



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

**Date: January 28, 2025**

**Time: 2:00 PM**

## **Members Present**

**Jeff Henley**

**Valerie Guzman**

**Bill Kimbrough**

**Joe Smith**

**Michael Long**

**Charlie Patterson**

## **Others Present**

**Jeffrey Tyndall, Director of Planning**

**John Spainhoward, Deputy Director**

**Brad Parker, Senior Planner**

**Daniel Morris, GIS Manager**

**Drew Sturdivant, Administrative Assistant**

**Joe Green, CSD**

**Mark Riggins CGW**

**Alex Morris Mo. Co. HWY**

**Ben Browder, CGW**

**Chris Cowan, CSD**

**Tim Benson, CGW**

**Mike Reed, CFR**

Jeff Tyndall called the meeting to order at 2 p.m. and stated a quorum was present. Valerie Guzman made a motion to nominate Jeff Henley as chairman, seconded by Michael Long. All others voted in favor, motion passes for approval. Jeff Henley made a motion to nominate Valerie Guzman as vice-chairman, seconded by Joe Smith. All others voted in favor, motion passes for approval.

## **Approval of Minutes**

Michael Long made a motion to approve minutes from December 20, 2024 meeting, seconded by Bill Kimbrough. All others voted in favor. Minutes were approved.

## **Announcements/Deferrals**

Jeff Tyndall read the deferrals for the meeting Z-03-2025, Z-05-2025, ZO-3-2024, ZO-4-2024, SR-63-2024, SR-68-2024, SR-70-2024, AB-1-2025, DDR-14-2024, as well as V-1-2025 which was withdrawn.

Jeff Tyndall gave the date for the upcoming RPC open house to be held in February.

Bill Kimbrough made a motion to approve deferrals, seconded by Valerie Guzman. All others voted in favor, deferrals were approved.

Jeff Henley read rules for public speaking process.

- 
1. **CASE NUMBER: Z - 01 - 2025 OWNER(S): GP Contractors LLC**  
**REQUEST:R-1 - Single-Family Residential District to R-2A - Single-Family Residential District**  
**LOCATION: A parcel of property located at the intersection of Lafayette Rd and Riggins Dr**  
**fronting on the east side of Riggins Dr.**  
**TAX MAP(S): 044F PARCEL #(S): A 004.00**  
**REASON FOR REQUEST: We are proposing to revitalize the property by demolishing the**  
**existing dilapidated house and replacing it with single family detached homes, creating**  
**affordable housing opportunities through an in-fill development just minutes from Ft. Campbell**  
**and the amenities of Ft. Campbell.**  
**CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 1.11 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**

**John Spainhoward presented.**

**STAFF RECOMMENDATION: Approval**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**  
**The General Land Use Goals recommend increased residential density in close proximity to major roads, existing jobs, and commercial nodes.**  
**The Future Land Use Opinion Map indicates that the future land use of this property should be Suburban Neighborhood. Mild residential density increases are appropriate in this future land use as a transition from commercial or major transportation corridors, such as Lafayette Road, which is the north frontage of this property.**  
**The General Recommendations of the Lafayette Peachers Mill Planning Area promotes infill within neighborhoods of aging housing stock.**  
**No adverse environmental issues have been identified as part of this request.**

**Jeff Henley opened public hearing.**

**Parker Westman spoke in favor of the case.**

**Deanna McLaughlin spoke against the case and presented three letters as exhibits.**

**Parker Westman gave a rebuttal.**

**Public hearing was closed.**

**Charlie Patterson made a motion to approve based on its consistency with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan. Seconded by Joe Smith. All others voted in favor, motion passed for approval.**

- 
2. **CASE NUMBER: Z - 02 - 2025 OWNER(S): PB & J**  
**REQUEST:R-1 - Single-Family Residential District to PUD - Planned Unit Development Residential District**  
**LOCATION: Property fronting on Manning Heights at the northeast corner of the Riverside Dr. & Cumberland Dr. intersection.**  
**TAX MAP(S): 079G PARCEL #(S): A 001.00 A 002.00**  
**REASON FOR REQUEST: This rezoning request will provide much needed housing opportunities in the downtown area, will provide for additional economic activity in the area, and enhance this portion of the Riverside Drive corridor.**  
**CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 3.01 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**

