



# **CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES**

**Date: June 24, 2025**

**Time: 2:00 PM**

## **Members Present**

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

## **Others Present**

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

**Joe Green, CSD  
Chris Cowan, CSD  
Ben Browder, CGW  
Neal Cherry, CFR  
Tim Benson, CGW**

**Jeff Henley called the meeting to order at 2 p.m.**

## **Approval of Minutes**

**Stacey Streetman made a motion to approve May 27, 2025 minutes, seconded by Valerie Guzman. All members voted in favor. Minutes were approved.**

## **Announcements/Deferrals**

**Jeff Henley made a comment.**

**Jeff Tyndall announced the City Council session being moved from July 3rd, 2025 to July 1st, 2025 at 6 pm.**

**Jeff Tyndall presented the deferrals Z-23-2025, ZO-4-2024, S-25-2025, S-36-2025, SR-34-2025, SR-47-2025, SR-48-2025, SR-51-2025.**

**Bill Kimbrough made a motion to approve the deferrals, seconded by Michael Long. All members voted in favor, cases were approved for deferrals.**

**Jeff Henley read the rules of speaking and made a comment regarding the procedure for zoning cases.**

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1. CASE NUMBER: Z - 25 - 2025 APPLICANT Faith Investments  
REQUEST: O-1 - Office District to M-1 - Light Industrial District  
LOCATION: A parcel fronting on the western frontage of Alpine Dr, approximately 420 ft south of the W Dunbar Cave Rd & Alpine Dr intersection.  
TAX MAP(S): 056H PARCEL #(S): A 010.00  
REASON FOR REQUEST: To better align with surrounding M-1 zoning and uses.  
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: .44 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

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 adopted Future Land Use Opinion Map identifies this parcel as Commercial / Industrial Hybrid and the M-1 Light Industrial request aligns with the future land use designation.

The proposed M-1 Light Industrial District appears to align more with the development pattern on the street frontage & the existing structure on site, than the existing O-1 Office Zoning District.

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

Jeff Henley asked if anyone had any questions.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating the proposed rezoning would better align with other developments in the area.

No one spoke against.

Bill Kimbrough made a motion to approve the adopted future land use opinion map identifies the parcel as commercial-industrial hybrid and the M-1 industrial request aligns with the future land use designation, seconded by Michael Long. All members voted in favor, motion was approved.

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2. CASE NUMBER: Z - 26 - 2025 APPLICANT Christian Innovative Enterprises, LLC  
REQUEST: AG - Agricultural District to R-2A - Single-Family Residential District  
LOCATION: A parcel of land fronting on the northern frontage of Kennedy Rd. at the terminus of Stone Bluff Way & Kennedy Rd Intersection.  
TAX MAP(S): 017 PARCEL #(S): 042.00  
REASON FOR REQUEST: The landowner wishes to apply for a rezoning from AG to R-2A to allow for single family residential lots (min. 5,000 sqft lot min, lot width 40') while also preserving the family barn on site.  
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 11.16 +/-  
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.

The R-2A Single Family Residential zoning classification is a gradual density increase from the adjacent R-2 Cluster Subdivision (Eagles Bluff) to the south. As presented this zoning request affords an appropriate transition to adjoining parcels of land.

The Future Land Use Opinion Map identifies this parcel and adjacent parcels to the north, east & west as Mixed Use. The fractured nature of parcels in this immediate area limits "mixed use" development potential. A master development plan combining adjoining parcels may unlock additional development potential.

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

Jeff Henley made a comment.

Jeff Henley opened public hearing.

Will Christian III spoke in favor and asked if anyone had any questions.

No one spoke against.

Charlie Patterson made a motion for approval stating that it meets the overall goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. Seconded by Valerie Guzman. All others voted in favor, motion passes for approval.

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3. CASE NUMBER: Z - 27 - 2025 APPLICANT Ransom S. Ritter, Jr.  
REQUEST: R-1 - Single-Family Residential District to R-5 - Residential District  
LOCATION: A parcel of land fronting on the Northwest intersection of Needmore Rd & Thrush Dr.  
TAX MAP(S): 0320 PARCEL #(S): C 027.00 (p/o)  
REASON FOR REQUEST: Multi-family development  
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 2.66 +/-  
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.

The future Land Use Opinion Map identifies this parcel as Suburban Neighborhood. The R-5 Residential District request does not align with the Suburban Neighborhood designation at this location.

The proposed R-5 Residential District is viewed as an intrusion into the established single family residential neighborhood. As it is a substantial increase in residential density and not in character with the surrounding low density single family residential development pattern for the adjacent parcels.

