



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: April 22, 2025

Time: 2:00 PM

Members Present

Jeff Henley
Valerie Guzman
Cindy Greene
Stacey Streetman
Bill Kimbrough
Michael Long
Joe Smith
Charlie Patterson

Others Present

Jeff Tyndall, Director of Planning
John Spainhoward, Deputy Director
Brad Parker, Senior Planner
Daniel Morris, GIS Manager
Drew Sturdivant, Administrative Assistant

Joe Green, CSD
Chris Cowan, CSD
Alex Morris, Mo. Co. HWY
Mike Reed, CFR
Neal Cherry, CFR

Jeff Henley called the meeting to order at 2 p.m. and stated a quorum was present.
Jeff Henley made a comment.

Approval of Minutes

Charlie Patterson made a motion to approve the March 25, 2025 minutes seconded by Michael Long. All others voted in favor, minutes were approved.

Announcements/Deferrals

Jeff Henley made a comment.
Jeff Tyndall announced the deferrals CZ-7-2025, ZO-4-2024, V-5-2025, S-24-2025, S-25-2025 as well as LA-3-2025 and SR-12-2025 which were withdrawn.
Bill Kimbrough made a motion to approve the deferrals which was seconded by Stacey Streetman. All others voted in favor, deferrals were approved.
Jeff Henley read the rules of speaking.

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1. CASE NUMBER: **Z - 8 - 2025** APPLICANT **Infinity Investment, LLC**
REQUEST: **R-1 - Single-Family Residential District to R-2A Single-Family Residential**
LOCATION: **A parcel located at the southeast corner of Hillsboro Rd. & Binks Dr.**
TAX MAP(S): **043L** PARCEL #(S): **L 001.00**
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-2A reduces the minimum lots sizes for 15,000 sq. ft. to 5,000 sq. ft. and lot widths from 90 ft. to 30 ft. This would not be consistent with the overall development pattern internal to the subdivision.

No adverse environmental issues were identified for this property as part of the zoning request.

Jeff Henley opened public speaking.

Rick Reda spoke in favor.

Jeff Henley made a comment.

No one spoke against.

Jeff Henley closed public hearing.

Bill Kimbrough made a motion for disapproval the residential zone changes internal to a subdivision should be more gradual by nature, seconded by Valerie Guzman. All others voted in favor except Michael Long which voted in opposition. Motion passes for disapproval 6-1.

Joe Smith arrived at 2:07 p.m.

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2. CASE NUMBER: **Z - 13 - 2025** APPLICANT **David Merrill**
REQUEST: **R-1A - Single-Family Residential District** to **C-5 - Highway & Arterial Commercial District**
LOCATION: **The northeast corner of the Tiny Town Rd. & Tobacco Rd. intersection.**
TAX MAP(S): **006J** PARCEL #(S): **B 017.00**
REASON FOR REQUEST: **For speculative commercial building**
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **1.22 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

John Spainhoward presented.

STAFF RECOMMENDATION: 1 month deferral by applicant's request

Jeff Henley opened public speaking.

Stanley Ross spoke in favor.

Rod Shroud spoke against.

Jeff Henley asked a question.

Stanley Ross answered.

Jeff Henley closed public hearing.

Stacey Streetman made a motion to defer one month due to applicant's request, seconded by Charlie Patterson. All others voted in favor. Motion passes for one-month deferral.

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3. CASE NUMBER: **Z - 18 - 2025** APPLICANT **James Page**
REQUEST: **R-1 - Single-Family Residential District** to **C-5 - Highway & Arterial Commercial District**
LOCATION: **Property fronts on the South frontage of Dover Road, 200 +/- feet East of the Dover Road and Walker Circle Intersection.**
TAX MAP(S): **054G** PARCEL #(S): **F 035.00 F 036.00**
REASON FOR REQUEST: **To provide an extension of C-5 Zoning for commercial development.**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.4 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**

John Spainhoward presented.