**John Spainhoward presented.**

**STAFF RECOMMENDATION: Approval**

**See the RPC Planned Unit Development (PUD) Report.**

**Jeff Henley opened public hearing.**

**Paul Ellis spoke in favor.**

**Charlie Patterson asked a question which Paul Ellis answered.**

**Michael Long asked a question which Paul Ellis answered.**

**Josh Ward spoke in favor.**

**Robert Jensen and Dawn Miller spoke against the case.**

**Public hearing was closed.**

**Charlie Patterson asked a question which Bryce Powers answered.**

**Jeff Henley made a comment.**

**John Spainhoward made a comment.**

**Bill Kimbrough asked a question which Jeff Henley answered.**

**Bill Kimbrough made a motion for approval based on the future land use opinion map that has this property as a mixed residential neighborhood and the designation that aligns with the PUD proposal, seconded by Charlie Patterson. All others voted in favor, motion passes for approval.**

**Charlie Patterson made a comment. Jeff Tyndall made a comment.**

- 
3. CASE NUMBER: Z - 03 - 2025 OWNER(S): Bill Mace  
REQUEST: C-4 - Highway Interchange District to C-2 - General Commercial District  
LOCATION: A property fronting north of West Bound I-24 right of way and south of Tylertown Rd, approximately 760 +/- feet east of Trenton Rd and Tylertown Rd Intersection and across from Roscommon Way.  
TAX MAP(S): 008 PARCEL #(S): 007.00  
REASON FOR REQUEST: Retail/office and Multifamily development  
CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 25.31 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2

**DEFERRED**

**STAFF RECOMMENDATION:**

---

4. CASE NUMBER: Z - 05 - 2025 OWNER(S): Regional Planning Commission  
REQUEST: CBD - Central Business District to CBD - Central Business District  
LOCATION: Properties East of Public Square, South of College Street, North of Madison Street and West of S 5th Street to also include the property on the NE corner of S 5th St.  
TAX MAP(S): 066G 066K PARCEL #(S): G 005.00, G 006.00, G 007.00, G 009.00, G 010.00 , G 011.00, G 012.00, G 013.00, G 014.00, G 015.00, G 016.00, G 017.00, G 018.00, G 019.00, G 020.00, G 021.00, G 022.00, G 023.00, G 024.00, G 025.00, G 026.00, G 027.00, G 028.00, J 001.00, J 039.00 A 001.00, A 027.00, A 026.00, A 025.00 , A 024.00, A 018.00, A 016.00  
REASON FOR REQUEST: Requested by the Regional Historic Zoning Commission, the RPC initiated a zoning change adding properties in downtown Clarksville to the H-1 Historic Overlay.  
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 8.8 +/-

GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

**DEFERRED**

**STAFF RECOMMENDATION: Approval**

These properties represent the core of Downtown Clarksville. Many are on the National Register of Historic Places or are eligible for the National Register. Other buildings in this area are considered contributing to the downtown by both the 2020 Historic Survey and the 1976 application of the Clarksville Architectural District.

All properties in this zoning case are already under the Downtown Urban Design Overlay (DUDO). The H-1 guidelines are very similar to the DUDO encouraging preservation and compatibility with the existing historic districts and structures.

- 
5. CASE NUMBER: **ZO - 3 - 2024** APPLICANT: **Regional Planning Commission**  
REQUEST:  
REASON FOR REQUEST: **Modify language for building around communications towers in the fall zones. Add similar language from Permitted with Conditions to under Site Plan Review.**

**DEFERRED**

**STAFF RECOMMENDATION: Approval**

**The purpose of this zoning text amendment is to clear confusion with the current zoning ordinance in the placement of where the fall zone is enforced. This will allow a fall zone to be enforced in areas even when a fall zone easement was not provided.**

- 
6. **CASE NUMBER: ZO - 4 - 2024 APPLICANT: Regional Planning Commission**  
**REQUEST:**  
**REASON FOR REQUEST: Amend Digital Message Board Language and Lighting Regulations and Update Madison Street Overlay Signage Regulations Accordingly**

**DEFERRED**

**STAFF RECOMMENDATION: APPROVAL**

Digital Message Boards currently have no regulation within the city except size and location on a property.

