



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION
MEETING MINUTES

Date: June 25, 2024

Time: 2:00 PM

Members Present

Richard Swift, Chairman
Valerie Guzman
Charlie Patterson
Bill Kimbrough
Stacey Streetman
Micheal Long
Jeff Henley

Others Present

Jeffrey Tyndall
John Spainhoward
Brad Parker
Daniel Morris
Leslie Sloan
Joe Green, CSD
Justin Crosby, City Building &
Codes
Ben Browder, CSG
Tim Benson, CSG
Jobe Moore, CFR

Meeting was called to order at 2:00 PM

Approval of Minutes

Mr. Smith made a motion to approve the minutes from the May 28, 2024 meeting. Mr. Henley seconded, followed by Ms. Guzman. All others in favor and motion passed.

Announcements/Deferrals

Mr. Tyndall read into the record that cases, V-2-2024, S-20-2024, S-40-2024, were deferred.

Mr. Swift asked for a motion to approve the deferrals, AB-1, AB-2, AB-3, Mr. Kimbrough made a motion of Property, seconded by Mr. Long, and all members were in favor.

CITY ZONING CASES:

1. CASE NUMBER: **Z - 23 - 2024** OWNER(S): **Bypass Storage**

REQUEST: **C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District**
LOCATION: **A portion of a parcel fronting on the north frontage of Rossvie Rd., 1,000 +/- feet west of the Rossvie Rd. & Powell Rd. intersection.**

TAX MAP(S): **057** PARCEL #(S): **016.02**

REASON FOR REQUEST: **Zone change will allow for additional potential tenants for proposed Retail/Office Development currently under construction. C5 allows for uses that are not allowed in C4 such as professional office, Personal care services and many other retail establishments that would be potential tenants.**

CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **2.89 +/-**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

Mr. Spainhoward read the Staff report and answered any questions from the Commissioners.
STAFF RECOMMENDATION: Disapproval

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The correct zoning classification for the frontage of this property remains C-4 Highway Interchange Zoning District.

The availability of C-4 Highway Interchange Zoning District is limited to the areas of the Interstate Exits. It is not encouraged to reduce the stock of C-4 zoning for the immediate & future needs of C-4 uses for this interchange.

No adverse environmental issues have been identified as part of this request.

Chairman Swift opened up the public hearing
Clay Powers spoke in favor of the application

He handed out Letter of Intent (Farm Bureau) out to commissioners

He stated the adjoining property was recently zoned C-5

Commissioner Kimbrough asked a question of Mr. Powers

Mr. Powers responded to the question

Commissioner Guzman asked a question of RPC

Mr. Spainhoward responded to the question.

No one spoke against the request.

After the Public Hearing closed Commissioner Streetman asked a question of Mr. Spainhoward

Mr. Spainhoward responded to the question

Commissioner Streetman made the statement that she does not see an issue Mr.

Spainhoward spoke about the difference between C-4 and C-5

Mr. Kimbrough asked a question to Mr. Powers

Mr. Powers was only allowed to answer yes or no

Mr. Powers' answer was Yes

Commissioner Streetman made a motion for approval, seconded by Commissioner Henley. The Chairman asked for a vote and the motion passed 5-0, with Mr. Kimbrough stating he was abstaining from vote.

2. CASE NUMBER: **Z - 24 - 2024** OWNER(S): **Aehee Edwards**

REQUEST:**R-4 - Multiple-Family Residential District to C-5 - Highway & Arterial Commercial District**

LOCATION: **A parcel of land located at the northeast corner of Darrow Rd. & Copeland Rd.**

TAX MAP(S): **005M** PARCEL #(S): **A 003.00**

REASON FOR REQUEST: **I would like this residential property for full public business use.**

CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **.19 +/-**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

Mr. Spainhoward read the Staff report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Approval

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The Future Land Use opinion map shows this parcel at the transition of a Suburban Neighborhood & Corridor Commercial. The proposed C-5 Highway & Arterial Commercial District is an extension of the established C-5 zoning district, it is not out of character with the surrounding development pattern & does not appear to be an intrusion into the adjoining neighborhood.