STAFF RECOMMENDATION: APPROVAL

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

The adopted Land Use Opinion Map identifies these parcel as Mixed Residential Neighborhood. The Mixed Residential Neighborhood indicates that neighborhood serving commercial businesses, small restaurants and services are appropriate on major roads.

No adverse environmental issues were identified for this property as part of the zoning request.

Jeff Henley opened public speaking.

James Page spoke in favor.

No one spoke against.

Jeff Henley closed public hearing.

Joe Smith made a motion to approve as the request is consistent 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.

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4. CASE NUMBER: **Z - 20 - 2025** APPLICANT **William Belew**
REQUEST: **R-2 - Single-Family Residential District R-4 - Multiple-Family Residential District C-1 - Neighborhood Commercial District to C-5 - Highway & Arterial Commercial District**
LOCATION: **South of Tiny Town Road**
TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)**
REASON FOR REQUEST: **To extend the commercial zoning for proposed businesses.**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **18.47 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**

John Spainhoward presented.

STAFF RECOMMENDATION: APPROVAL

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

This request & overall tract aligns with the Future Land Use Map designation of Mixed Use. This designation is found along major corridors and in locations where sufficient urban services can be provided, such as the Tiny Town Road corridor.

This request is presented to “fine tune” the zoning designations to align with future commercial uses & roadway networks.

No adverse environmental issues were identified for this property as part of the zoning request.

Jeff Henley asked a question.

John Spainhoward made a comment.

Jeff Henley made a comment.

Jeff Henley opened public hearing.

Stanley Ross spoke in favor.

Lenore Erikson spoke against.

Stanley Ross rebutted.

Jeff Henley closed public hearing.

Bill Kimbrough made a motion for approval the request is presented to fine tune the zoning designations to align with future commercial uses and roadway networks, seconded by Joe Smith. All others voted in favor, motion passes for approval.

Meeting entered recess at 2:28 p.m.

Meeting was back into session at 2:35 p.m.

Jeff Tyndall made a comment.

CMCRPC MEETING MINUTES

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

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.

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6. CASE NUMBER: ZO - 6 - 2025 APPLICANT: Clarksville City Council
REQUEST: Request the RPC to review and return additions to Chapter 11 regarding enforcement of the zoning ordinance and penalties.

Jeff Tyndall presented.

STAFF RECOMMENDATION: Approval

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Jeff Henley closed public hearing.

Stacey Streetman made a motion to approve based on this meeting the request of City Council, seconded by Valerie Guzman. All others voted in favor, motion passes for approval.

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7. CASE NUMBER: CZ - 4 - 2025 APPLICANT Wanda G Darnell
REQUEST: E-1 - Single-Family Estate District to EM-1 - Single Family Mobile Home Estate District
LOCATION: Approximately 975 feet +/- southwest of the Caps Road and Indian Mound Road Intersection.
TAX MAP(S): 071 PARCEL #(S): 052.00
REASON FOR REQUEST: To allow for a mobile home.
CO. COMM. DISTRICT: 7 NUMBER OF ACRES: 1.36 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 9

John Spainhoward presented.

STAFF RECOMMENDATION: APPROVAL

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

This request does not alter the lot size requirements, it merely permits the owner to install a mobile home onsite versus a conventional built or modular home.

No adverse environmental issues were identified for this property as part of the zoning request.

Jeff Henley made a comment and opened public hearing.

No one spoke in favor.

No one spoke against.

Jeff Henley closed public hearing.

Michael Long made a motion for approval the request is consistent with the overall goal's objectives of the Clarksville-Montgomery County Comprehensive Plan, seconded by Stacey Streetman. All others voted in favor, motion passes for approval.

