



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

**Date: May 27, 2025**

**Time: 2:00 PM**

## **Members Present**

**Jeff Henley  
Eric Huneycutt  
Bill Kimbrough  
Cindy Greene  
Michael Long  
Stacey Streetman  
Joe Smith**

## **Others Present**

**John Spainhoward, Deputy Director  
Brad Parker, Senior Planner  
Daniel Morris, GIS Manager  
Drew Sturdivant, Administrative Assistant  
Ronnie Gray, Office Manager**

**Joe Green, CSD  
Chris Cowan, CSD  
Mike Rittenberger, CTS  
Alex Morris, Mo. Co. HWY  
Mike Reed, CFR  
Tim Benson, CGW**

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

Cindy Greene arrived at 2:01 p.m.

## **Approval of Minutes**

Bill Kimbrough made a motion to approve the April 22, 2025 minutes seconded by Joe Smith. All others voted in favor, minutes were approved.

## **Announcements/Deferrals**

Jeff Henley made a comment.

John Spainhoward announced the deferrals S-25-2025, S-34-2025, SR-34-2025, S-36-2025, SR-39-2025 as well as V-5-2025 which was withdrawn.

Jeff Henley made a comment.

Joe Smith made a motion to approve the deferrals which was seconded by Michael Long. All others voted in favor, deferrals were approved.

Jeff Henley read the rules of speaking.

Jeff Henley asked a question.

John Spainhoward answered.

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1. CASE NUMBER: **Z - 9 - 2025** APPLICANT **Hunter Winn**  
REQUEST: **R-1 - Single-Family Residential District to R-2 - Single-Family Residential District**  
LOCATION: **South of Slayden Circle**  
TAX MAP(S): **079J** PARCEL #(S): **A 016.00 A 017.00**  
REASON FOR REQUEST: **Property to be used as residential for four houses. Currently three lots as residential. Asking approval for R-2 zoning to make one additional lot.**  
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.17 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

**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.**

**While the application was amended and resubmitted to the RPC for reconsideration the zone change proposal internal to this existing developed subdivision should be a more gradual change in density.**

**The proposed zone change form R-1 to R-2 reduces the minimum lots sizes for 15,000 sq. ft. to 9,000 sq. ft. and lot widths from 90 ft. to 60 ft. This would not be consistent with the overall development pattern internal to the existing subdivision.**

**The developer must coordinate with the Street Department to resolve matters related to grading and drainage.**

**Stacey Streetman arrived at 2:08 p.m.**

**Jeff Henley opened public hearing.**

**Jake Welch spoke in favor.**

**Mary Ann Straka spoke against.**

**Jeff Henley made a comment.**

**Jake Welch gave a rebuttal.**

**Jeff Henley closed public hearing.**

**Bill Kimbrough made a motion for disapproval the proposal is internal to an established R-1 subdivision. Increases in residential density are most appropriate along the outer edges of existing neighborhoods, seconded by Eric Huneycutt. All members voted in favor, motion passes for disapproval.**

**John Spainhoward made a comment.**

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: DISAPPROVAL**

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

The adopted Future Land Use Opinion Map identifies this parcel as Suburban Neighborhood & is intended to remain a residential use.

The current zoning and uses surrounding this parcel to the north, east, & west are single family residential. Converting this parcel to C-5 Highway and Arterial Commercial District is viewed as an intrusion to the residential neighborhood.

Based on the adopted City of Clarksville Access Ordinance the driveway location for this parcel is required to be off of Iris Ln., unless an access appeal variance is granted by the Access Appeal's Board.

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

Bill Kimbrough asked a question.

John Spainhoward answered and made a comment.

Bill Kimbrough made a comment.

John Spainhoward made a comment.

Jeff Henley made a comment.

Jeff Henley opened public hearing.

No one spoke in favor.

Rod Shroud spoke against.

Jeff Henley made a comment and closed public hearing.

Stacey Streetman made a comment and asked a question.

John Spainhoward answered.

Joe Smith made a comment.

John Spainhoward made a comment.

Stacey Streetman made a comment.

John Spainhoward made a comment.

Stacey Streetman made a comment.

Chris Cowan, Clarksville Street Department, made a comment.

Stacey Streetman asked a question.

Chris Cowan answered.

Stacey Streetman asked a question

Chris Cowan answered.

Stacey Streetman made a comment.

Chris Cowan made a comment.

Jeff Henley made a comment.

Bill Kimbrough made a motion for disapproval this request is not consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

Seconded by Stacey Streetman. All members voted in favor, motion passes for disapproval.

