



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: February 25, 2025

Time: 2:00 PM

Members Present

Jeff Henley
Stacey Streetman
Eric Huneycutt
Michael Long
Charlie Patterson
Valerie Guzman

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
Alex Morris Mo. Co. HWY
Ben Browder, CGW
Chris Cowan, CSD
Tim Benson, CGW
Mike Reed, CFR

Jeff Henley called the meeting to order at 2:03 pm and stated a quorum was present.

Approval of Minutes

Stacey Streetman made a motion to approve the minutes from January 28, 2025, seconded by Michael Long. All others voted in favor, minutes were approved.

Announcements/Deferrals

Jeff Tyndall announced an upcoming Regional Planning Commission open house for the Downtown Code rewrite.

Jeff Tyndall read the deferrals for the meeting: Z-3-2025, Z-7-2025, Z-9-2025, Z-13-2025, Z-15-2025, SR-70-2024, SR-12-2025, SR-10-2025, SR-13-2025, SR-17-2025, ZO-4-2024, as well as one withdrawal, AB-1-2025. Bill Kimbrough made a motion to approve deferrals, seconded by Stacey Streetman. All voted in favor, cases were approved for deferral.

CITY ZONING CASES:

1. **CASE NUMBER: Z - 3 - 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): 8 PARCEL #(S): 7
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

STAFF RECOMMENDATION: 1 Month Deferral

**The RPC Staff is agreeable to a one month deferral requested by the applicant.
This application is subject to a \$250.00 deferral fee.**

2. **CASE NUMBER: Z - 5 - 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): 66 066K PARCEL #(S): 5.0000600007000093 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**

Jeff Tyndall presented the case.

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.

The Main Street Guidelines will govern the development and redevelopment of this area until a new version is released.

Charlie Patterson made a motion to defer indefinitely, seconded by Valerie Guzman. All others voted in favor, motion passes for approval.

Stacey Streetman asked a question.

Jeff Tyndall answered.

Stacey Streetman asked a question.

Jeff Tyndall answered.

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3. CASE NUMBER: Z - 6 - 2025 OWNER(S): Reda Home Builders Inc
REQUEST: R-4 - Multiple-Family Residential District to R-2A - Single-Family Residential District
LOCATION: Fronting on the north frontage of Airport Rd., 155 +/- feet east of the eastern intersection of Airport Rd. & Tandy Dr.
TAX MAP(S): 19 PARCEL #(S): 4
REASON FOR REQUEST: R-4 unsuitable for lot size, R-2A is better for future development.
CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 1 NUMBER OF ACRES: .43 +/-
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 proposed R-2A request affords the applicant the opportunity to construct a single family home at each street frontage with appropriate approvals.

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

Jeff Henley opened public hearing.

Rick Reda spoke in favor.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval due to its consistency with the overall goals and objectives of the Clarksville Montgomery County comprehensive plan, seconded by Michael Long. All others voted in favor, motion passes for approval.

4. CASE NUMBER: **Z - 7 - 2025** OWNER(S): **Reda Home Builders Inc**
REQUEST:**R-2 - Single-Family Residential District to R-4 - Multiple-Family Residential District**
LOCATION: **N of W Concord Drive**
TAX MAP(S): **43 043J** PARCEL #(S): **29.02 D 29.05**
REASON FOR REQUEST: **Future building.**
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **1 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 7**

STAFF RECOMMENDATION: 1 Month Deferral

The RPC Staff is agreeable to a one month deferral requested by the applicant.

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5. CASE NUMBER: Z - 8 - 2025 OWNER(S): Infinity Investment, LLC
REQUEST: R-1 - Single-Family Residential District to R-6 - Single-Family Residential District
LOCATION: A parcel located at the southeast corner of Hillsboro Rd. & Binks Dr.
TAX MAP(S): 43 PARCEL #(S): 1
REASON FOR REQUEST: future building
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: .45 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7

John Spainhoward presented.

STAFF RECOMMENDATION: Disapproval

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

This proposal is internal to an established R-1 Single Family Subdivision. Increases in residential density are most appropriate along the outer edges of existing neighborhoods as transitions and buffers to more intense uses.

Residential zone changes internal to a subdivision should be more gradual by nature.

The proposed zone change from R-1 to R-6 reduces the minimum lots sizes for 15,000 sq. ft. to 2,500 sq. ft. and lot widths from 90 ft. to 25 ft. This would not be consistent with the overall development pattern internal to the subdivision.