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8. CASE NUMBER: **CZ - 5 - 2025** APPLICANT **Ben Mimms**
REQUEST: **AG - Agricultural District** to **C-4 - Highway Interchange District**
LOCATION: **A a portion of a tract 200 +/- feet southeast of the Guthrie Hwy. & Oakland Rd intersection**
TAX MAP(S): **016** PARCEL #(S): **018.01**
REASON FOR REQUEST: **The requested zoning change from AG to C-4 is consistent with the surrounding area and the intent of the ordinance. The subject property is to be used as a convenience store/dueling station.**
CO. COMM. DISTRICT: **19** NUMBER OF ACRES: **4.37 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **2**

John Spainhoward presented.

STAFF RECOMMENDATION: 1 Month Deferral

Awaiting submission of a Traffic Assessment, review & acceptance.

Jeff Henley opened public hearing.

J.D. Dudley spoke in favor.

Valerie Guzman made a comment.

J.D. Dudley made a comment.

Jeff Henley closed public hearing.

Charlie Patterson made a motion for a one-month deferral due to staff's recommendation, seconded by Stacey Streetman. All others voted in favor, motion was passed for a one-month deferral.

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9. CASE NUMBER: CZ - 6 - 2025 APPLICANT Linda Wortham et al
REQUEST: AG - Agricultural District to R-1 - Single-Family Residential District
LOCATION: South of Dover Road
TAX MAP(S): 053 PARCEL #(S): 120.00
REASON FOR REQUEST: This tract will be an additional SFD extension of the existing Lisenbee Fields neighborhood. Homeowners will share the existing amenities (fitness center, splash park, playground, dog park, baseball field) in Lisenbee Fields. The current owners are selling to settle their mother's estate.
CO. COMM. DISTRICT: 7 NUMBER OF ACRES: 32.7 +/-
GROWTH PLAN AREA: UGB 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 R-1 Single Family Residential District request aligns with the Suburban Neighborhood designation identified for this tract on the adopted Land Use Opinion Map and serves as a logical extension of an existing R-1 Single Family Residential District to the east (Lisenbee 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 were identified for this property as part of the zoning request.

Jeff Henley opened public hearing.

Lawson Mabry spoke in favor.

Serena Kerr spoke against.

Lawson Mabry gave a rebuttal.

Jeff Henley closed public hearing.

Charlie Patterson made a motion to approve based on its consistency with the goals and objectives of the adopted Clarksville Montgomery County Comprehensive Plan, seconded by Bill Kimbrough. All others voted in favor, motion passes for approval.

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10. CASE NUMBER: **CZ - 7 - 2025** APPLICANT **Thomas Oliver Jr and Terese Oliver**
REQUEST: **AG - Agricultural District to M-2 - General Industrial District**
LOCATION: **A tract of land west of the Hampton Station Rd. & Webb Rd. intersection.**
TAX MAP(S): **015** PARCEL #(S): **039.00**
REASON FOR REQUEST: The subject property is identified as manufacturing and industrial on the Comprehensive Plan for Montgomery County. The applicant seeks to zone the property M-2 align with the Comprehensive Plan and to market the property for Industrial uses to support industry and job in the Clarksville-Montgomery County area. The subject property adjoins existing M-1 and M-2 zoning and will be an extension of the same.
CO. COMM. DISTRICT: **19** NUMBER OF ACRES: **112.01 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **1**

STAFF RECOMMENDATION: 1 Month Deferral

Awaiting submission of a Traffic Assessment, review & acceptance.

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11. CASE NUMBER: CZ - 8 - 2025 APPLICANT Vision Home Builders, LLC
REQUEST: R-1 - Single-Family Residential District to R-1A - Single-Family Residential District
LOCATION: Two parcels fronting on the east frontage of Harper Rd. 1,250 +/- feet south of the Highway 41-A South & Harper Rd intersection.
TAX MAP(S): 081 PARCEL #(S): 172.00 176.00
REASON FOR REQUEST: single family development
CO. COMM. DISTRICT: 15 NUMBER OF ACRES: 7.1 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11

John Spainhoward presented.