The City of Clarksville Street Dept. has indicated that there are known drainage issues that exist in the area. Any increased development potential of this parcel (to include single family or multi-family) will require the developer to coordinate with the Clarksville Street Dept. to address drainage concerns.

Bill Kimbrough asked if this parcel has been disapproved in the past.

John Spainhoward answered that it had.

Michael Long asked if it was the same request.

Bill Kimbrough asked if it was the same zoning.

John Spainhoward said it was the same request and that this time a portion of the parcel wasn't included.

Bill Kimbrough made a comment.

Jeff Henley opened public hearing.

Houston Smith spoke in favor and mentioned that they were aware of the drainage comments made by Clarksville Street Department.

Kevin Haley spoke against and said that his concerns were of the water retention basins capabilities.

Teresa Thomas spoke against and stated her concerns regarding the flooding and the lack of privacy if three story town homes went in next door. She further explained that traffic on Needmore already backs up to her home.

Kevin Fowler spoke against stating concerns about traffic congestion from the Trenton/Needmore intersection.

Jeff Henley closed public hearing.

Stacey Streetman made a motion for disapproval since the request isn't consistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive plan and that the proposed R-5 residential is viewed as an intrusion to an established single-family residential neighborhood. Michael Long seconded. All members voted in favor of disapproval, motion passes for disapproval.

**CMCRPC MEETING MINUTES**

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4. CASE NUMBER: Z - 28 - 2025 APPLICANT Running M Properties, LLC  
REQUEST: C-2 - General Commercial District to R-2A - Single-Family Residential District  
LOCATION: South of W Concord Drive, East of Ft Campbell Blvd, and accessed approximately 260 ft south of the Ft Campbell Blvd & Concord Dr intersection.  
TAX MAP(S): 043K PARCEL #(S): A 030.00 (p/o)  
REASON FOR REQUEST: To down zone from commercial/multi family and develop a single family subdivision.  
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 10.04 +/-  
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 R-2A Single Family Residential zoning request is more in alignment with the Suburban Neighborhood Future Land Use designation for the tract of land than the existing C-2 General Commercial District.

The proposed R-2A zoning request is removes the current commercial use allowances & multi-family residential potential permitted in the C-2 General Commercial district from a tract of land that has drainage and topography encumbrances.

The City of Clarksville Street Dept. has indicated that there are known drainage issues that exist in the area. Any development of this parcel will require the developer to coordinate with the Clarksville Street Dept. to address drainage concerns.

Valerie Guzman asked how many homes could be built in C-2 versus R-2A.

John Spainhoward said that approximately 120 units could be built for multi-family on C-2 with potential for commercial as well.

Valerie reiterated that they could with present zoning build 120 apartments.

John Spainhoward said they could build up to 160, but the historical data shows an average of 12 per acre.

Valerie asked how many units with the proposed R-2A zoning could be built.

Jeff Tyndall referenced the plan submitted by the applicant showing 39 single family homes.

John Spainhoward made a comment.

Jeff Henley opened public hearing.

Houston Smith spoke in favor stating that this was a downzone from commercial to single family and that the submitted subdivision plat was their intentions for the property. They are also aware of topography, drainage, and blue line stream challenges.

No one spoke against.

Jeff Henley closed public hearing.

Stacey Streetman made a motion for approval based on the R-2A single family zoning request being more in alignment with the neighborhood and land use designation for this tract of land. Seconded by Valerie Guzman. All members voted in favor, motion passes for approval.

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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: 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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6. 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.

Jeff Tyndall 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 opened public hearing.

Deanna McLaughlin spoke in favor stating that with the Wings of Liberty Museum opening it is a good time to start implementing changes that help make Tiny Town and Ft Campbell Road more aesthetically pleasing.

No one spoke against.

Jeff Henley closed public hearing.

Stacey Streetman made a motion for approval based on the comprehensive plan policy statements that say we should increase walkability, beautification, and character in key commercial corridors. I would consider these two to be key corridors in our community. Seconded by Michael Long. All voted in favor, except Cindy Greene and Bill Kimbrough. Motion passes for approval 4-2.



