investments

DEVELOPMENT: 295 Lafayette Road Townhomes

LOCATION: Lafayette Road, at the Darlene Drive intersection

TAX MAP: 054C PARCEL(S) #: H 019.00 H 015.00 (p/o) ACREAGE: 6.35 +/- # OF UNITS: 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, to include road and sidewalk improvements are required.
3. Subdivision plat or combination deed.
4. Approval of a landscape plan.

Mr. Kimbrough made the motion for approval of consent agenda. Ms. Streetman seconded. 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. ROAD NAME CHANGE Proctor Court to Proctor Drive

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

Public hearing was opened.

No speakers.

Public hearing was closed.

C. ELECTION OF THE RPC TO HZD AND CDRB


Mr. Kimbrough made the nomination to elect Eric Huneycutt. Ms. Streetman seconded. All others were in favor. Mr. Huneycutt was elected to board.

PUBLIC COMMENT PERIOD:

No speakers

The meeting was adjourned at 3:51 PM

ATTEST:



Chairman