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3. CASE NUMBER: **Z - 21 - 2025** APPLICANT **Audrey Short Rothstein**  
REQUEST: **A- Airport to C-5 - Highway & Arterial Commercial District**  
LOCATION: **A parcel fronting on the south frontage of Tiny Town Rd. 335+/- feet east of the Pembroke Rd.and Tiny Town Rd. intersection**  
TAX MAP(S): **006** PARCEL #(S): **054.00**  
REASON FOR REQUEST: **We are requesting a zone change to C-5 to develop a retail center on the subject property. This location is well-suited for commercial use due to its access to major highways and proximity to growing neighborhoods. Rezoning will allow for better use of the land, support local economic growth and provide needed retail service to the community.**  
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **.87 +/-**  
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 C-5 Highway & Arterial Commercial District aligns with both the Commercial/Industrial Hybrid future land use designation and fronts on Tiny Town Rd. which is an arterial highway.**

**This parcel fronts the highway in close proximity to a traffic signal. Shared access arrangements and cross access agreements will need to be considered for this parcel and those adjoining, during the site plan development stage to provide safe access.**

**The A- Airport Zoning designation is no longer a zoning classification in the current City Zoning Ordinance. Many of the items addressed in the A- Airport Designation are now covered in the Airport Overlay District.**

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

**Jeff Henley opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**Jeff Henley closed public hearing.**

**Joe Smith made a motion for approval this request is consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan, seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.**

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4. CASE NUMBER: Z - 22 - 2025 APPLICANT Tonya Bosley  
REQUEST: R-1 - Single-Family Residential District to C-2 - General Commercial District  
LOCATION: A parcel fronting on the north frontage of Rossview Rd. Approximately 500 feet +/- feet east of the Dunbar Cave Rd. and Rossview Rd. intersection.  
TAX MAP(S): 057 PARCEL #(S): 012.00  
REASON FOR REQUEST: For a retail building and a child care facility.  
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 4.41 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

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 Future Land Use Opinion Map indicates that this property is designated as mixed Residential Neighborhood future land use and the C-2 General Commercial District aligns with the MRN designation.

The Mixed Residential Neighborhood designation states that neighborhood serving commercial and businesses such as corner stores, small restaurants & personal services are appropriate along major roads, such as Rossview Road, which this parcel fronts.

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

Jeff Henley made a comment.

John Spainhoward made a comment.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor.

Stacey Streetman asked a question.

Larry Rocconi answered.

Stacey Streetman made a comment.

Joe Shakeenab spoke in favor.

Jeff Henley spoke against.

Joe Smith made a motion for approval the request is consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County comprehensive plan, seconded by Cindy Greene. All members voted in favor, motion passes for approval.

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5. CASE NUMBER: **Z - 23 - 2025** APPLICANT **Brian Wolff**  
REQUEST: **R-1 - Single-Family Residential District** to **R-5 - Residential District**  
LOCATION: **South of Bellamy Ln., west of Warfield Blvd., east of Stokes Rd.**  
TAX MAP(S): **041** PARCEL #(S): **171.00 (p/o)**  
REASON FOR REQUEST: **Townhome development**  
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **2.1 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

John Spainhoward presented.

**STAFF RECOMMENDATION: DISAPPROVAL**

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

As submitted, the R-5 Residential request does not align with the Suburban Neighborhood designation. This does not provide an appropriate transition from the higher intensity commercial use to the east, nor does it factor in possible uses they may be possible to the south.

It is recommended that this parcel and the vacant parcels to the south be considered in a combined review for all the parcels as it relates to future land use compatibility, connectivity, access and meeting the intent of the adopted Comprehensive Plan.

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

Bill Kimbrough asked a question.

John Spainhoward answered.

Bill Kimbrough made a comment.

John Spainhoward made a comment.

Bill Kimbrough made a comment.

Jeff Henley opened public hearing.

Richard Garrett spoke in favor and requested a one month deferral.

Joe Shakeenab spoke against.

Jeff Henley closed public hearing.

Stacey Streetman made a motion for a one month deferral, Bill Kimbrough seconded. All members were in favor. Motion passes for a one month deferral.



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6. CASE NUMBER: Z - 24 - 2025 APPLICANT Millan Holdings LLC  
REQUEST: M-1 - Light Industrial District to C-5 - Highway & Arterial Commercial District  
LOCATION: A lot fronting on the west frontage of Industrial Dr., 390 feet +/- north of the W. Dunbar Cave Rd. and Industrial Dr. Intersection  
TAX MAP(S): 056A PARCEL #(S): A 015.01  
REASON FOR REQUEST: The subject property, currently zoned M-1, is no longer achieving its highest and best use due to significant changes in the surrounding area. Over time, this area has transitioned into a predominantly commercial district, making the requested rezoning to C-5 appropriate.  
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 2.09 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward presented.