Digital Message Boards are effective at displaying a message when utilized properly, but when not utilized in a safe manner can become a distraction to drivers (brightness, quickness of messages, moving images, etc.)

Madison Street Corridor has long denied the ability of properties to have Digital Message Boards but with the amount of grandfathered Digital Message Boards and recent new ones it is time the regulations were adjusted.

Neither the city code or zoning ordinance regulate property lighting and there are several places in the community with light pollution in the public right of way or neighboring properties.

---

7. CASE NUMBER: **V - 1 - 2025** OWNER(S): **JMJMS Properties**  
VARIANCE REQUEST:  
LOCATION: **SOUTH OF OGBURN CHAPEL ROAD AND WEST OF DOTSONVILLE ROAD**  
ZONING: **R-1 - Single-Family Residential District**  
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**  
CORRESPONDING CASE:

**WITHDRAWN**

**STAFF RECOMMENDATION:**



- 
8. CASE NUMBER: S - 1 - 2025 OWNER(S): JMJMS Properties  
REQUEST: Preliminary Plat Approval of Oakleigh Ridge  
LOCATION: south of Ogburn Chapel Rd and west of Dotsonville Rd  
TAX MAP(S): 077 PARCEL #(S): 061.00  
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: NUMBER OF ACRES: 112.50 +/-  
GROWTH PLAN AREA: PGA CIVIL DISTRICT : 8  
ZONING: R-1 - Single-Family Residential District  
# OF LOTS: 113 +/-

Brad Parker presented.

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

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 of Grading Permit by Montgomery County Building and Codes before Final Plat Approval.
3. Approval of all utility plans by the Office of the Chief Utility Engineer/Utility District.
4. A copy of the Executed Contract or other acceptable legal document between Aenus Wastewater Systems and the developer must be provided to the Planning Commission prior to final plat approval.

Jeff Henley opened public hearing.

Cal McKay spoke in favor.

Jeff Tyndall asked a question which Cal McKay answered.

Jeff Tyndall asked a question which Cal McKay answered.

Charlie Patterson asked a question which Cal McKay answered.

Jeff Tyndall made a comment.

Cal McKay made a comment.

Yvonne Bartz Whitehead spoke against.

Jeff Henley made a comment.

Nikki Estell spoke against.

Jeff Tyndall made a comment.

Nikki Estell asked a question which Jeff Tyndall answered.

Nikki Estell asked a question which Jeff Tyndall answered.

Nikki Estell made a comment.

Jeff Tyndall made a comment.

Nikki Estell asked a question, Jeff Tyndall answered.

Brad Parker made a comment.

Ronald Welling spoke against and asked a question which Jeff Tyndall answered. Cal McKay rebutted.

Jeff Henley made a comment.

Michael Long asked a question, which Cal McKay answered.

Jeff Henley made a comment.

Public hearing was closed.

Jeff Tyndall made a comment.

Bill Kimbrough made a comment.

Bill Kimbrough made a motion for approval based on the subdivision meeting all the criteria for approval, seconded by Joe Smith. All others voted in favor, motion passes for approval.

- 
9. CASE NUMBER: **S - 2 - 2025** OWNER(S): **Chris Blackwell**  
REQUEST: **Preliminary Plat Approval of Mae Fields Subdivision**  
LOCATION: **Southwest corner of Rossview Road and Basham Lane**  
TAX MAP(S): **057** PARCEL #(S): **065.00**  
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **31.54 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**  
ZONING: **R-1 - Single-Family Residential District**  
# OF LOTS: **74 +/-**

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

- 1. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.**
- 2. Approval of all utility plans by the City Engineer's Office or Utility District Official.**
- 3. Approval by a CDE Lightband Official of electric and fiberoptic utility plans before construction of utilities begins.**