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

Jeff Henley opened public hearing.

No one spoke in favor.

Iska Frazier spoke against.

Heldga Richie spoke against.

Charlie Patterson asked a question.

Doris Gentry spoke against.

Public hearing was closed.

Stacey Streetman made a motion for disapproval based on the proposal being internal to an established R-1 single family subdivision and residential zone changes internal to a subdivision should be more gradual by nature, seconded by Charlie Patterson.

Stacey Streetman made a comment.

All others voted in favor, motion passes for disapproval.

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6. CASE NUMBER: **Z - 9 - 2025** OWNER(S): **Hunter Winn**
REQUEST: **R-1 - Single-Family Residential District to R-2A - Single-Family Residential District**
LOCATION: **South of Slayden Circle**
TAX MAP(S): **79 079J** PARCEL #(S): **16 A 017.00**
REASON FOR REQUEST: **going from three lots to four**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.17 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**

STAFF RECOMMENDATION: 1 Month Deferral

The RPC Staff is requesting a 1 month deferral for further review relative to grading and drainage.

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7. CASE NUMBER: Z - 10 - 2025 OWNER(S): Hunter Winn
REQUEST: R-1A - Single-Family Residential District to C-2 - General Commercial District
LOCATION: A parcel fronting on the south frontage of Tiny Town Rd., South of the Tiny Town Rd. & Pembroke Rd. intersection.
TAX MAP(S): 6 PARCEL #(S): 56
REASON FOR REQUEST:
CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 2.9 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3

STAFF RECOMMENDATION: 1 Month Deferral

The RPC Staff is requesting a 1 month deferral for further review relative to grading and drainage.

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8. CASE NUMBER: Z - 11 - 2025 OWNER(S): Mike Greenfield
REQUEST: C-5 - Highway & Arterial Commercial District to M-1 - Light Industrial District
LOCATION: A tract of land south of the Ashland City Rd. & Chesterfield Dr. intersection.
TAX MAP(S): 80 PARCEL #(S): 24
REASON FOR REQUEST: The owner is having to move contractors building location due to fire loss. In the current zoning manual construction contractor is designated in the M1 zone per table 3.4.7
CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 8.71 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11

John Spainhoward presented the case.

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 inadvertently divides the applicants property along an undeveloped right of way that the applicant plans to apply for abandonment in the near future. The future Land Use identified for the is property is Commercial / Industrial Hybrid. The M-1 Light Industrial Zoning Classification is the appropriate zoning classification for this parcel. While the zoning request continues to the south border of this parcel, there is a natural buffer between the developable area & the residential properties to the south, identified as The Wall Branch and associated FEMA designated Flood Zone.

Jeff Henley opened public hearing.

Brad Weakley spoke in favor.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for approval based on its consistency with the overall land use map and that the zoning classification is appropriate for the proposed use. Stacey Streetman seconded. All others voted in favor, motion passes for approval.

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9. CASE NUMBER: Z - 12 - 2025 OWNER(S): Hunter Winn
REQUEST: R-1A - Single-Family Residential District to R-2A - Single-Family Residential District
LOCATION: West of Summerfield Drive, South of Barbee Lane, North of Silver Star Dr.
TAX MAP(S): 6 PARCEL #(S): 28
REASON FOR REQUEST: Looking to go from one to two lots
CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1 NUMBER OF ACRES: .39 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3

John Spainhoward presented.

STAFF RECOMMENDATION: Disapproval

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

This proposal is internal to an established R-1A Single Family Subdivision. Increases in residential density are most appropriate along the outer edges of existing neighborhoods as transitions and buffers to more intense uses.

The proposed zone change from R-1A to R-2A reduces the minimum lots size and lot width in half and would not be in character with overall development pattern of the surrounding properties.

Residential zone changes internal to a subdivision should be more gradual by nature.

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

Jeff Henley opened public hearing.

Hunter Winn spoke in favor.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for disapproval due to the zone change from R-1A to R-2A reducing the minimum lot size width in half and that would not be in character with overall development in the surrounding properties, seconded by Charlie Patterson, all but Valerie Guzman and Stacey Streetman voted in favor. Motion passes for disapproval 4-2.