**STAFF RECOMMENDATION: DISAPPROVAL**

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

The request for C-5 Highway & Arterial Commercial District does not have frontage on an arterial highway & the nearest arterial highway is Wilma Rudolph Blvd., which is 0.25 mile away from the parcel.

The C-5 Highway & Arterial zoning district may permit uses that are not complementary within established M-1 Light Industrial Park.

It should be noted that M-1 Light Industrial District is currently being reviewed as part of the Zoning Ordinance Rewrite project & it is likely that the available uses within the M-1 district will be expanded to allow a slightly wider range of uses that are appropriate in a light industrial setting.

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

Jeff Henley opened public hearing.

Heather Fleming spoke in favor.

No one spoke against.

Jeff Henley closed public hearing.

Stacey Streetman made a motion for approval based on other C-5 in the area as well as properties in the area that fit into the C-5 zoning as well, seconded by Michael Long. All members voted in favor, except Eric Huneycutt who voted against. Motion passes for approval 5-1.

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7. 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

John Spainhoward presented.

**STAFF RECOMMENDATION: 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.

Jeff Henley asked a question.

John Spainhoward made a comment.

Stacey Streetman asked a question.

John Spainhoward made a comment.

Stacey Streetman made a comment.

Jeff Henley made a comment.

John Spainhoward made a comment.

Bill Kimbrough made a motion for a one month deferral, seconded by Joe Smith. All members voted in favor, except Stacey Streetman who voted against. Motion passes for a one month deferral 5-1.



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8. CASE NUMBER: ZO - 7 - 2024 APPLICANT: Clarksville City Council  
REQUEST: An Ordinance text amendment to create Clarksville Design Overlay  
Districts along Fort Campbell Blvd and Tiny Town Rd.

John Spainhoward presented.

**STAFF RECOMMENDATION:** These standards would be best implemented as part of the zoning rewrite or citywide

Comprehensive Plan Policy Statements for Economic Development states “Increase walkability, beautification, and character in key commercial centers and corridors”, “Encourage high-quality mixed use retail and development”, and Key Initiatives to improve the aesthetics of retail corridors.

The Comprehensive Plan identifies Gateway Improvements in both North Clarksville and Lafayette Peachers Mill Planning Areas.

The Common Design Review Board approved the ordinance to the RPC.

Participants in the zoning code rewrite process have consistently expressed a desire for streamlined development approvals that reduce complexity, delays, and costs. This ordinance appears to run counter to those priorities.

Jeff Henley asked a question.

Joe Smith made a comment and asked a question.

John Spainhoward answered.

Joe Smith made a comment.

John Spainhoward made a comment.

Joe Smith asked a question.

John Spainhoward answered.

Joe Smith made a comment.

John Spainhoward made a comment.

Joe Smith made a comment.

John Spainhoward made a comment.

Joe Smith made a motion to defer for one month, seconded by Eric Huneycutt.

Jeff Henley made a comment and asked a question.

John Spainhoward answered.

Jeff Henley opened public hearing.

Roger McCoy spoke in favor.

Bill Kimbrough made a comment.

Jeff Henley asked a question.

Roger McCoy answered.

No one spoke against.

Jeff Henley closed public hearing.

John Spainhoward made a comment.

Stacey Streetman asked a question.

Joe Smith answered.

Jeff Henley made a comment.

Stacey Streetman made a comment.

John Spainhoward made a comment.

Joe Smith made a comment.

Jeff Henley made a comment.

Joe Smith made a comment.

Bill Kimbrough made a comment.

All members voted in favor of the earlier made motion, except Stacey Streetman. Motion passes for a one month deferral, 5-1.

John Spainhoward made a comment.

Bill Kimbrough made a comment.

John Spainhoward made a comment.

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9. 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/fueling station.  
CO. COMM. DISTRICT: 19 NUMBER OF ACRES: 4.37 +/-  
GROWTH PLAN AREA: UGB 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.

The proposed C-4 Highway Interchange District is the appropriate zoning classification for this parcel based on its proximity to the I-24 interchange Exit 4 & recent growth in the immediate area has increased the need for additional C-4 zoning at the interchange.

The C-4 Highway Interchange District request aligns with the future land use designation of Mixed Use based on the parcel's frontage along the arterial highway in close proximity to the interstate exit.

Roadway and traffic signal improvements will be in alignment with the submitted Traffic Study & implementation will be part of the Site Plan Review/Approval process.

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

Jeff Henley opened public hearing.

Stanley Ross spoke in favor.

No one spoke against.

Jeff Henley closed public hearing.

Bill Kimbrough made a motion for approval the request is consistent with the overall goals and objectives of the adopted Clarksville-Montgomery county comprehensive plan, seconded by Michael Long. All members spoke 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

John Spainhoward presented.