No adverse environmental issues have been identified as part of this request, however the Clarksville Street Dept. has indicated that the existing construction has not received a formal review from their office.

Chairman Swift opened up the public hearing

Aehee Edwards spoke in favor of the application

Commissioner Swift asked what kind of business was it going to be

Aehee Edwards stated that it was a clothing alteration business

No one spoke against the request

Public Hearing was closed by the chairman

Commissioner Long made the motion for approval

Seconded by Commissioner Guzman

Commissioner Streetman voted No

The motion passed 5-1

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3. CASE NUMBER: **Z - 25 - 2024** OWNER(S): **A.J. Saunders, Jr**
REQUEST:**R-4 - Multiple-Family Residential District to CBD - Central Business District**
LOCATION: **3 parcels fronting on the north & south frontages of Bogard Ln., 165 +/- feet west of the N. 2nd St. & Bogard Ln. intersection.**
TAX MAP(S): **066B** PARCEL #(S): **B 020.00 B 021.00**
REASON FOR REQUEST: **To match existing zoning classification of properties to the north , west and south for development of a residential project.**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.64 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

Mr. Spainhoward read the Staff report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Approval

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

This request will permit higher density residential development and infill which is a recommendation of the Comp Plan for the Downtown Urban Core.

These parcels are show as part of the Urban Core on the adopted Land Use Opinion Map & the CBD Central Business District zoning request aligns with the future land use and the Comp Plan as a whole.

No environmental issues were identified as part of this request.

Chariman Swift opened the Public hearing

Jason Daugherty spoke in favor of the case.

No questions were asked

No one spoke against the case

The public hearing was closed by the Chairman

Commissioner Kimbrough made the motion to approve

Seconded by Commissioner Streetman and the motion passed unanimously.

COUNTY ZONING CASES:

4. CASE NUMBER: **CZ - 06 - 2024** OWNER(S): **Johnathan Blick**
REQUEST:**RM-1 - Single-Family Mobile Home Residential District to R-4 - Multiple-Family Residential District**
LOCATION: **A parcel of land fronting on the west frontage of Center Rd. 200 +/- feet south of the Britton Springs Rd. & Center Rd. intersection.**
TAX MAP(S): **029L** PARCEL #(S): **A 038.00**
REASON FOR REQUEST: **To match similar zoning of property to the west. Will be building similar sized units as we built at the end of the road.**
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: NUMBER OF ACRES: **.35 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **3**

Mr. Spainhoward read the Staff report and answered any questions from the Commissioners.

STAFF RECOMMENDATION: Approval

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

This parcel is shown as part of Suburban Neighborhood future land use. While predominate use is moderate density single family residential this request is adjacent to a new multifamily residential development, replaces aging housing stock and increase housing options in the planning area without negatively effecting the character of the area.

It is encouraged to maintain a desirable mixture of housing stock for the planning area. No environmental issues have been identified as part of this request.

**Chairman Swift opened the Public Hearing
Johnathan Blick spoke in favor of the case.**

No one spoke against the case

The public hearing was closed.

**Commissioner Streetman made a motion to approve the case
Seconded by Commissioner Long and the motion passed unanimously**

SUBDIVISION VARIANCE(S) CASES:

5. CASE NUMBER: **V - 2 - 2024** OWNER(S): **Terrence Burney**
VARIANCE REQUEST: **Table 4.1 Alley Right-of-way width is required to be 20 feet. Request is for the width to be 15' for one way alley.**
Table 4.1 Alley pavement width is required to be 18 feet. Request is for pavement to be 10' for one way alley.
LOCATION: **East of and adjacent to the terminus of Dyce Court, west of and adjacent to the terminus of Givens Lane.**
ZONING: **R-3 - Three Family Residential District**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
CORRESPONDING CASE: **S-20-2024**

STAFF RECOMMENDATION:

DEFERRED

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6. CASE NUMBER: **V - 6 - 2024** OWNER(S): **Bill Mace**
VARIANCE REQUEST: **Table 4.1. - To allow for a cul-de-sac length to exceed 750 ft. Request is to allow a cul-de-sac length of 950 ft.**
LOCATION: **East of HWY 48 and south of Salem Road, accessed by Clara Ct and Bayview Drive to the north.**
ZONING: **R-1 - Single-Family Residential District**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
CORRESPONDING CASE: **S-31-2024**

Mr. Parker read the staff report and answered any questions.