**Jeff Henley opened public hearing.**

**Cal Burchett spoke in favor.**

**Josh Thompson spoke against.**

**Cal Burchett made a rebuttal.**

**Joe Smith made a comment.**

**Bill Kimbrough made a comment.**

**Loren Richards spoke against the case.**

**Public hearing was closed.**

**Joe Smith made a comment.**

**Jeff Henley made a comment.**

**Chris Cowan, CSD, made a comment.**

**Jeff Tyndall made a comment.**

**Charlie Patterson made a comment.**

**Joe Smith asked a question, which Chris Cowan answered. Joe Smith asked a question, which Chris Cowan answered.**

**Jeff Tyndall made a comment.**

**Joe Smith made a comment.**

**Chris Cowan made a comment.**

**Joe Smith made a comment.**

**Jeff Henley made a comment.**

**Valerie Guzman asked a question, which Jeff Tyndall answered.**

**Valerie Guzman made a comment.**

**Charlie Patterson made a comment.**

**Jeff Henley made a comment.**

**Valerie Guzman made a motion to approve based on its consistency with the requirements, seconded by Bill Kimbrough. All others voted in favor. Motion passes for approval.**

**CMCRPC MEETING MINUTES**

---

**10. CASE NUMBER: S - 3 - 2025 OWNER(S): Byard & Mabry Holdings , LLC**

**REQUEST: Revised Preliminary Plat Approval of Tailwater Meadows Section 1 (cluster) and Tailwater Meadows Section 2**

**LOCATION: North of and adjacent to Ringgold Road, approximately 450 feet northwest of the intersection of Ishee Drive and Ringgold Road.**

**TAX MAP(S): 030 PARCEL #(S): 010.00**

**CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 3 NUMBER OF ACRES: 133.19 +/-**

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

**ZONING: R-2 - Single-Family Residential District R-6 - Single-Family Residential District R-5 - Residential District**

**# OF LOTS: 413(53 New) +/-**

**Brad Parker presented case in the consent agenda.**

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

- 1. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.**
- 2. Approval of all utility plans by the City Engineer's Office or Utility District Official.**
- 3. Approval by a CDE Lightband Official of electric and fiberoptic utility plans before construction of utilities begins**

**Bill Kimbrough made a motion for approval based on it's consistency with the overall goals and objectives of the Clarksville Montgomery County comprehensive plan. Seconded by Valerie Guzman, all others voted in favor. Motion passes for approval.**

---

## **11. Subdivision Regulation Updates**

Various updates regarding CDE Lightband signatures, traffic calming, and subdivision notes.

**Jeff Tyndall presented.**

**Public hearing was opened.**

**No one spoke in favor or against.**

**Public hearing was closed.**

**Bill Kimbrough made a motion to approve, seconded by Michael Long. All others voted in favor, motion passes for approval.**

- 
12. CASE NUMBER: **SR - 63 - 2024** OWNER(S): **Church of Christ Riverside Dr David Brown**  
DEVELOPMENT: **Church of Christ Riverside Dr**  
LOCATION: **708-782 N. 2nd St.**  
TAX MAP(S): **0550** PARCEL #(S): **C 001.00 C 018.00**  
PROPOSED USE: **Church Sanctuary and Offices**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **1.11 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**  
ZONING: **R-2 - Single-Family Residential District**  
# OF UNITS: **+/-** SQ FOOTAGE: **3,800 +/-**

**DEFERRED**

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

**CDRB approval of pedestrian circulation plan**

- 
13. CASE NUMBER: **SR - 66 - 2024** OWNER(S): **Trenton Road Properties LLC**  
DEVELOPMENT: **2815 Trenton Road Townhomes (Revision)**  
LOCATION: **2815 Trenton Road, Clarksville, TN 37040**  
TAX MAP(S): **032 032** PARCEL #(S): **026.00 024.04 (p/o)**  
PROPOSED USE: **Apartment Complex with 23 buildings for residential use**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **17.77 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**  
ZONING: **R-4 - Multiple-Family Residential District R-1 - Single-Family Residential District R-2 - Single-Family Residential District**  
# OF UNITS: **38 New (160) +/-** SQ FOOTAGE: **117,137 +/-**

Brad Parker added the case into the consent agenda.