**STAFF RECOMMENDATION: APPROVAL**

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

This tract of land is shown on the adopted Future Land Use Opinion Map as Manufacturing and Industrial.

The proposed M-2 General Industrial District aligns with the future land use designation of Manufacturing & Industrial.

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

Cindy Greene asked a question.

John Spainhoward answered.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor.

No one spoke against.

Jeff Henley closed public hearing.

Cindy Greene made a motion for approval this request is consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan, seconded by Stacey Streetman. All members voted in favor, motion passes for approval.

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: APPROVAL**

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

The R-1A Single Family Residential District request aligns with the Suburban Neighborhood designation identified for this tract on the adopted Land Use Opinion Map. The request is located at an appropriate location for a gradual increase in density & is in character with the development pattern in the area.

The proposed R-1A Single Family Residential Zoning Classification is a gradual transition from R-1 standards of 15,000 sq.ft. lot size & 90 ft. lot width to R-1A 12,000 sq. ft. lot size & 80 ft. lot width. These types of gradual increases align with the growth principles of the adopted Comprehensive Plan.

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

Jeff Henley opened public hearing.

Richard Garrett spoke in favor and presented an exhibit.

Richard Garrett asked a question.

John Spainhoward answered.

Shannon Jones spoke against.

Debra Cummings spoke against.

Joe Smith made a comment.

Debra Cummings made a comment.

Roger McCoy spoke against.

Jeff Henley made a comment.

Roger McCoy made a comment.

Richard Garrett gave a rebuttal.

Jeff Henley closed public hearing.

Joe Smith made a comment.

Jeff Henley made a comment.

Alex Morris, Montgomery County Highway Department, made a comment.

Joe Smith asked a question.

Alex Morris answered.

Joe Smith made a comment.

Alex Morris made a comment.

Joe Smith made a comment.

Bill Kimbrough made a comment.

Joe Smith made a comment.

Bill Kimbrough made a comment.

John Spainhoward made a comment.

Joe Smith made a comment.

Joe Smith made a motion to approve because the proposed R-1A single family residential zoning classification is a gradual transition from R-1 standards to the R-1A standard.

These type of gradual increases align with the growth principles of the adopted comprehensive plan, seconded by Stacey Streetman. All members voted in favor, motion passes for approval.

12. CASE NUMBER: CZ - 9 - 2025 APPLICANT David Phillips  
REQUEST: AG - Agricultural District to C-5 - Highway & Arterial Commercial District  
LOCATION: Two tracts fronting on the south frontage of Dover Road 1,870+/- feet east of the Montgomery County / Stewart County line.  
TAX MAP(S): 050 PARCEL #(S): 001.00 001.10  
REASON FOR REQUEST: To build a storage facility  
CO. COMM. DISTRICT: 7 NUMBER OF ACRES: 8.75 +/-  
GROWTH PLAN AREA: RA CIVIL DISTRICT : 9

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 request C-5 Highway & Arterial Commercial request is out of character with the rural residential & rural development pattern, introduces non-compatible uses to the area & contributes to sprawl.

The Future Land Use Opinion Map identifies these tracts as Rural Reserve. This land use designation indicates new growth should be accommodated nearer the urban core and nodes, minimizing development with the Rural Reserve areas. This request is 2.33 miles from the nearest rural commercial node & 2.91 miles from the nearest commercial frontage on Highway 79 in Montgomery County.

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

Jeff Henley opened public hearing.

David Phillips spoke in favor.

Jeff Henley asked a question.

David Phillips answered.

No one spoke against.

Jeff Henley closed public hearing.

Bill Kimbrough made a comment.

Joe Smith asked a question.

John Spainhoward answered.

Joe Smith made a comment and asked a question.

John Spainhoward answered.

Bill Kimbrough asked a question.

Joe Smith made a comment.

Bill Kimbrough made a comment.

Joe Smith made a comment.

Bill Kimbrough made a comment.

John Spainhoward made a comment.

Bill Kimbrough made a motion to approve based on the property being on an arterial highway which is consistent with one of the requirements of C-5, seconded by Joe Smith. All members voted in favor except Eric Huneycutt and Stacey Streetman who voted against. Motion passes for approval 4-2.