Chairman Swift opened the public hearing

Houston Smith spoke in favor of the case

No one spoke against the case

Public hearing was closed by the Chairman
The corresponding case S-31-2024 will be deferred

Commissioner Kimbrough made the motion for approval
Seconded by Commissioner Henley
The motion passed unanimously to defer S-31-2024. The corresponding variance was approved.

7. CASE NUMBER: **V - 7 - 2024** OWNER(S): **Done Dada GP**

VARIANCE REQUEST:**4.4. Subsection 8 “The depth of a residential lot shall not be less than 80 feet” Existing lots do not meet 80 foot lot depth. Proposed lot depth is 50.9’ (See Variance Exhibit)**

LOCATION: **326 S. 7th Street**

ZONING: **CBD - Central Business District**

GROWTH PLAN AREA: **CIVIL DISTRICT :**

CORRESPONDING CASE: **S-37-2024**

Mr. Parker read the Staff report and answered any questions

Chairman Swift opened the public hearing

Cal Burchett spoke in favor of the case.

Chariman Swift asked a question of Mr. Burchett.

Mr. Burchett answered the question.

No one spoke against the case

Public hearing was closed by the Chairman.

Commissioner Henley made the motion for approval Seconded by Commissioner Kimbrough.

The motion passed unanimously.

8. CASE NUMBER: **V - 8 - 2024** OWNER(S): **Millan Holdings, LLC**

VARIANCE REQUEST:**4.4.Subsection 8 “The depth of a residential lot shall not be less than 80 feet”**

Proposed lots 1-5 do not meet 80 foot lot depth. (See Exhibit).

LOCATION: **South of and adjacent to Beaumont St. north of and adjacent to Jefferson Street.**

ZONING: **CBD - Central Business District**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

CORRESPONDING CASE: **S-35-2024**

Mr. Parker read the staff report and answered any questions

Chairman Swift opened the public hearing

Cal McKay spoke in favor of the case

No one spoke against the case

Public hearing was closed by the Chairman

Commissioner Streetman made the motion for approval Seconded by Commissioner Henley

The motion passed unanimously

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9. CASE NUMBER: **V - 9 - 2024** OWNER(S): **Reda Hombuilders, Inc**
VARIANCE REQUEST: **Table 4.1. - To allow for a cul-de-sac length to exceed 750 ft. Request is to allow a cul-de-sac length of 1,350 ft.**

LOCATION: **North of Ogburn Chapel Rd., east of and adjacent to the existing terminus of Reda Drive.**

ZONING: **R-1 - Single-Family Residential District**

GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**

CORRESPONDING CASE: **S-36-2024**

Mr. Parker read the staff report and answered any questions.

Chairman Swift opened the public hearing

Britt Little spoke in favor of the case Chariman Swift asked a question of Mr.Little

Mr. Little answered the question

No one spoke against the case

Public hearing was closed by the Chairman

**Commissioner Kimbrough made the motion for approval
Seconded by Commissioners Long and Guzman
simultaneously**

SUBDIVISION(S) CASES:

10. CASE NUMBER: **S - 20 - 2024** OWNER(S): **Terrence Burney**
REQUEST: **Preliminary Plat Approval of Terrence Burney Property**
LOCATION: **East of and adjacent to the terminus of Dyce Court, west of and adjacent to the terminus of Givens Lane.**
TAX MAP(S): **079D** PARCEL #(S): **D 030.00**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.54 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **6 +/-**

STAFF RECOMMENDATION: Defer for 30 days at the request of the Applicants Attorney.

11. CASE NUMBER: **S - 31 - 2024** OWNER(S): **Bill Mace**
REQUEST: **Preliminary Plat Approval of Bayview Subdivision Cluster**
LOCATION: **East of HWY 48 and south of Salem Road, accessed by Clara Ct and Bayview Drive to the north.**
TAX MAP(S): **90P** PARCEL #(S): **A 001.00 , 002.00 , 003.00 , 004.00 005.00, 006.00 , 007.00 , 008.00**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: NUMBER OF ACRES: **20 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **29 +/-**

Mr. Parker read the Staff report and answered any questions.