STAFF RECOMMENDATION: 1 Month Deferral

Awaiting submission of a Traffic Assessment, review & acceptance.

Jeff Henley made a comment.

Jeff Henley opened public hearing.

No one spoke in favor.

John Coy spoke against.

Roxanne Hallisey spoke against.

Debra Cummings spoke against.

Jeff Henley closed public hearing.

John Spainhoward made a comment.

Jeff Tyndall made a comment.

John Spainhoward made a comment.

Bill Kimbrough asked a question.

John Spainhoward answered.

Jeff Tyndall made a comment.

John Spainhoward made a comment.

Jeff Tyndall made a comment.

Joe Smith made a comment.

Jeff Tyndall made a comment.

Joe Smith made a comment.

Alex Morris made a comment.

Joe Smith made a comment.

Alex Morris made a comment.

Joe Smith made a comment.

John Spainhoward made a comment.

Joe Smith made a motion for a one-month deferral, seconded by Stacey Streetman. All others voted in favor. Motion passes for a one-month deferral.

12. CASE NUMBER: **V - 5 - 2025** APPLICANT: **JJ Developers**

VARIANCE REQUEST:

LOCATION: **South of and adjacent to Old Dover Court at the intersection with the proposed 40' right-of-way.**

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

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

CORRESPONDING CASE:

STAFF RECOMMENDATION: 1 month deferral

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13. CASE NUMBER: **S - 11 - 2025** APPLICANT **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): **052.01 053.00 (P/O)**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **11.47 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **56 +/-**

Brad Parker presented.

STAFF RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONIDITION(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. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer.
4. Approval of V-4-2025 variance request for the requirement to connect Ann Drive to Bell Road per County Subdivision Regulations.

Jeff Henley asked a question.

Stacey Streetman asked a question and made a comment.

Jeff Tyndall made a comment and answered.

Valerie Guzman asked a question.

Jeff Tyndall answered.

Jeff Henley made a comment.

Joe Green, Clarksville Street Department made a comment.

Valerie Guzman asked a question.

Joe Green, CSD, answered.

Michael Long asked a question.

Joe Green, CSD, answered.

Michael Long asked a question.

Joe Green, CSD, answered.

5. Michael Long made a comment.

Valerie Guzman made a comment.

Jeff Tyndall asked a question.

Joe Green answered.

Joe Smith asked a question.

Joe Green answered.

Joe Smith asked a question.

Joe Green answered.

Joe Smith asked a question.

Joe Green answered.

Joe Green asked a question.

Joe Smith answered.

Joe Green made a comment.

Joe Smith asked a question.

Joe Green answered.

Joe Smith asked a question.

Joe Green answered.

Joe Smith asked a question.

Joe Green answered.

CMCRPC MEETING MINUTES

Joe Smith made a comment.
Joe Green made a comment.
Joe Smith asked a question.
Stacey Streetman made a comment.
Valerie Guzman made a comment.
Joe Smith made a comment.
Joe Green made a comment.
Joe Smith made a comment.
Stacey Streetman made a comment.
Joe Smith made a comment.
Joe Green made a comment.
Joe Smith made a comment.
Joe Green made a comment.
Joe Smith made a comment.
Jeff Tyndall made a comment.
Joe Smith made a comment.
Jeff Tyndall made a comment.
Jeff Henley asked a question.
Stacey Streetman answered.
Jeff Henley asked a question.
Jeff Henley opened public comment period. Calvin Ligon spoke in favor.
Stacey Streetman asked a question.
Calvin Ligon answered.
Stacey Streetman asked a question.
Jeff Tyndall made a comment.
Brad Parker made a comment.
Stacey Streetman asked a question.
Brad Parker answered.
Stacey Streetman asked a question.
Jeff Tyndall made a comment.
Jeff Tyndall made a comment.
Stacey Streetman made a comment.
Brad Parker made a comment.
Jeff Tyndall made a comment.
Stacey Streetman made a comment and asked a question.
Jeff Tyndall made a comment.
Stacey Streetman made a comment.
Brad Parker answered.
Stacey Streetman made a comment.
Brad Parker made a comment.
Jeff Henley asked a question.
Joe Smith asked a question.
Cal Ligon answered.
Joe Smith asked a question.
Cal Ligon answered.
Joe Smith asked a question.
Cal Ligon answered.
Jeff Henley made a comment.
Cal Burchett spoke in favor.
Joe Smith made a comment.
Cal Burchett made a comment.
Joe Smith made a comment.
Cal Burchett made a comment.
Joe Smith made a comment.
Cal Burchett made a comment.
Joe Smith made a comment.
Cal Ligon made a comment.
Joe Smith made a comment.
John Christiano spoke against.
Ronnie Howton spoke against.
Jeff Henley closed public hearing.
Jeff Tyndall made a comment and presented an exhibit.