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13. 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: WITHDRAWN AT APPLICANT'S REQUEST**

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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 +/-**

**Brad Parker presented into the consent agenda.**

**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.**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Bill Kimbrough made a motion to approve, seconded by Michael Long. All members Y R W H G L Q  
I D Y R U P R W L R Q S D V V H V I R U D S S U R Y D O**



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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 AT THE REQUEST OF THE APPLICANT**

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16. CASE NUMBER: **S - 33 - 2025** APPLICANT **Reda Home Builders, Inc**  
REQUEST: **Preliminary Plat Approval of ROW dedication for Mann Circle Apartments Lot 1**  
LOCATION: **West of Oak Street**  
TAX MAP(S): **055H** PARCEL #(S): **J 008.00 J 009.00**  
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **3.04 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**  
ZONING: **R-4 - Multiple-Family Residential District R-5 - Residential District**  
# OF LOTS: **1 +/-**

**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 Utility Engineer's Office, Clarksville Gas & Water.**
- 3. Coordinate Electrical Plan with Clarksville Department of Electric.**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Bill Kimbrough made a motion to approve, seconded by Michael Long. All members** YRWHG LQ  
IDYRU PRWLRQ SDVVHV IRU DSSURYDO

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17. CASE NUMBER: **S - 34 - 2025** APPLICANT **Hamilton Development Company/Whit Hamilton**  
REQUEST: **Preliminary Plat Approval of NorthPark Logistics**  
LOCATION: **4051 & 4175 Guthrie HWY**  
TAX MAP(S): **016** PARCEL #(S): **007.00 007.01**  
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **199.46 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **2**  
ZONING: **M-2 - General Industrial District**  
# OF LOTS: **14 +/-**

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

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18. CASE NUMBER: **S - 35 - 2025** APPLICANT **J&N Enterprises, Inc.**  
REQUEST: **Preliminary Plat Approval of E Street Row**  
LOCATION: **Corner of E. St. & Oak St.**  
TAX MAP(S): **055H** PARCEL #(S): **J 014.00**  
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.38 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**  
ZONING: **R-6 - Single-Family Residential District**  
# OF LOTS: **13 +/-**

**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.**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

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

- 
19. CASE NUMBER: **S - 36 - 2025** APPLICANT **David Phillips**  
REQUEST: **Preliminary Plat Approval of Ireland Way Commercial Subdivision**  
LOCATION: **SE Corner of HWY 79 & Ireland Way**  
TAX MAP(S): **053 053** PARCEL #(S): **148.01 148.04**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **3.89 +/-**  
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF LOTS: **5 +/-**

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

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20. CASE NUMBER: **SR - 34 - 2025** APPLICANT: **Casey's General Stores**  
DEVELOPMENT: **Casey's #4633**  
LOCATION: **125 Sango Drive Clarksville TN 37043**  
TAX MAP(S): **082** PARCEL #(S): **122.00 (P/O)**  
PROPOSED USE: **Convenience store with fuel sales**  
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **1.82 +/-**  
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **3, 218 +/-**

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

**Recommended Conditions:**

1. Approval of all utility plans by the City Engineer's Office and Utility District Official.
2. Approval of all grading, drainage, and erosion control plans by the Montgomery County Building and Codes Department.
3. Approved plat of the subject property.
4. Approval of driveway location by Montgomery County Highway Department.

**Purpose of Deferral:**

Awaiting TDOT review of TIS and access permit to connect to Hwy 41A.

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**21. CASE NUMBER: SR - 35 - 2025 APPLICANT: Domis, Inc.**  
**DEVELOPMENT: Domis Office Phase 2**  
**LOCATION: 1255 International Blvd**  
**TAX MAP(S): 040 PARCEL #(S): 013.01**  
**PROPOSED USE: Warehouse**  
**CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 8.63 +/-**  
**GROWTH PLAN AREA: RA CIVIL DISTRICT : 6**  
**ZONING: M-2 - General Industrial District**  
**# OF UNITS: +/- SQ FOOTAGE: +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Cindy Greene made a comment.**

**Jeff Henley made a comment.**

**John Spainhoward made a comment.**

**Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, consent agenda passes for approval.**



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**22. CASE NUMBER: SR - 36 - 2025 APPLICANT: Powers & Powers**  
**DEVELOPMENT: Retreat at Sidney Place**  
**LOCATION: East of Richardson Street**  
**TAX MAP(S): 066M PARCEL #(S): D 004.01**  
**PROPOSED USE: Multi-Family**  
**CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 2.48 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: R-4 - Multiple-Family Residential District R-5 - Residential District**  
**# OF UNITS: 21 +/- SQ FOOTAGE: 20,160 +/-**

**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**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Cindy Greene made a comment.**

**Jeff Henley made a comment.**

**John Spainhoward made a comment.**

**Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, consent agenda passes for approval.**

**23. CASE NUMBER: SR - 37 - 2025 APPLICANT: Riverland Partners**  
**DEVELOPMENT: Warrioto Hills Townhomes**  
**LOCATION: Ramblewood Drive**  
**TAX MAP(S): 090 PARCEL #(S): 054.00**  
**PROPOSED USE: townhomes**  
**CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: NUMBER OF ACRES: 16.10 +/-**  
**GROWTH PLAN AREA: PGA CIVIL DISTRICT : 13**  
**ZONING: R-4 - Multiple-Family Residential District C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: 56 +/- SQ FOOTAGE: 41,048 +/-**