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10. CASE NUMBER: Z - 14 - 2025 OWNER(S): RL Home LLC
REQUEST:RM-1 - Single-Family Mobile Home Residential District to R-4 - Multiple-Family Residential District
LOCATION: South of Britton Springs Road, East of Center Road
TAX MAP(S): 29 PARCEL #(S): 8.02
REASON FOR REQUEST: To match surrounding R-4 and provide highest and best use, possibly build a triplex.
CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .35 +/-
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.

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.

Valerie Guzman asked a question.

John Spainhoward answered.

Valerie Guzman made a comment.

Jeff Henley opened public hearing.

Jonathan Blick spoke in favor.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval based on its consistency with the overall goals and objectives of the Clarksville Montgomery County comprehensive plan, Valerie Guzman seconded. All others voted in favor, motion passes for approval.

**11. CASE NUMBER: Z - 15 - 2025 OWNER(S): New Vision Renovations, LLC
REQUEST: R-4 - Multiple-Family Residential District to R-2A - Single-Family Residential District
LOCATION: A parcel located near the northern terminus of East Fork Drive.
TAX MAP(S): 30 PARCEL #(S): 12.06
REASON FOR REQUEST: To bring the non compliant lot into compliance allowing for the lot to be replatted.
CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .23 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**

STAFF RECOMMENDATION: 1 Month Deferral

The RPC Staff request a month deferral to review possible alternatives to a zone change.

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12. 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.**

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.

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13. 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

STAFF RECOMMENDATION: 1 Month Deferral

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.

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14. CASE NUMBER: CZ - 1 - 2025 OWNER(S): Ronnie Nicholson C/o Ann Swaim
REQUEST:AG - Agricultural District to R-1A - Single-Family Residential District
LOCATION: North & east of Kirkwood Road, west & south of Buck Road
TAX MAP(S): 34 PARCEL #(S): 22.03
REASON FOR REQUEST: To provide an extension of single family housing within the UGB slightly more density to provide much needed housing near the growing industrial park. Public utilities are available near by in the newly developed Wellington Fields Subdivision.
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 95.7 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 1

John Spainhoward presented.

STAFF RECOMMENDATION: Disapproval

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

This Future Land Use map lists the tract as Rural Reserve. The proposed R-1A Single Family Residential District does not align with the Rural Reserve designation for this property. While the tract is within the UGB, (Urban Growth Boundary) the General Recommendations for the Rossvie Planning Area indicate that residential development should be paced to limit sprawl outside the City Limits of Clarksville.

Rossvie Road (SR 237) widening & alignment improvements are pending with existing preliminary approved projects awaiting the construction of this project.
No adverse environmental issues have been identified as part of this request.

Charlie Patterson asked a question.

John Spainhoward answered.

Valerie Guzman asked a question.

John Spainhoward answered and made a comment.

Jeff Henley opened public hearing.

Stanley Ross spoke in favor.

No one spoke against.

Public hearing was closed.

Charlie Patterson asked a question.

John Spainhoward answered.

Charlie Patterson made a comment.

John Spainhoward made a comment.

Charlie Patterson made a comment.

Stacey Streetman made a motion for disapproval based on the tract being listed in the rural reserve and R-1 single family residential district does not align with that designation. Also the general recommendations for the Rossvie planning area says that residential development should be paced to prevent sprawl outside city limits. Seconded by Valerie Guzman. All others voted in favor, except Bill Kimbrough who abstained from voting. Motion passes for disapproval.

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15. CASE NUMBER: CZ - 2 - 2025 OWNER(S): Carolyn Jackson Houston
REQUEST:AG - Agricultural District to R-1 - Single-Family Residential District
LOCATION: South of Old Dover Court, East of Ross Lane
TAX MAP(S): 053 PARCEL #(S): 172.00 148.03
REASON FOR REQUEST: No reason for the request provided..
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: NUMBER OF ACRES: 76.21 +/-
GROWTH PLAN AREA: PGA CIVIL DISTRICT : 8

John Spainhoward presented.

STAFF RECOMMENDATION: Approval

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

The Future Land Use for this tract is listed as Rural Reserve. This designation was applied so that future SR374 ROW could be identified/acquired free of encroachment. Recent discussion with TDOT Officials have noted that residential development can occur with a crossing of SR374.

The proposed R-1 Single Family Residential request is in character with the recent development pattern to the east and paced accordingly as it is directly adjacent to the recently developed Cherry Fields.

The General Recommendations for the Woodlawn Dotsonville Planning Area, states that residential development should be focused in proximity to rural commercial nodes, such as the one identified on the Future Land Use Opinion Map for this area.