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Jeff Henley asked a question.
Stacey Streetman made a comment.
Jeff Henley made a comment.
Jeff Tyndall asked a question.
Valerie Guzman asked a question.
Joe Smith made a comment.
Valerie Guzman made a comment.
Cal Ligon made a comment.
Valerie Guzman made a comment.
Jeff Henley made a comment.
Joe Smith made a motion to approve as long as the following conditions are met: approval from Clarksville Street Department to include any roadway improvements, grading and water quality, driveway and access locations to the public right-a-way, approval of all utility plans by the City Engineer's Office or utility district official, possible lift station upgrades, a connection to Bell Road as displayed on the preliminary plat will be completed prior to final plat approval, and required Bell Road improvements as required by Clarksville Street Department. Motion was seconded by Valerie Guzman. All others voted in favor, except Stacey Streetman who was against. All others voted in favor.

CMCRPC MEETING MINUTES

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14. CASE NUMBER: **S - 24 - 2025** APPLICANT **JJ Developers**
REQUEST: **Preliminary Plat Approval of Jackson Hills Section 2 (cluster)**
LOCATION: **South of and adjacent to Old Dover Court, west of Cherry Fields Subdivision, East of Ross Lane.**
TAX MAP(S): **053** PARCEL #(S): **148.03 172.00**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **76.79 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **143 +/-**

STAFF RECOMMENDATION: 1 Month Deferral

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15. CASE NUMBER: **S - 25 - 2025** APPLICANT **Clarksville Fencing Industrial Development Board**
REQUEST: **Preliminary Plat Approval of Preliminary Plat North Rossvie Commons Lots 1 -9**
LOCATION: **North of and adjacent to Hankook Road, east of and adjacent to the current terminus of Aspire Way.**
TAX MAP(S): **057 057** PARCEL #(S): **017.02 017.06**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **13.77 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **9 +/-**

STAFF RECOMMENDATION: DEFER FOR 30 DAYS

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16. CASE NUMBER: **S - 26 - 2025** APPLICANT **Katherine Sharp**
REQUEST: **Preliminary Plat Approval of Katherine Sharp Property Lots 1 & 2 Mcadoo Creek Road**
LOCATION: **290 Mcadoo Creek Road**
TAX MAP(S): **087** PARCEL #(S): **005.02**
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **2.45 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **O-1 - Office District**
OF LOTS: **2 +/-**

Brad Parker presented 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/Utility District.**

Jeff Tyndall made a comment.

**Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long.
All others voted in favor, motion was approved.**

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17. CASE NUMBER: **S - 27 - 2025** APPLICANT **Bill Mace Homes**
REQUEST: **Preliminary Plat Approval of Lots 42-48 & 51-59 Rose Hill Section B**
LOCATION: **Rose Hill Drive**
TAX MAP(S): **054A** PARCEL #(S): **B 012.00 B 012.01**
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **7.85 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 7**
ZONING: **R-1 - Single-Family Residential District R-1A - Single-Family Residential District**
OF LOTS: **21 +/-**

Brad Parker presented into 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.**

Jeff Tyndall made a comment.