**Brad Parker presented into the consent agenda.**

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

- 1. Approval of all grading, drainage and water quality plans by the County Building and Codes Department.**
- 2. Approval from the Cunningham Utility District.**
- 3. Approval from the Division of Ground Water Protection.**
- 4. Copy of the Executed Contract or other acceptable legal document between Adenus and the developer/owner. This will need to reference acceptance of the sewer lines, any drip irrigation or other infrastructure.**
- 5. Approval from Montgomery County Highway Department of the driveway location.**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Cindy Greene made a comment.**

**Jeff Henley made a comment.**

**John Spainhoward made a comment.**

**Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, consent agenda passes for approval.**

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24. CASE NUMBER: **SR - 38 - 2025** APPLICANT: **Clarksville Masonic Lodge #89 F & A M**  
DEVELOPMENT: **Masonic Lodge #89**  
LOCATION: **1530 Keese Road Clarksville TN 37040**  
TAX MAP(S): **091** PARCEL #(S): **026.02**  
PROPOSED USE: **Assembly**  
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **5 +/-**  
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**  
ZONING: **AGC - Agricultural Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **4,158 +/-**

**Brad Parker presented into the consent agenda.**

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

- 1. Approval of all grading, drainage, and erosion control plans by the Montgomery County Building and Codes Department.**
- 2. Approval of fire hydrant location by the Cumberland Heights Utility District.**
- 3. Approval from Montgomery County Fire Service.**
- 4. Approval from the Department of Water Resources for septic area.**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Cindy Greene made a comment.**

**Jeff Henley made a comment.**

**John Spainhoward made a comment.**

**Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, consent agenda passes for approval.**

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25. CASE NUMBER: **SR - 39 - 2025** APPLICANT: **Hamilton Development Company (Whit Hamilton)**  
DEVELOPMENT: **NorthPark Logistics Phase 1A**  
LOCATION: **4051 and 4175 Guthrie Highway Clarksville TN 37040**  
TAX MAP(S): **016** PARCEL #(S): **007.00 007.01**  
PROPOSED USE: **Industrial**  
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **199.46 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **2**  
ZONING: **M-2 - General Industrial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **534, 236 +/-**

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

John Spainhoward made a comment.

Jeff Henley made a comment.

Cindy Greene made a comment.

Jeff Henley made a comment.

John Spainhoward made a comment.

Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, consent agenda passes for approval.

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26. CASE NUMBER: **SR - 41 - 2025** APPLICANT: **Power & Grace Preparatory Academy**  
DEVELOPMENT: **Power & Grace Academy**  
LOCATION: **337 Peterson Lane Clarksville TN 37043**  
TAX MAP(S): **055** PARCEL #(S): **016.00**  
PROPOSED USE: **School (BZA-02-2022)**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **9.66 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **R-1 - Single-Family Residential District**  
# OF UNITS: **+/-** SQ FOOTAGE: **9,816 +/-**

**Brad Parker presented into the consent agenda.**

**STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Cindy Greene made a comment.**

**Jeff Henley made a comment.**

**John Spainhoward made a comment.**

**Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, consent agenda passes for approval.**

27. CASE NUMBER: **SR - 42 - 2025** APPLICANT: **Acquisition Properties, LLC**  
DEVELOPMENT: **450 Needmore Road Multifamily**  
LOCATION: **South of Needmore Road, 360 feet East of Thrush Drive**  
TAX MAP(S): **032** PARCEL #(S): **076.00**  
PROPOSED USE: **Multifamily**  
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **6.31 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**  
ZONING: **R-4 - Multiple-Family Residential District R-5 - Residential District**  
# OF UNITS: **87 +/-** SQ FOOTAGE: **+/-**

**Brad Parker presented.**

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

**Jeff Henley opened public hearing.**

**No one spoke in favor.**

**Roger Manas spoke against.**

**Jeff Henley made a comment.**

**Robert Manas made a comment.**

**Mark Spurgeon spoke against.**

**Jeff Henley closed public hearing.**

**Bill Kimbrough asked a question.**

**Jeff Henley made a comment.**

**Bill Kimbrough made a comment.**

**Houston Smith made comments.**

**Bill Kimbrough made a comment.**

**Jeff Henley made a comment.**

**Bill Kimbrough made a motion to approve, seconded by Joe Smith. All members voted in favor, motion was approved.**

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**28. CASE NUMBER: SR - 43 - 2025 APPLICANT: Rex Hawkins**  
**DEVELOPMENT: Woodlawn Storage**  
**LOCATION: 1808 Woodlawn Road**  
**TAX MAP(S): 052 PARCEL #(S): 055.00 055.02**  
**PROPOSED USE: Self-Storage**  
**CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: NUMBER OF ACRES: 5.99 +/-**  
**GROWTH PLAN AREA: PGA CIVIL DISTRICT : 8**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: +/- SQ FOOTAGE: 77,850 +/-**