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

Jeff Henley opened public hearing.

Vernon Weakley spoke in favor.

Kurt Schiller spoke in favor.

Jeff Henley asked a question which Mr. Schiller answered.

Jeff Tyndall made a comment.

Mr. Schiller made a comment.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval based on its consistency with the overall goals and objectives of the Clarksville Montgomery County comprehensive plan, seconded by Michael Long. All others voted in favor, motion passes for approval.

16. CASE NUMBER: CZ - 3 - 2025 OWNER(S): Leonard and Angela Carter
REQUEST: to C-2 - General Commercial District
LOCATION: West of Highway 48, East of Moody Road
TAX MAP(S): 101 PARCEL #(S): 207
REASON FOR REQUEST: Property is currently under a split zone, the same being RM-2, that previously contained a mobile home which has since been removed and a portion being R-2 which contains a single family residential home. Applicants intend to convert the improvement to a hair salon providing hair cutting and associated services, This activity is identified as Barber and Beauty Shops which is permitted in C-2 zoning. The property adjoins existing C-2 property and there is existing C-2 property across Highway 48.
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: .76 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 17

John Spainhoward presented.

STAFF RECOMMENDATION: Approval

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

This C-2 General Commercial request is an extension of an established commercial node of C-2 zoning.

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

Jeff Henley opened public hearing.

Stanley Ross spoke in favor.

No one spoke against.

Public hearing was closed.

Michael Long made a motion for approval based on the request is consistent with the overall goals and objectives of the Clarksville Montgomery County comprehensive plan, Stacey Streetman seconded. All others voted in favor, motion passes for approval.

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17. CASE NUMBER: V - 2 - 2025 OWNER(S): Ligon Home Builders LLC
VARIANCE REQUEST:
LOCATION: West of Bell Road, North of Needmore Road
ZONING: R-3 - Three Family Residential District
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
CORRESPONDING CASE: S-11-2025

Jeff Tyndall made a comment.
Brad Parker presented the case.

STAFF RECOMMENDATION:

Stacey Streetman asked a question.
Jeff Tyndall answered.
Stacey Streetman made a comment.
Jeff Henley opened public hearing.
Cal Burchett spoke in favor.
Cal Ligon spoke in favor.
Michael Long made a comment.
Jonathan Blick spoke in favor.
Brad Morrow spoke against.
John Christiano spoke against.
Jimmy Brown spoke against.
Cal Ligon gave a rebuttal.
Public hearing was closed.
Stacey Streetman made a motion for disapproval based on the public safety aspect of it and the lack of connection. Which puts forty-three lots with one way in and one way out in addition to the dozen or so lots already existing on Ann Drive, seconded by Eric Huneycutt. All others voted in favor except Valerie Guzman and Michael Long who voted in favor. Motion passes for disapproval, 4-2.

18. CASE NUMBER: V - 3 - 2025 OWNER(S): Thomas B LLC
VARIANCE REQUEST:
LOCATION: South & adjacent to the Antioch Rd & Oak Hill Rd intersection on the eastern portion of Highway 48
ZONING: AG - Agricultural District
GROWTH PLAN AREA: RA CIVIL DISTRICT : 17
CORRESPONDING CASE: S-12-2025

Brad Parker presented.

STAFF RECOMMENDATION:

Jeff Henley opened public hearing.
Brad Weakley spoke in favor.
Michael Long left the meeting at 3:15 p.m.
Stanley Ross spoke in favor.
Judy Powers spoke against.
Jeff Henley asked a question.
Judy Powers answered.
Jeff Tyndall asked a question.
Judy Powers answered.
Jeff Tyndall made a comment.
Judy Powers made a comment.
Jeff Tyndall made a comment.
Judy Powers made a comment.
Jeff Henley made a comment.
Mark Powers asked a question.
Jeff Tyndall answered.
Mark Powers made a comment.
Jeff Tyndall made a comment.
Mark Powers made a comment.
Jeff Tyndall made a comment.
Brad Weakley gave a rebuttal.
Bill Kimbrough made a motion to approve, seconded by Eric Huneycutt. All others voted in favor, motion passes for approval.