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All others voted in favor, motion was approved.

18. CASE NUMBER: **SR - 12 - 2025** APPLICANT: **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: **2.22 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **4000 +/-**

STAFF RECOMMENDATION: WITHDRAWN

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19. CASE NUMBER: **SR - 17 - 2025** APPLICANT: **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 +/-**

Brad Parker presented.

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. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer.**
- 4. Subject to conditions set forth by Common Design Review Board.**

Jeff Henley opened public hearing.

Cal Burchett spoke in favor.

Jeff Henley made a comment.

Jennifer Rudolph spoke against.

Jeff Henley closed public hearing.

Stacey Streetman asked a question.

Jeff Tyndall answered.

Stacey Streetman made a comment and asked a question.

Jeff Tyndall answered.

Stacey Streetman asked a question.

Jeff Tyndall answered.

Stacey Streetman made a comment and asked a question.

Jeff Tyndall answered and made a comment.

Stacey Streetman made a comment.

Bill Kimbrough made a comment.

Jeff Tyndall made a comment.

Stacey Streetman made a comment.

Bill Kimbrough made a comment.

Bill Kimbrough made a motion to approve, seconded by Eric Huneycutt. Valerie Guzman, Stacey Streetman, and Michael Long voted against, all others voted in favor. Motion passes for approval 5-3.

Jeff Tyndall made a comment.

Stacey Streetman asked a question.

Jeff Tyndall answered.

Stacey Streetman made a comment.

Jeff Tyndall made a comment.

CMCRPC MEETING MINUTES

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20. CASE NUMBER: **SR - 20 - 2025** APPLICANT: **Turner and Associates Realty, Inc.**
DEVELOPMENT: **Dollar General**
LOCATION: **1000 Creek Way Clarksville, TN 37042**
TAX MAP(S): **018P** PARCEL #(S): **D 031.00**
PROPOSED USE: **Dollar General Supermarket and Proposed Retail**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **5** NUMBER OF ACRES: **2.54 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **16,640 +/-**

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. Construction of travel easement must be built, inspected and approved by Clarksville Street Dept prior to certificate of occupancy being issued for the second proposed building.**
- 4. Minor plat approval prior to release.**

Jeff Henley made a comment.

Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.

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21. CASE NUMBER: **SR - 27 - 2025** APPLICANT: **Lori Smith: Industrial Development Board of Montgomery County**
DEVELOPMENT: **Ace Hardware**
LOCATION: **North of and adjacent to Hankook Rd. , south of and adjacent to the current terminus of Aspire Way.**
TAX MAP(S): **057** PARCEL #(S): **017.02 (p/o) 017.06**
PROPOSED USE: **Commercial (Retail)**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **0.72 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **20,000 +/-**

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. Final plat/replat shall be required to be recorded prior final release of the site plan.**

Jeff Henley made a comment.

Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.

22. CASE NUMBER: SR - 28 - 2025 APPLICANT: Todd Morris
DEVELOPMENT: Silverstone Condos
LOCATION: 860 Peachers Mill Road
TAX MAP(S): 043M PARCEL #(S): E 046.03
PROPOSED USE: Multifamily development
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 12.94 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7
ZONING: R-4 - Multiple-Family Residential District R-5 - Residential District
OF UNITS: 158 +/- SQ FOOTAGE: +/-

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. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

Jeff Henley made a comment.

Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.

23. CASE NUMBER: **SR - 29 - 2025** APPLICANT: **Greenspace Partners**
DEVELOPMENT: **Woodland Trace**
LOCATION: **Old Charlotte Trc**
TAX MAP(S): **079** PARCEL #(S): **024.00 025.03**
PROPOSED USE: **Multi-Family residential**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **8.50 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **C-2 - General Commercial District**
OF UNITS: **91 +/-** SQ FOOTAGE: **59,150 +/-**

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. Electrical plan approved by CDE Lightband.**
- 4. Minor Plat approval to combine lots prior to release.**

Jeff Henley made a comment.

Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.

24. CASE NUMBER: SR - 30 - 2025 APPLICANT: Richard Tucker
DEVELOPMENT: Tucker Antiques
LOCATION: 2809 Trough Springs Road
TAX MAP(S): 063 PARCEL #(S): 032.01 032.02
PROPOSED USE: Antique Retail
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 7.03 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 13,500 +/-

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. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

Jeff Henley made a comment.

Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.

25. CASE NUMBER: SR - 32 - 2025 APPLICANT: Titan Realty GP- Richard Collins

DEVELOPMENT: Titan Storage

LOCATION: 2124 Woodlawn Road

TAX MAP(S): 052 PARCEL #(S): 087.02

PROPOSED USE: Self-Storage

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: NUMBER OF ACRES: 6.10 +/-

GROWTH PLAN AREA: RA CIVIL DISTRICT : 8

ZONING: C-2 - General Commercial District

OF UNITS: +/- SQ FOOTAGE: 15,000 +/-

Brad Parker presented into the consent agenda.

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

1. Approval of all grading, drainage plans by Montgomery County Building & Codes.

Jeff Henley made a comment.

Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.

26. CASE NUMBER: SR - 33 - 2025 APPLICANT: Kim Jong Sup
DEVELOPMENT: LG Electronics Tennessee Phase II
LOCATION: 101 Life's Good Way
TAX MAP(S): 009 PARCEL #(S): 014.05
PROPOSED USE: Warehouse/Future Manufacturing
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 310.57 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 2
ZONING: M-2 - General Industrial District
OF UNITS: +/- SQ FOOTAGE: 599,177 +/-

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 plans by Montgomery County Building & Codes.**
- 3. Approval of all Electrical plans by CEMC.**

Jeff Henley made a comment.

Eric Huneycutt made a motion to approve the consent agenda, seconded by Stacey Streetman. All others voted in favor, consent agenda passes for approval.

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27. CASE NUMBER: **LA - 3 - 2025** APPLICANT: **Richard Tucker**
REQUEST: **Requesting a south landscape buffer reduction. The required buffer would eliminate parking and vehicle circulation desired. The adjacent property to the South was recently rezoned from C4 to R4 which now would require the buffer and although the property to the south is zoned R4 the buffer would just be adjacent to a private road used by the public within a 50ft easement.**
CORRESPONDING CASE:
LOCATION: **2809 Trough Springs Road**
TAX MAP(S): **063** PARCEL #(S): **032.01**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **7.03 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**

STAFF RECOMMENDATION: WITHDRAWN

VI. OTHER BUSINESS:

A. Profit& Loss Statement

B. A-1-2024 6 Month Plan of Service Update

C. Approve FY2025 Budget

D. Presentation of Zoning Rewrite Preliminary Recommendations Report

A. Jeff Tyndall presented the Profit & Loss Statement.

Jeff Henley asked a question.

Jeff Tyndall answered.

Jeff Henley made a comment.

Jeff Tyndall made a comment.

Jeff Henley made a comment.

Jeff Henley made a motion to defer the profit and loss statement, seconded by Stacey Streetman. All others voted in favor, motion was approved for a one-month deferral.

Jeff Tyndall made a comment.

Jeff Henley made a comment.

Jeff Tyndall made a comment.

Jeff Henley made a comment.

B. Jeff Tyndall presented A-1-2024 6 Month Plan of Service Update.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Jeff Henley closed public hearing.

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

C. Jeff Tyndall presented FY2025 budget.

Charlie Patterson made a motion to approve, seconded by Cindy Greene. All others voted in favor. Motion passes for approval of FY2025 budget.