**Brad Parker presented into the consent agenda.**

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

- 1. Approval of all grading, drainage, and erosion control plans by the Montgomery County Building and Codes Department.**
- 2. Approval of fire hydrant location by the Woodlawn Utility District.**
- 3. Approval of Montgomery County Building and Codes Department with no septic area shown.**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Cindy Greene made a comment.**

**Jeff Henley made a comment.**

**John Spainhoward made a comment.**

**Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor except Cindy Greene who abstained, consent agenda passes for approval.**



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**29. CASE NUMBER: SR - 44 - 2025 APPLICANT: Pro-Star Development**  
**DEVELOPMENT: Cedar Bend Phase 2**  
**LOCATION: 2941 Ashland City Road Clarksville TN 37043**  
**TAX MAP(S): 088 PARCEL #(S): 031.02**  
**PROPOSED USE: Retail**  
**CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 2.04 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: +/- SQ FOOTAGE: 14,100 +/-**

**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 abandon lot lines required prior to release.**
- 5. TDOT permit prior to release**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Cindy Greene made a comment.**

**Jeff Henley made a comment.**

**John Spainhoward made a comment.**

**Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, consent agenda passes for approval.**

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30. CASE NUMBER: **SR - 45 - 2025** APPLICANT: **Reach Holdings LLC**  
DEVELOPMENT: **Holland Park Phase 2**  
LOCATION: **2515 Wilson Road Clarksville TN 37043**  
TAX MAP(S): **081** PARCEL #(S): **039.00**  
PROPOSED USE: **Multifamily Residential**  
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **17.32 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**  
ZONING: **R-4 - Multiple-Family Residential District R-5 - Residential District**  
# OF UNITS: **72 +/-** SQ FOOTAGE: **30,666 +/-**

**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 and 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.**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Cindy Greene made a comment.**

**Jeff Henley made a comment.**

**John Spainhoward made a comment.**

**Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, consent agenda passes for approval.**

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**31. CASE NUMBER: SR - 46 - 2025 APPLICANT: Jerrold Pedigo**

**DEVELOPMENT: Exit 11 Commercial**

**LOCATION: 635 Hornbuckle Road Clarksville TN 37043**

**TAX MAP(S): 063 PARCEL #(S): 046.07**

**PROPOSED USE: Spec Commercial Building**

**CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 3.01 +/-**

**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11**

**ZONING: C-4 - Highway Interchange District**

**# OF UNITS: +/- SQ FOOTAGE: 9,139.57 +/-**

**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.**

**John Spainhoward made a comment.**

**Jeff Henley made a comment.**

**Cindy Greene made a comment.**

**Jeff Henley made a comment.**

**John Spainhoward made a comment.**

**Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, consent agenda passes for approval.**

## **VI. OTHER BUSINESS:**

### **A. March & April Profit and Loss Statement**

John Spainhoward presented.

Jeff Henley asked a question.

John Spainhoward made a comment.

Jeff Henley made a comment.

John Spainhoward asked a question.

Jeff Henley answered.

Ronnie Gray made a comment.

Jeff Henley made a comment.

Joe Smith made a motion for approval, seconded by Stacey Streetman. All members voted in favor, motion passes for approval.

### **B. Amended FY26 Budget**

John Spainhoward presented.

Ronnie Gray made a comment.

Jeff Henley asked a question.

John Spainhoward made a comment.

Bill Kimbrough made a motion to approve, seconded by Joe Smith. All members voted in favor, motion passes for approval.

### **C. Accept City of Clarksville CIP**

John Spainhoward presented.

Joe Smith made a motion to acknowledge, seconded by Michael Long. All members voted in favor, motion passes for acknowledgment of the Clarksville CIP.

## **VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

Brad Weakley asked a question.

John Spainhoward answered.

Bill Kimbrough made a motion to adjourn, seconded by all. Meeting was adjourned at 4:09 p.m.