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19. CASE NUMBER: **S - 9 - 2025** OWNER(S): **J & N Enterprises**
REQUEST: **Preliminary Plat Approval of Anderson Place, Section 5**
LOCATION: **North of Tiny Town Road, East of Macon Lane, connecting to Bridgeport Way Road stub and Union Camp Blvd Road**
TAX MAP(S): **007** PARCEL #(S): **004.00 (p/o)**
CO. COMM. DISTRICT: **9** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **14.9 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**
ZONING: **R-2A - Single-Family Residential District C-5 - Highway & Arterial Commercial District R-2 - Single-Family Residential District**
OF LOTS: **71 +/-**

Brad Parker presented.

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 and sidewalk improvements as required.**

Charlie Patterson made a comment.

Jeff Tyndall made a comment.

Jeff Henley opened public hearing.

Ernest Giles spoke against.

Jeff Tyndall asked a question.

Ernest Giles answered.

Ernest Giles made a comment.

Jeff Tyndall made a comment.

Public hearing was closed.

Charlie Patterson made a motion to approve, seconded by Bill Kimbrough. All others voted in favor, motion passes for approval.

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20. CASE NUMBER: S - 10 - 2025 OWNER(S): Seay Farms
REQUEST: Preliminary Plat Approval of Wellington Fields Section 7 (cluster)
LOCATION: South of and adjacent to Kirkwood Road, west of and adjacent to Kirkwood Road,
north of and adjacent to the existing Wellington Fields Subdivision.
TAX MAP(S): 034 034 PARCEL #(S): 052.02 052.03
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 131.92 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 1
ZONING: R-1 - Single-Family Residential District
OF LOTS: 326 +/-

Jeff Tyndall made a comment.

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: Approval, subject to the following conditions:

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.

Charlie Patterson made a motion to approve, seconded by Valerie Guzman. All others voted in favor, motion passes for approval.

21. CASE NUMBER: S - 11 - 2025 OWNER(S): Ligon Home Builders LLC
REQUEST: Revised Preliminary Plat Approval of Gold Landing
LOCATION: West of Bell Road, North of Needmore Road
TAX MAP(S): 032 PARCEL #(S): 052.01
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 10.81 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
ZONING: R-3 - Three Family Residential District
OF LOTS: 43 +/-

Jeff Tyndall presented.

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. Possible lift station upgrades required.
3. Approval by a CDE Lightband official of electric and fiberoptic utility plans before construction of utilities begins.
4. Bell Road will require improvements if a connection is established.
5. Approval of V-2-2025 variance request to appeal the requirement to connect Ann Drive to Bell Road.

Jeff Henley opened public hearing.

Brad Morrow spoke against.

John Christiano spoke against.

Jeff Tyndall asked a question.

John Christiano answered.

Jeff Tyndall made a comment.

John Christiano made a comment.

Jeff Tyndall made a comment.

John Christiano made a comment.

Public hearing was closed.

Stacey Streetman made a motion for disapproval based on the earlier variance failing and this plan no longer being able to move forward without it.

Bill Kimbrough made a comment.

Jeff Henley made a comment.

Bill Kimbrough asked a question.

Jeff Henley made a comment.

Jeff Tyndall answered.

Jeff Tyndall made a comment.

Charlie Patterson made a comment.

Stacey Streetman made a comment.

Jeff Henley made a comment.

Bill Kimbrough made a motion for a one month deferral, seconded by Charlie Patterson. All others voted in favor, except Stacey Streetman who voted against. Motion passes for one month deferral, 4-1.

22. CASE NUMBER: S - 12 - 2025 OWNER(S): Thomas B LLC
REQUEST: Preliminary Plat Approval of Central Fields & Central Ridge Sec 1 & 2 (Formerly Cunningham Fields)
LOCATION: South and adjacent to the Antioch Rd & Oak hill Rd intersection, on the eastern portion of Highway 48
TAX MAP(S): 112 PARCEL #(S): 133
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: NUMBER OF ACRES: 125.84 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 17
ZONING: AG - Agricultural District
OF LOTS: 58 +/-

Brad Parker presented the case.

STAFF RECOMMENDATION: Approval, subject to the following conditions:

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. Approval of V-3-2025 variance request

Jeff Henley opened public hearing.

Brad Weakley spoke in favor.

Jeff Tyndall asked a question.

Brad Weakley answered.

Jeff Tyndall asked a question.

Brad Weakley answered.

Jeff Tyndall made a comment.

Brad Weakley made a comment.

Stanley Ross spoke in favor.

Mark Powers spoke against.

Jeff Henley made a comment.

Mark Powers made a comment.