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

1. Approval of all utility plans by the City Engineer's Office.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
3. Approval of a TDOT Access Permit.

Jeff Henley opened the public hearing.

No one spoke in favor.

No one spoke against.

The public hearing was closed.

Joe Smith made a motion to approve the consent agenda and Michael Long seconded the motion. All others voted in favor, consent agenda passes with approval.

---

14. CASE NUMBER: **SR - 68 - 2024** OWNER(S): **Maxie K West**  
DEVELOPMENT: **Maxxed Out Autobody**  
LOCATION: **2631 Fort Campbell Boulevard, Clarksville, TN 37042**  
TAX MAP(S): **019A** PARCEL #(S): **B 059.01**  
PROPOSED USE: **Auto Repair**  
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **0.90 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **3,120 +/-**

**DEFERRED**

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

- Submittal and review of required landscape plan.
- Replat
- Revision addressing Fire Department and CDE Lightband comments.

(expecting revision submitted before February's deadline)

---

15. CASE NUMBER: **SR - 70 - 2024** OWNER(S): **SDRA Holdings LLC**  
DEVELOPMENT: **Pembroke Speculative Warehouses**  
LOCATION: **West of Pembroke Road**  
TAX MAP(S): **006** PARCEL #(S): **001.08**  
PROPOSED USE: **Warehouse**  
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **2.69 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**  
ZONING: **M-2 - General Industrial District**  
# OF UNITS: **1 +/-** SQ FOOTAGE: **13920 +/-**

**DEFERRED**

**STAFF RECOMMENDATION: DEFER FOR 30 DAYS AT THE REQUEST OF THE PROJECT ENGINEER**

- 
16. CASE NUMBER: **SR - 1 - 2025** OWNER(S): **John Wallace Crow**  
DEVELOPMENT: **1274 Paradise Hill Road**  
LOCATION: **1274 Paradise Hill road... South of Paradise Hill Road, North of Daniel Street, East of Dumas Drive**  
TAX MAP(S): **079D** PARCEL #(S): **E 006.00**  
PROPOSED USE: **“Speculative building”**  
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **3.18 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**  
ZONING: **C-2 - General Commercial District**  
# OF UNITS: **1 +/-** SQ FOOTAGE: **5400 +/-**

**Brad Parker added the case into the consent agenda.**

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

- 1. Approval of all utility plans by the City Engineer’s Office or Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Mill and repave full width for utility cuts to Paradise Hill Rd**

**Jeff Henley opened the public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Joe Smith made a motion to approve the consent agenda and Michael Long seconded the motion. All others voted in favor, consent agenda passes with approval.**



---

17. CASE NUMBER: **SR - 2 - 2025** OWNER(S): **Sanderson Pipe Corporation**  
DEVELOPMENT: **Sanderson Pipe**  
LOCATION: **East of International Blvd, West of Steel Stock Road**  
TAX MAP(S): **033** PARCEL #(S): **013.14**  
PROPOSED USE: **Additional office building and material storage shed**  
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **57.35 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **6**  
ZONING: **M-2 - General Industrial District**  
# OF UNITS: **1 +/-** SQ FOOTAGE: **11799 +/-**

**Brad Parker added the case into the consent agenda.**

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

- 1. Approval of all utility plans by the City Engineer's Office.**
- 2. Approval of all Erosion prevent and sediment control plan by Building and Codes prior to construction.**

**Jeff Henley opened the public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Joe Smith made a motion to approve the consent agenda and Michael Long seconded the motion. All others voted in favor, consent agenda passes with approval.**

- 
18. CASE NUMBER: **SR - 3 - 2025** OWNER(S): **Johnson Realty Strategic Investors LLC**  
DEVELOPMENT: **NAPA Auto Parts**  
LOCATION: **184 Stone Container Drive Clarksville TN**  
TAX MAP(S): **041** PARCEL #(S): **023.01**  
PROPOSED USE: **Retail, Warehouse, Office**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **3.27 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **N/A +/-** SQ FOOTAGE: **22,160 +/-**