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7. CASE NUMBER: CZ - 10 - 2025 APPLICANT Julia Rabba  
REQUEST: C-1 - Neighborhood Commercial District to AG - Agricultural District  
LOCATION: Portion of a tract of land fronting on the southern frontage of Palmyra Rd, approximately 1,570 ft +/- east of the Corbandale Rd & Palmyra Rd intersection.  
TAX MAP(S): 115 PARCEL #(S): 024.00 (p/o)  
REASON FOR REQUEST: I purchased the property almost two years ago. This parcel no longer has any building on it and I do not plan to put anything there. This parcel will be attached to the AG-Greenbelt of 37.68 acres.  
CO. COMM. DISTRICT: 6 NUMBER OF ACRES: .25 +/-  
GROWTH PLAN AREA: RA CIVIL DISTRICT : 19

Jeff Tyndall presented.

**STAFF RECOMMENDATION: APPROVAL**

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

The the request to change the existing C-1 Neighborhood Commercial District to AG Agricultural District removes a no longer viable commercial district from the area and returns the zoning back to the original AG zoning.

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

Jeff Henley opened public hearing.

Julia Rabba spoke in favor and stated that her intentions with the property would be residential and agriculturally related.

No one spoke against.

Jeff Henley closed public hearing.

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 Cindy Greene. All voted in favor, motion passes for approval.



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8. CASE NUMBER: CZ - 11 - 2025 APPLICANT Jerry Wayne Trotter  
REQUEST: AG - Agricultural District to E-1 - Single-Family Estate District  
LOCATION: A parcel fronting on the western frontage of Louise Creek Rd, approximately 400 ft +/- south of the Philip Rd & Louise Creek Rd Intersection.  
TAX MAP(S): 142 PARCEL #(S): 081.00  
REASON FOR REQUEST: This application is to request to be rezoned to E-1. This would provide the highest and best use of the property.  
CO. COMM. DISTRICT: 6 NUMBER OF ACRES: 2.38 +/-  
GROWTH PLAN AREA: RA CIVIL DISTRICT : 22

Jeff Tyndall presented.

**STAFF RECOMMENDATION: APPROVAL**

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

The requested E-1 Estate District aligns with the Rural Reserve Future Land Use Designation as this request is near existing established area of residential development.

The E-1 zoning request is in character with the rural residential development pattern in the immediate area.

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.

Michael Long made a motion for approval the E-1 zoning request is in character with the rural development pattern in the immediate area. Seconded by Stacey Streetman. All members voted in favor, motion passes for approval.

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9. CASE NUMBER: CZ - 12 - 2025 APPLICANT James Joseph Smigiel  
REQUEST: RM-2 - Single Family Mobile Home Residential District to C-5 - Highway & Arterial Commercial District  
LOCATION: A portion of two parcels fronting on the southern frontage of Woodlawn Rd, approximately 2,800 ft east of the intersection of Lake Rd & Woodlawn Rd.  
TAX MAP(S): 052 PARCEL #(S): 055.00 (p/o) 055.02 (p/o)  
REASON FOR REQUEST: This application is to request all RM-2 zone acres on parcels 55.00 and 55.02 to be zoned C-5. This would allow continuous zoning across the entire parcels. This would be an extension of the adjacent property's zone as well.  
CO. COMM. DISTRICT: 7 NUMBER OF ACRES: .55 +/-  
GROWTH PLAN AREA: PGA CIVIL DISTRICT : 8

Jeff Tyndall 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 request removes a .55 acre area of RM-2 from a portion of a parcel surrounded by C-5 on three sides.

This request will permit the completion of a storage facility build out site plan recently submitted. The RM-2 Single Family and Mobile Home Residential district does not currently permit the completion of the the submitted site plan.

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

Jeff Henley opened public hearing.

Brad Weakley spoke in favor.

No one spoke against.

Jeff Henley closed public hearing.

Bill Kimbrough made a motion for approval the proposed C-5 highway and arterial commercial district request removes a .55 acre of RM-2 from a portion of a parcel surrounded by C-5 on three sides, seconded by Stacey Streetman. All members voted in favor except Cindy Green abstained from voting. Motion passes for approval.

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10. CASE NUMBER: CZ - 13 - 2025 APPLICANT Jane Moseley  
REQUEST: AG - Agricultural District to E-1 - Single-Family Estate District  
LOCATION: two parcels fronting on the west side of Lake Rd, approximately 485 ft south of Lake Rd & Jim Taylor Rd intersection.  
TAX MAP(S): 069 PARCEL #(S): 036.00 037.00  
REASON FOR REQUEST: The family seeks to rezone the property from AG to E-1 single family estate district to preserve long-term flexibility with any future division of land among family heirs, while ensuring the requested parcels and surrounding family owned tracts remain under family ownership. This proposal complies with the community's Growth Plan and is consistent with the principles of the Comprehensive Plan, as it aligns with the character and development pattern of the surrounding area.