Jeff Henley made a comment.

Brad Weakley gave a rebuttal.

Bill Kimbrough made a comment.

Brad Weakley made a comment.

Jeff Tyndall made a comment.

Brad Weakley made a comment.

Public hearing closed.

Bill Kimbrough made a motion for approval, seconded by Valerie Guzman. All others voted in favor, motion passes for approval.

**23. 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: 3800 +/-**

Brad Parker presented 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.**

Bill Kimbrough made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor except Eric Huneycutt who abstained from voting, consent agenda passes for approval.

24. 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: **.9 +/-**

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

ZONING: **C-5 - Highway & Arterial Commercial District**

OF UNITS: **+/-** SQ FOOTAGE: **3120 +/-**

Brad Parker presented 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. Approved replat of the subject property. The replat must result in either of the following:
 - a. Includes the existing vegetation serving as a landscape buffer against the R-4 zoning district along the east property boundary, or;
Provides a note requiring the installation of a compliant landscape buffer if the existing vegetation remains outside of the subject property.
 - b. All building setback requirements are met unless otherwise approved by the Board of Zoning Appeals.
4. For plat approval, one of the following two criteria must be met:
 - The CDE Lightband-owned utility lines must be relocated by CDE Lightband, per CDE Lightband's design, at full cost to the Developer. Any easements required by CDE Lightband for the design must be shown. The Developer is responsible for clearing the new route according to CDE Lightband's requirements. The cost for relocation must be paid in full before plat approval.
 - Or, a utility easement shall originate at the property boundary and extend 15 feet perpendicularly outward from the power lines, along the entire length of the lines, to create a continuous easement 30 feet wide, centered on the utility poles, and encompassing all poles and lines throughout the property.

Bill Kimbrough made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor except Eric Huneycutt who abstained from voting, consent agenda passes for approval.

25. 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 +/-

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

**26. CASE NUMBER: SR - 7 - 2025 OWNER(S): BG Investments IV LLC:
DEVELOPMENT: Little Hope Townhomes
LOCATION: North of and adjacent to HWY 76, West of and adjacent to Little Hope Road
TAX MAP(S): 063 PARCEL #(S): 049.00
PROPOSED USE: Multi-family
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 6.39 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-2 - General Commercial District
OF UNITS: 76 +/- SQ FOOTAGE: 55936 +/-**

Brad Parker presented 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 from the Montgomery County Highway Department for access, sidewalks, and improvements to Little Hope Road.**

Bill Kimbrough made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor except Eric Huneycutt who abstained from voting, consent agenda passes for approval.

27. CASE NUMBER: **SR - 8 - 2025** OWNER(S): **Eric Huneycutt**
DEVELOPMENT: **The Millie at Midtown**
LOCATION: **1494 Golf Club Lane**
TAX MAP(S): **065P** PARCEL #(S): **H 021.00**
PROPOSED USE: **Multi-family**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: NUMBER OF ACRES: **4.51 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **64 +/-** SQ FOOTAGE: **37591 +/-**

Brad Parker presented 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.**

Bill Kimbrough made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor except Eric Huneycutt who abstained from voting, consent agenda passes for approval.

28. CASE NUMBER: SR - 9 - 2025 OWNER(S): Life Point Church
DEVELOPMENT: Life Point Church Storage
LOCATION: 1915 Rossvie Road Clarksville TN
TAX MAP(S): 039 PARCEL #(S): 025.01
PROPOSED USE: Storage Shed
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 23.17 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 1
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 2852 +/-

Brad Parker presented into the consent agenda.

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

Bill Kimbrough made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor except Eric Huneycutt who abstained from voting, consent agenda passes for approval.

29. CASE NUMBER: **SR - 10 - 2025** OWNER(S): **Haruko Brown**
DEVELOPMENT: **Atlas Coffee #2**
LOCATION: **2037 Ft. Campbell Blvd Clarksville TN 37042**
TAX MAP(S): **030H** PARCEL #(S): **D 005.00**
PROPOSED USE: **Drive Thru Coffee Shop**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **2.01 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **320 +/-**

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

30. CASE NUMBER: **SR - 11 - 2025** OWNER(S): **Casey's General Stores Inc**
DEVELOPMENT: **Casey's General Store**
LOCATION: **SW Corner of Tiny Town and Tobacco Road**
TAX MAP(S): **006** PARCEL #(S): **056.04**
PROPOSED USE: **Convenience Store**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **2.59 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 3**
ZONING: **C-2 - General Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **3219 +/-**

Brad Parker presented 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. TDOT access permit to Tiny Town Rd required.**
- 4. Approved plat of the subject property.**

Bill Kimbrough made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor except Eric Huneycutt who abstained from voting, consent agenda passes for approval.