**Brad Parker added the case into the consent agenda.**

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

- 1. Approval of all utility plans by the City Engineer's Office or Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**

**Jeff Henley opened the public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Joe Smith made a motion to approve the consent agenda and Michael Long seconded the motion. All others voted in favor, consent agenda passes with approval.**

---

**19. CASE NUMBER: SR - 4 - 2025 OWNER(S): Seven Hills Ventures LLC**  
**DEVELOPMENT: Bypass Storage Lot 3 (Revised)**  
**LOCATION: 1245 Rossvie Road, Clarksville TN 37040**  
**TAX MAP(S): 057 PARCEL #(S): 016.02**  
**PROPOSED USE: Retail Building**  
**CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.46 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: N/A +/- SQ FOOTAGE: 13,500 +/-**

**Brad Parker added the case into the consent agenda.**

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

- 1. Approval of all utility plans by the City Engineer's Office.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approval of a TDOT Access Permit.**

**Jeff Henley opened the public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Joe Smith made a motion to approve the consent agenda and Michael Long seconded the motion. All others voted in favor, consent agenda passes with approval.**

---

20. CASE NUMBER: **SR - 5 - 2025** OWNER(S): **Seven Hills Ventures LLC**  
DEVELOPMENT: **Bypass Storage Lot 1 (Revised)**  
LOCATION: **1245 Rossvie Road Clarksville TN 37043**  
TAX MAP(S): **057** PARCEL #(S): **016.02**  
PROPOSED USE: **Retail Building**  
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.44 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **N/a +/-** SQ FOOTAGE: **13,500 +/-**

**Brad Parker added the case into the consent agenda.**

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

- 1. Approval of all utility plans by the City Engineer's Office.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approval of a TDOT Access Permit.**

**Jeff Henley opened the public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Joe Smith made a motion to approve the consent agenda and Michael Long seconded the motion. All others voted in favor, consent agenda passes with approval.**

---

21. CASE NUMBER: LA - 1 - 2025 OWNER(S): Wyatt's Body Shop Landscape Appeal  
DEVELOPMENT: Wyatt's Body Shop  
LOCATION: 420 Palmyra Road, Clarksville, TN 37040  
TAX MAP(S): 100 PARCEL #(S): 098.00  
PROPOSED USE: Body Shop  
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 2.42 +/-  
GROWTH PLAN AREA: PGA CIVIL DISTRICT : 13  
ZONING: C-5 - Highway & Arterial Commercial District  
# OF UNITS: N/A +/- SQ FOOTAGE: 15,000 +/-

Brad Parker presented the case.

**STAFF RECOMMENDATION: DISAPPROVAL**

The applicant is requesting to reduce the landscape buffer screening requirements along a portion of the western boundary line from a "Buffer C" to a "Buffer A" and along a portion of the southern property line from a "Buffer C" to no buffer. See below for additional information:

Jeff Henley made a comment.

Bill Kimbrough asked a question which Jeff Tyndall answered.

Jeff Tyndall made a comment.

Brad Parker made a comment.

Jeff Tyndall made a comment.

Jeff Henley opened up public hearing.

Bryce Powers spoke in favor.

Carl Mosely spoke in favor.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a comment.

Bill Kimbrough made a motion for approval, seconded by Joe Smith.

Jeff Henley made a comment.

Charlie Patterson made a comment.

Valerie Guzman voted against, all others voted in favor. Motion passes 5-1 for approval.

Jeff Tyndall made a comment.