Houston Smith, TTL requested a one month deferral.

STAFF RECOMMENDATION: Approval Recommendation is subject to variance approval

1. Coordination with CDE Lightband on Electrical Plan.

Chairman Swift opened the Public Hearing

Houston Smith requested a deferral

Commissioner Kimbrough made the motion to defer one month.

Seconded by Commissioner Streetman

Case Deferred unanimously

The following cases were heard on Consent Agenda.

Commissioner Guzman made the motion to approve Seconded by
Commissioner Streetman

Motion passed unanimously on the consent agenda

12. CASE NUMBER: **S - 35 - 2024** OWNER(S): **Millan Holdings, LLC**
REQUEST: **Minor Plat Approval of Millan Holdings LLC Property Jefferson Street Lot 1-9 Minor Plat**
LOCATION: **South of and adjacent to Beaumont St. north of and adjacent to Jefferson Street.**
TAX MAP(S): **066G** PARCEL #(S): **A 004.00**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **4.34 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF LOTS: **9 +/-**

Mr.Parker read the Staff report and Subdivision cases **S-35-2024, S-36-2024, S-37-2024** were all entered into the consent agenda.

STAFF RECOMMENDATION: Minor Plat Approval: This Approval Recommendation is subject to variance approval

Approved on the Consent Agenda Item

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13. CASE NUMBER: **S - 36 - 2024** OWNER(S): **Reda Homebuilders, Inc**
REQUEST: **Preliminary Plat Approval of Reda Estates 2D**
LOCATION: **North of Ogburn Chapel Rd., east of and adjacent to the existing terminus of Reda Drive.**
TAX MAP(S): **077** PARCEL #(S): **013.06 (p/o)**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **34.17 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **15 +/-**

Mr.Parker read the Staff report and Subdivision cases S-35-2024, S-36-2024, S-37-2024 were all entered into the consent agenda.

STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the below condition(s): This Approval Recommendation is subject to variance approval

- 1. Approval of Grading Permit & Flood Study results by Montgomery County Building and Codes before Final Plat Approval.**
- 2. Approval of all utility plans by the Office of the Chief Utility Engineer/Utility District.**
- 3. Approval by the County Highway Department of all road, drainage, grading, and erosion control plans before construction begins.**

Approved on the Consent Agenda Item

14. CASE NUMBER: S - 37 - 2024 OWNER(S): Done Dada GP
REQUEST: Minor Plat Approval of Done Dada GP Property South 7th Street Lots 1 & 2
LOCATION: 326 S. 7th Street
TAX MAP(S): 066K PARCEL #(S): C 014.00
CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: 0.19 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: CBD - Central Business District
OF LOTS: 2 +/-

STAFF RECOMMENDATION: Minor Plat Approval, subject to the below condition(s): This Approval Recommendation is subject to variance approval

Approved on the Consent Agenda Item

15. CASE NUMBER: **S - 40 - 2024** OWNER(S): **Smile Train 1093FCB LLC**

REQUEST: **Preliminary Plat Approval of RNM-Clarksville LLC Property Fort Campbell Blvd Lots 1 and 2**

LOCATION: **North of and adjacent to Fort Campbell Blvd, south of and adjacent to Sinclair Dr., directly across from the intersection of Power St. and Fort Campbell Blvd.**

TAX MAP(S): **054E** PARCEL #(S): **F 001.04**

CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.43 +/-**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**

ZONING: **C-2 - General Commercial District**

OF LOTS: **2 +/-**

STAFF RECOMMENDATION: DEFER

DEFERRED

SITE REVIEW(S) CASES:

The following cases were heard on Consent Agenda.