31. CASE NUMBER: **SR - 12 - 2025** OWNER(S): **Brian Johnson**
DEVELOPMENT: **Johnson Self Storage**
LOCATION: **287 Dover Road Clarksville TN 37042**
TAX MAP(S): **054E** PARCEL #(S): **F 009.00**
PROPOSED USE: **Portable Storage**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **2.42 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **4000 +/-**

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

32. CASE NUMBER: SR - 13 - 2025 OWNER(S): Chris Blackwell
DEVELOPMENT: The Willow Condos at Madison
LOCATION: South of Madison Street, West of Meadowhill Lane
TAX MAP(S): 081J PARCEL #(S): A 003.00
PROPOSED USE: Multifamily
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 10.9 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-2 - General Commercial District
OF UNITS: 171 +/- SQ FOOTAGE: 0 +/-

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

**33. CASE NUMBER: SR - 14 - 2025 OWNER(S): CHRIS BLACKWELL
DEVELOPMENT: Pea Ridge Park
LOCATION: 2510 Pea Ridge Road Clarksville TN 37042
TAX MAP(S): 041 PARCEL #(S): 040.08
PROPOSED USE: office building and warehouse
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 2.99 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: 0 +/- SQ FOOTAGE: 24930 +/-**

Brad Parker presented 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.**

Bill Kimbrough made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor except Eric Huneycutt who abstained from voting, consent agenda passes for approval.

34. CASE NUMBER: SR - 16 - 2025 OWNER(S): Bill Belew
DEVELOPMENT: Arbor Ridge
LOCATION: 2091 Ashland City Road Clarksville TN 37043
TAX MAP(S): 080 PARCEL #(S): 005.00
PROPOSED USE: Multi-Family
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 21.11 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: R-4 - Multiple-Family Residential District
OF UNITS: 324 +/- SQ FOOTAGE: 159631 +/-

Brad Parker presented into the consent agenda.

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

- 1. Approval of all utility plans, and required upgrades 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. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer.**

Bill Kimbrough made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor except Eric Huneycutt who abstained from voting, consent agenda passes for approval.

35. CASE NUMBER: SR - 17 - 2025 OWNER(S): Gracey General Partnership
DEVELOPMENT: The Joseph
LOCATION: 517 Madison Street Clarksville TN 37040
TAX MAP(S): 066K PARCEL #(S): B 019.00
PROPOSED USE: Retail/Multi-Family
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .99 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: CBD - Central Business District
OF UNITS: 92 +/- SQ FOOTAGE: 21940 +/-

STAFF RECOMMENDATION: DEFER

36. 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, 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: .11 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7
ZONING: R-3 - Three Family Residential District
OF UNITS: +/- SQ FOOTAGE: +/-

STAFF RECOMMENDATION: APPROVAL

- 1. Retention of easements for public utilities.**

VI. OTHER BUSINESS:

A. Profit and Loss Statement

1. Jeff Tyndall presented the Profit and Loss Statement.

Stacey Streetman made a motion to approve the profit and loss statement, seconded by Valerie Guzman.

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

Jeff Henley opened public comment period.

Allen Moser made comments.

Brad Morrow asked a question.

Jeff Tyndall answered.

Brad Morrow asked a question.

Jeff Tyndall answered.

Bill Kimbrough asked a question.

Allen Moser answered.

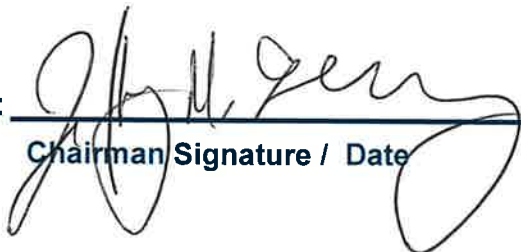
Bill Kimbrough asked a question.

Allen Moser answered.

Public comment period ended.

Bill Kimbrough made a motion to adjourn, seconded by Stacey Streetman. All others voted in favor. Meeting was adjourned at 3:51 p.m.

ATTEST:


Chairman Signature / Date

3.25.25