D. Jeff Tyndall presented the zoning rewrite.

Josh Koonce presented the zoning recommendations report.

Nicole Campbell presented.

Stacey Streetman made a comment.

Jeff Tyndall made a comment.

Stacey Streetman made a comment.

Bill Kimbrough made a comment.

Jeff Tyndall made a comment.

Nicole Campbell continued to present.

Joe Smith made a comment and asked a question.

Jeff Tyndall answered.

Joe Smith made a comment.

Jeff Tyndall made a comment.

Joe Smith asked a question.

Jeff Tyndall answered.

Joe Smith made a comment.

Jeff Tyndall made a comment.

Stacey Streetman made a comment.

Jeff Tyndall made a comment.

Stacey Streetman made a comment.

Valerie Guzman made a comment.

Nicole Campbell continued presenting.

At 4:23 p.m. Charlie Patterson, Stacey Streetman, and Michael Long left the meeting.

Joe Smith made a comment.

Valerie Guzman made a comment.

Joe Smith made a comment.

Nicole Campbell continued presenting.

Joe Smith made a comment.
Bill Kimbrough made a comment.
Jeff Tyndall made a comment.
Joe Smith made a comment.
Nicole Campbell continued presenting.
At 4:38 p.m. Eric Huneycutt left the meeting.
Joe Smith made a comment.
Valerie Guzman made a comment.
Joe Smith made a comment.
Bill Kimbrough made a comment.
Joe Smith made a comment.
Bill Kimbrough made a comment.
Joe Smith made a comment.
Valerie Guzman made a comment.
Nicole Campbell continued presenting.
Valerie Guzman made a comment.
Joe Smith made a comment.
Jeff Tyndall made a comment.
Joe Smith asked a question.
Jeff Tyndall made a comment.
Nicole Campbell continued presenting.
Bill Kimbrough asked a question.
Jeff Tyndall answered.
Bill Kimbrough made a comment.
Valerie Guzman made a comment.
Nicole Campbell continued presenting.
Joe Smith made a comment.
Nicole Campbell continued presenting.
At 4:36 p.m. Cindy Greene left the meeting.
Jeff Tyndall made comments.
Nicole Campbell continued presenting.
Jeff Tyndall made a comment and asked a question.
Nicole Campbell answered.
Jeff Tyndall made a comment.
Nicole Campbell continued presenting.
Jeff Tyndall made a comment.
Jeff Tyndall asked a question.
Nicole Campbell answered.
Jeff Tyndall made a comment.
Nicole Campbell made a comment.
Jeff Tyndall made a comment.
Nicole Campbell continued presenting.
Jeff Tyndall made a comment.
Jeff Tyndall asked a question.
Nicole Campbell answered.
Nicole Campbell continued presenting.
Bill Kimbrough made a comment and asked a question.
Nicole Campbell answered.
Bill Kimbrough made a comment.
Jeff Tyndall made a comment.
Bill Kimbrough made a comment.
Jeff Tyndall made a comment.
Bill Kimbrough made a comment.
Joe Smith made a comment.
Jeff Tyndall made a comment.
Nicole Campbell continued presenting.
Bill Kimbrough made a comment.
Valerie Guzman made a comment.
Josh Koonce made comments.
Jeff Henley made a comment.

CMCRPC MEETING MINUTES

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

Jeff Henley opened public comment period.

Bill Kimbrough made a comment.

Jeff Henley made a comment.

Jeff Tyndall made a comment.

Jeff Henley made a comment.

Bill Kimbrough made a comment.

Serena Kerr made comments.

Jeff Henley closed public comment period.

Jeff Henley made a comment.

Valerie Guzman made a motion to adjourn, seconded by Bill Kimbrough. All others voted in favor, meeting was adjourned at 4:48 p.m.

ATTEST:


Chairman Signature / Date

CMCRPC MEETING MINUTES