**Commissioner Streetman made to motion to approve the Consent Agenda Seconded by
Commissioner Henley
Approved unanimously on the Consent Agenda**

16. CASE NUMBER: SR - 18 - 2024 OWNER(S): Ben Udell

**DEVELOPMENT: Kraft Popeye's
LOCATION: 886 Kraft St. Clarksville TN
TAX MAP(S): 0550 PARCEL #(S): A 014.01
PROPOSED USE: Drive Thru Only Restaurant (Drive Thru)
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.49 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: C-2 - General Commercial District
OF UNITS: NA +/- SQ FOOTAGE: 1,583 +/-**

Site Review cases were read into the Consent Agenda

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- 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 driveway apron and sidewalk improvements as required.**

Approved on the Consent Agenda Item

17. CASE NUMBER: **SR - 26 - 2024** OWNER(S): **Ofi Chito Leslie Ford**
DEVELOPMENT: **McDonald's**
LOCATION: **3326 Allen Rd**
TAX MAP(S): **006** PARCEL #(S): **029.01 (P/O)**
PROPOSED USE: **Quick service restaurant**
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **1.56 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **3700 +/-**

DEFERRED

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

18. CASE NUMBER: SR - 28 - 2024 OWNER(S): West Creek Station LLC
DEVELOPMENT: West Creek Station Expansion
LOCATION: 2180 Peachers Mill Road
TAX MAP(S): 18I PARCEL #(S): A 4.00
PROPOSED USE: Multi-Family & Commercial
CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 1.35 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: C-2 - General Commercial District
OF UNITS: 8 +/- SQ FOOTAGE: 4200 +/-

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- 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, concrete driveway apron and storage for rollaway improvements as required.**
- 3. Final Approval of Landscape Plan.**

Approved on the Consent Agenda Item

19. CASE NUMBER: SR - 29 - 2024 OWNER(S): Jonathan Blick
DEVELOPMENT: Old Dover Road Storage
LOCATION: Corner of Oakwood Ln Wine Ln
TAX MAP(S): 71 PARCEL #(S): 26.06
PROPOSED USE: Commercial
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: NUMBER OF ACRES: 2.33 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 9
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: N/A +/- SQ FOOTAGE: 11,760 +/-

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

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

Approved on the Consent Agenda Item

CMCRPC MEETING MINUTES

20. CASE NUMBER: **SR - 30 - 2024** OWNER(S): **Holly Point, LLC**
DEVELOPMENT: **Lisenbee Fields Townhomes Phase II**
LOCATION: **South Dover East of Liberty Church Rd**
TAX MAP(S): **53** PARCEL #(S): **129**
PROPOSED USE: **Townhomes**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **14.64 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **8**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **180 +/-** SQ FOOTAGE: **N/A +/-**

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- 1. Approval of all utility plans by the Office of the Chief Utility Engineer and Woodlawn Utility District**
- 2. Approval of Grading and Drainage Plan by County Building and Codes.**

Commissioner Swift opened the Public hearing

No one spoke in favor

No one spoke against

The Public hearing was closed by the Chairman

**Commissioner Streetman made to motion to approve the Consent Agenda
Seconded by Commissioner Henley
Approved unanimously on the Consent Agenda**

21. CASE NUMBER: **SR - 31 - 2024** OWNER(S): **Phillip Traylor**
DEVELOPMENT: **Phillip Traylor Property Phase III**
LOCATION: **4575 Ashand City Road**
TAX MAP(S): **109** PARCEL #(S): **73.00 & 70.00**
PROPOSED USE: **Retail/Warehouse**
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **6.24 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **15**
ZONING: **C-5 - Highway & Arterial Commercial District AG - Agricultural District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **9600 +/-**

Site Review cases were read into the Consent Agenda

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITION(S):

- 1. Approval from the Department of Water Resources for SSDS area.**
- 2. Approval from TDOT.**
- 3. Approval of all grading and drainage plans by the County Building and Codes Department.**

Approved on the Consent Agenda Item

The following case is excluded from the Consent Agenda.

22. CASE NUMBER: **SR - 32 - 2024** OWNER(S): **Smile Train 1093FCB LLC**

DEVELOPMENT: **Scooter's Coffee Store # 1962**
LOCATION: **1093 Ft. Campbell Blvd**
Clarksville, TN 37043
TAX MAP(S): **054E** PARCEL #(S): **F 001.04**
PROPOSED USE: **Commercial drive-thru only coffee business**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **0.91 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-2 - General Commercial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **664 +/-**

Mr. Parker read the Staff report and answered any questions

STAFF RECOMMENDATION: DISAPPROVAL DUE TO THE FOLLOWING:

RPC staff has requested an internal loop (see diagram in packet) or similar alternative to provide secondary egress from the site to Sinclair Dr. which has access to a traffic signal. Staff has concerns relative to the safety of left turn movements onto Ft. Campbell Blvd and anything to reduce the number of left-turn trips onto Ft. Campbell Blvd. should be considered.