---

**22. CASE NUMBER: AB - 1 - 2025 OWNER(S): Karyl Smalley Kirkland**  
**REQUEST: Unnamed Alley Off Woodmont Blvd**  
**LOCATION: Unimproved alley south of Woodmont Blvd between parcels 7.00, 8.00, 6.00, 43.00, and 11.01 as shown on Tax Map 079C Group E.**  
**TAX MAP(S): 079C PARCEL #(S): E 007.00 E 008.00**  
**REASON FOR REQUEST: unimproved right of way to be added to adjacent property**  
**CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 2 NUMBER OF ACRES: .18 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7**  
**ZONING: R-3 - Three Family Residential District**  
**# OF UNITS: +/- SQ FOOTAGE: +/-**

**DEFERRED**

**STAFF RECOMMENDATION: TBD**

- 1. City of Clarksville will retain all current easements.**
- 2. City of Clarksville will retain a gravity sewer easement.**

**VI. OTHER BUSINESS:**

- A. Profit and Loss Statement
- B. Appeal CDRB decision for DDR-14-2024

1. Jeff Tyndall presented the Profit and Loss Statement. Michael Long made a motion to approve, seconded by Joe Smith. All others voted in favor, motion passes for approval.

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

Aaron Howell made a comment.  
Brad Parker made a comment.  
Valerie Guzman made a motion to adjourn, seconded by Bill Kimbrough. All others voted in favor, meeting was adjourned at 3:27 p.m.

ATTEST:  2/25/25  
Chairman Signature / Date

## Exhibit 1

City of Clarksville Council Members,

Good evening, my name is Daniel Cotterell, and I live at 936 Lafayette road, along with my wife Amber, and two sons, Noah (3) and Jacob (6 months). I work for Montgomery County Emergency Medical Service as an Advanced Emergency Medical Technician (AEMT), where I have been employed for nearly 15 years, as well as a part-time travel agent on the side to allow my wife to stay home with our children, with the ultimate plan to homeschool them. Because of my schedule at MCEMS, along with a trip that has been booked and paid in full for several months, I will not be able to be in attendance at any of the meetings concerning the proposal to rezone 946 Lafayette road. I will be on duty January 30th, and in Mexico on February 6th. For this reason, I have chosen to write a letter as a way of submitting my comments in regard to this rezoning request.

I bought my home in March of 2017, less than one year before getting engaged to my now beautiful wife. The large and flat piece of property, the fenced in backyard, and the distance between my home and that of my neighbors were all things that attracted me to this home. I thought to myself that with a little money and some hard work, I could raise a family here. It was far enough off the road, and seemed pretty quiet. Thus far, all of these things have come to be true. My wife and I saved money for more than five years, and early in 2024, we began a full remodel on our home, in which we were able to pay cash, as I did almost all of the work myself on my days off. A few months later, just before our second son arrived in July 2024, we had finally turned our house into our home, after years of patience and hard work.

Earlier this week, I walked out to the mailbox, and my heart sank as I opened the letter proposing a rezoning request for 946 Lafayette road. The more I read, the more frustrating the letter became. This is my home, and this is R1 zoning. I'm not supposed to have to worry about 4, 6, 8 or even more small structures being crammed into the one acre property adjacent to mine. That is where a house belongs, not several small structures to turn into a low income neighborhood. If you all go through with this zoning request, I am concerned with what it means for my neighborhood; my home. There is nothing like this anywhere near here, and it simply does not appear to be a good fit. I believe wholeheartedly that cramming this project onto this small piece of property is going to be an eyesore, and create chaos just a few feet from my home. On top of these points, our privacy will become almost non-existent. There will essentially be an entire neighborhood that sits ten feet off of my wife and I's bedroom window.

I realize that I may not have been able to afford the nicest of houses in Clarksville, but I have worked my entire life for this home, and am in position (with a little continued overtime work) to have it paid off in the next 7 years. So I am asking you, city council members, please, from the bottom of my heart, stand with councilwoman McLaughlin in voting NO to this rezoning request. Please allow me and my family to maintain our privacy, and don't allow our home to become a casualty of greed. I have given everything I have for my home at 936 Lafayette road, please consider my plea when you cast your vote.

Thank you all for your time.