**ATTEST:**

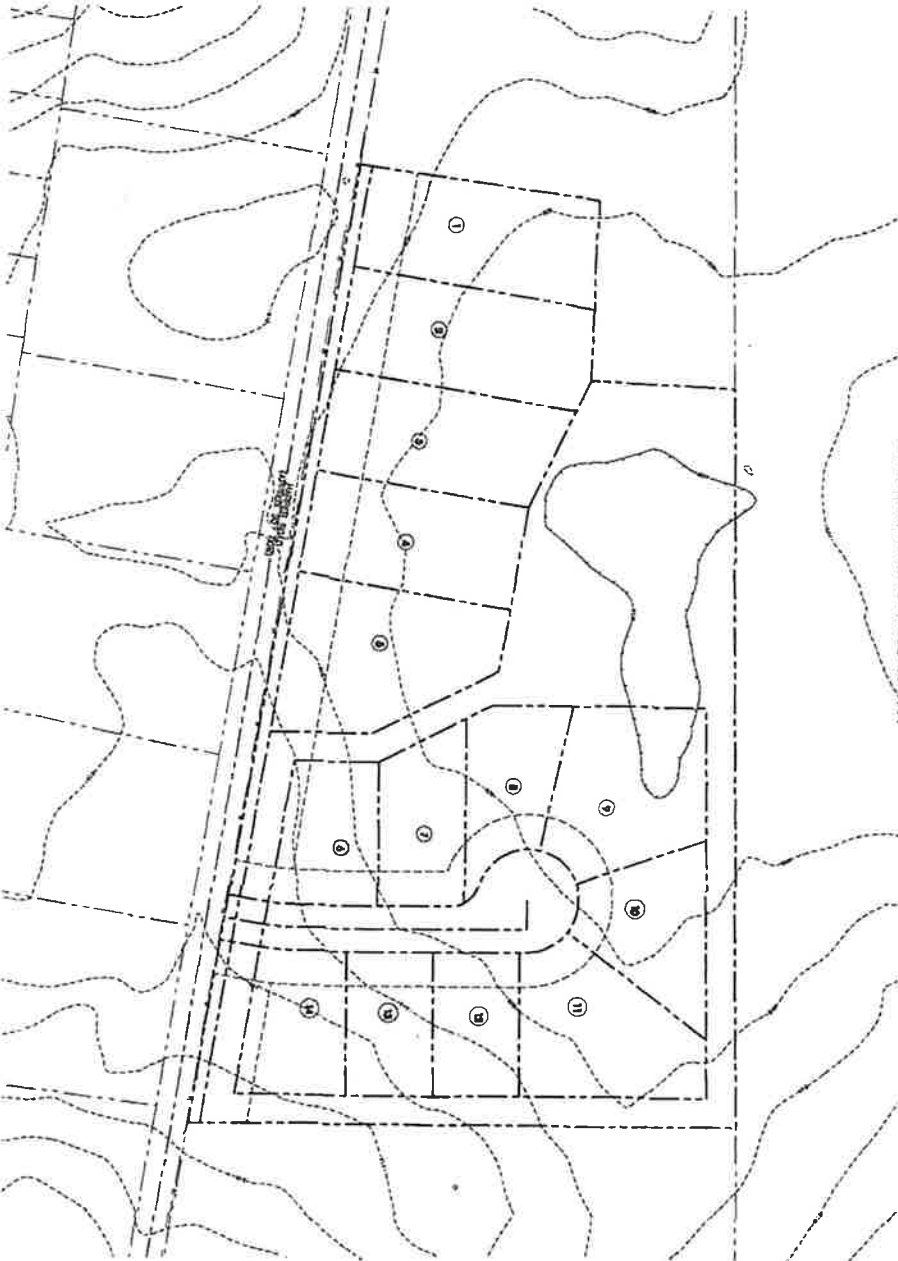
  
Chairman Signature / Date

# Exhibit #1

VICINITY MAP  
 07/21/2022

14 lots single family  
 since the last time this  
 was attempted to be  
 rezoned R4 it's had  
 several approved  
 neighbors like  
 Harford Farms

ALL INFORMATION PROVIDED ON THIS SHEET IS BASED ON AERIAL DATA.  
 NO GUARANTEE IS MADE ON THE ACCURACY OF THE SHOWN ELEVATION,  
 PROPERTY LINE, BOUNDARY AREA, UTILITY SIZE OR LOCATION, ETC.



NOTES:  
 R1 ZONING  
 CLUSTER LOTS 76.6 FT WIDE  
 FRONTAGE LOTS 80 FT WIDE  
 SEWER EXTENSION REQUIRED TO 41-A



MAP 81, PARCELS 172 & 176  
 PRELIMINARY SITE LAYOUT  
 CLARKSVILLE  
 MONTGOMERY COUNTY, TENNESSEE  
 Jul 21, 2022



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 P.O. Box 949  
 Clarksville, TN 37041-0949  
 PH: 615-647-8229  
 FAX: 615-647-7135 www.dbsengr.com  
 Engineers • Surveyors • Planners

EXHIBIT

REVISIONS	DATE	BY	APP'D