RPC staff is requiring sidewalks and pedestrian connectivity to Ft. Campbell Blvd. The applicant would like to eliminate the sidewalk connection due to this being drive-thru only. Employees may utilize the transit system which has stops on Ft. Campbell Blvd. in the vicinity of the site. Additionally, Pedestrian connectivity as a whole is impacted beyond just the subject property.

Staff encouraged the applicant to include a walk up service window on the plans. The applicant states it is a drive-thru use only.

By not allowing improved access for the drive-thru to circulate back to Sinclair Dr. after the drive-thru window, the site as planned encourages locals from adjacent developments and neighborhoods to enter and exit onto Ft. Campbell Blvd unnecessarily.

If approved, the below conditions shall apply:

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, traffic signal, and sidewalk improvements as required.
3. Approval from TDOT.

Chairman Swift opened the Public hearing

No one spoke in favor of the case

No one spoke against the case

The public hearing was closed by the Chairman

Mr. Tyndall asked if they should possibly defer the case, since no one was there representing the application, and they are from out of town.

Commissioner Streetman made comment that cases do not get deferred if the public is not there to speak so therefore she thinks it should not be deferred.

Commissioner Kimbrough made the motion to disapprove

Seconded by Commissioners Long.

Motion was disapproved unanimously.

ABANDONMENT(S) CASES:

23. CASE NUMBER: **AB - 1 - 2024** OWNER(S): **South 7th Street, LLC - Brad Hill**
REQUEST: **Unimproved Alley Abandonment 7th Street adjacent**
LOCATION: **Unimproved alley located off South 7th street between 207 & 215 South 7th street.**
TAX MAP(S): **066F** PARCEL #(S): **L 029.00 (P/O)**
REASON FOR REQUEST: **Alley proposed to be dedicated to adjoining property owners**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.08 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Verifying notification of affected parties.

24. CASE NUMBER: **AB - 2 - 2024** OWNER(S): **A.J. Sanders , JR**
REQUEST: **Right of Way Abandonment - 16 ft wide unpaved Alley**
LOCATION: **Unimproved alley off of Bogard Ln between parcels 9.00 & 21.00 as shown of Tax Map 066B**
TAX MAP(S): **066B** PARCEL #(S): **B 00900**
REASON FOR REQUEST:
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.34 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

STAFF RECOMMENDATION:

DEFERRED

25. CASE NUMBER: AB - 3 - 2024 OWNER(S): John W. Beach
REQUEST: Right of Way Abandonment - Mary's Garden
LOCATION: 2809 Trough Springs Rd
TAX MAP(S): 063 PARCEL #(S): 032.01
REASON FOR REQUEST:
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 3.38 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: +/-

STAFF RECOMMENDATION:

DEFERRED

VI. OTHER BUSINESS:

Mr. Tyndall made the announcement that the CMCRPC will be closed on Friday June 28, 2024 from 8:00 am to 12:00 pm for BZA training. There will be no one in the office to assist or take phone calls.

**Mr. Parker presented the Letter of Credit Release for Reynolds ROW Subdivision
Commissioner Patterson made the motion to approve
Seconded by Commissioner Kimbrough
Motion passed unanimously**

**Mr. Tyndall presented the Profit and Loss Statement
Commissioner Kimbrough made the motion to approve
Seconded by Commissioner Streetman
Motion passed unanimously**

**Mr. Tyndall presented the Review of Montgomery County 5 - year Capital Improvement Plan
Commissioner Streetman made the motion to approve
Seconded by Commissioner Henley
Motion passed unanimously**

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

There were no public comments

**Charmain Swift made the motion to adjourn the meeting
Seconded by Commissioner Streetman
The meeting was adjourned at 3:01 pm**

ATTEST: _____
Chairman Signature / Date