## Exhibit 1

Respectfully,  
Daniel Cotterell



Daniel Cotterell  
[dcotterell92@yahoo.com](mailto:dcotterell92@yahoo.com)  
(931)-320-2034



---

## Fwd: Rezoning of Land

1 message

---

Deanna McLaughlin <deanna.mclaughlin@cityofclarksville.com>

Tue, Feb 4, 2025 at  
10:27 AM

To: Drew Sturdivant <drew.sturdivant@cityofclarksville.com>

Cc: Deanna McLaughlin <deanna.mclaughlin@cityofclarksville.com>

----- Forwarded message -----

From: <goodmanterri627@gmail.com>

Date: Sun, Jan 26, 2025 at 5:09 PM

Subject: Rezoning of Land

To: <deanna.mclaughlin@cityofclarksville.com>

Dear Mrs. McLaughlin,

I hope this message finds you well. My name is Terri Goodman, and I reside at 539 Caskey Drive. I am writing to express my strong opposition to the proposed rezoning plans and the construction of multiple homes on the acre of land in question.

Unfortunately, I am unable to attend the upcoming meeting in person, but I wanted to make my views known. I believe that this proposed development is not in the best interest of the community, and I am concerned about the potential negative impact it could have on both the environment and the quality of life for current residents. The addition of several homes on such a small parcel of land seems incompatible with the character of the area and could lead to overcrowding, increased traffic, and diminished property values for surrounding homes.

I respectfully urge you to reconsider the proposal, as I feel it would not be beneficial for the neighborhood or its residents.

Thank you for your time and attention to this matter. I look forward to hearing from you.

Sincerely,

Terri Goodman

539 Caskey Drive

Sent from my iPhone



931-326-4251

Deanna.McLaughlin@CityofClarksville.com 26



**City  
of  
Clarksville**

**Drew Sturdivant <drew.sturdivant@cityofclarksville.com>**

## **Fwd: Rezoning of property on Lafayette RD**

1 message

**Deanna McLaughlin <deanna.mclaughlin@cityofclarksville.com>**

Tue, Feb 4, 2025 at  
10:27 AM

To: Drew Sturdivant <drew.sturdivant@cityofclarksville.com>

Cc: Deanna McLaughlin <deanna.mclaughlin@cityofclarksville.com>

----- Forwarded message -----

From: **RANDY ROUSSEY <rrssy@bellsouth.net>**

Date: Sun, Jan 26, 2025 at 9:31 PM

Subject: Rezoning of property on Lafayette RD

To: <Ward1@cityofclarksville.com>, <ward2@cityofclarksville.com>, <ward4@cityofclarksville.com>, <ward5@cityofclarksville.com>, <ward3@cityofclarksville.com>, <ward6@cityofclarksville.com>, <ward7@cityofclarksville.com>, <ward8@cityofclarksville.com>, <ward9@cityofclarksville.com>, <mayorpitts@cityofclarksville.com>, <ward12@cityofclarksville.com>, <Ward10@cityofclarksville.com>, <ward11@cityofclarksville.com>

Cc: Deanna McLaughlin <deanna.mclaughlin@cityofclarksville.com>

Dear City Council members and Mayor Pitts.

My name is Randy Roussey and I live on Lafayette Road and I have a concern with the proposed zone change to the property on the corner of Riggins DR and Lafayette RD. The proposal is to change this property to allow low income homes be built on the property. I understand that Clarksville is growing and I have witnessed it since I've lived here since 1987 and in my current home since 1997. The property across the road from me was recently rezoned into the city limits and now they are clearing the property to build townhomes. I wasn't happy with this but I understand its progress but to bring low income houses into the area is incomprehensible and I am totally against this. I know Deanna McLaughlin our representative and I have also talked to several of our neighbors that are against this as well. So please don't rezone this property.

Have a blessed day

Randy



**931-326-4251**

**Deanna.McLaughlin@CityofClarksville.com**

**<https://www.facebook.com/deannamclaughlintn/>**

## 1.10 EFFECTIVE DATE

1. Before adoption of these Subdivision Regulations or any amendment thereof, the Regional Planning Commission thereon shall hold a public hearing; thirty (30) days of notice of the time and place of which shall be given by one publication in a newspaper of general circulation.
2. These rules and regulations shall be in full force and effect from and after their adoption and effective date.

ADOPTED:



Chairman, Clarksville-Montgomery County Regional Planning Commission

Adopted: January 28, 2025

Effective: January 28, 2025

ATTEST:



Director of Planning