Jeff Tyndall presented.

STAFF RECOMMENDATION: Approval

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

This request is in character with the surrounding development pattern in the immediate area. The Rural Reserve future land use indicates that low density large lot homesteads are appropriate.

The rezoning request is less than 1 mile to the local elementary school, fire house, and EMS station.

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

Jeff Henley opened public hearing.

Patricia Taylor spoke in favor stating that the property has been in the family for a long time and they want to be able to divide it among their heirs one day as well as bringing it up to existing zoning regulations.

No one spoke against.

Jeff Henley closed public hearing.

Cindy Greene made a motion for approve this request is in character with the surrounding development pattern, immediate area, and rural reserve land reserve indicates that low density large lot homesteads are appropriate, seconded by Charlie Patterson. All members voted in favor, motion passes for approval.

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**11. CASE NUMBER: V - 6 - 2025 APPLICANT: Hamilton Development Company/Whit Hamilton**  
**VARIANCE REQUEST:**  
**LOCATION: 4051 & 4175 Guthrie HWY**  
**ZONING: M-2 - General Industrial District**  
**GROWTH PLAN AREA: RA CIVIL DISTRICT : 2**  
**CORRESPONDING CASE:**

**Jeff Tyndall made a comment regarding the subdivision consent agenda procedure.**  
**Brad Parker presented.**

**STAFF RECOMMENDATION:**

**Jeff Henley opened public hearing.**

**Rob Arts spoke in favor stating that with the property being industrial the normal subdivision rules make it harder for them to abide by, thus they needed to request a variance.**

**Bill Kimbrough asked if the connecting road would be forty feet wide.**

**Rob Arts stated that it would.**

**No one spoke against.**

**Jeff Henley closed public hearing.**

**Charlie Patterson made a motion for approval, seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.**

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28. 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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13. 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 +/-**

**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.**
- 4. Approval by Tennessee Department of Transportation (TDOT).**
- 5. Approval of V-6-2025 variance request**

**Charlie Patterson made a motion for approval, seconded by Bill Kimbrough. All members voted in favor, motion passes for approval.**

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- 14. CASE NUMBER: S - 37 - 2025 APPLICANT GP Contractors, LLC**  
**REQUEST: Minor Plat Approval of Minor Plat GP Contractors, LLC Property Riggins Drive**  
**Lots 1-3**  
**LOCATION: East Side of Riggins Drive, South Side of Lafayette Road, North of Caskey**  
**Drive, West of Glennon Drive**  
**TAX MAP(S): 044F PARCEL #(S): A 004.00**  
**CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 1.11 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**  
**ZONING: R-1 - Single-Family Residential District**  
**# OF LOTS: 3 +/-**

**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.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include driveway access locations and sidewalk improvements as required.**
- 3. Approved electric plan as required by CDE Lightband.**

**Charlie Patterson made a motion for approval, seconded by Bill Kimbrough. All members voted in favor, motion passes for approval.**



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15. CASE NUMBER: **S - 42 - 2025** APPLICANT **Double J Partners**  
REQUEST: **Preliminary Plat Approval of Tandy Hills**  
LOCATION: **South of and adjacent to Trough Springs Road, northwest of Sango Elementary School, approximately 330 feet southwest of the intersection of Trough Springs Road and Mountain Way.**  
TAX MAP(S): **082** PARCEL #(S): **013.00**  
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **36.86 +/-**  
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**  
ZONING: **R-1 - Single-Family Residential District**  
# OF LOTS: **66 +/-**

**Brad Parker presented.**

**STAFF RECOMMENDATION: DISAPPROVAL**

1. **Approval of the Montgomery County Highway Department, to include possible Southpoint Dr & Sango Rd intersection improvements, as required in the construction phase.**
2. **Approval by the Montgomery County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit**
3. **Approval of all utility plans by the City Engineer's Office.**

**Jeff Henley made a comment.**

**Bill Kimbrough asked if there was a request for deferral on the application.**

**Brad Parker stated the staff did request a deferral but the applicant wanted to proceed.**

**Charlie Patterson asked if the applicant was deferring.**

**Brad Parker answered no.**

**Charlie Patterson stated he misunderstood.**

**Jeff Tyndall stated staff recommendation was for disapproval.**

**Brad Parker read the staff recommendation into the record" and that a request for a variance to subdivision regulations regarding additional connectivity should be submitted, they opted to proceed as proposed without the connectivity required to Trough Springs Road. The lot yield of 160 lots when factoring in the proposed sixty-five lots in Tandy Hills and the existing ninety-five in Grandview subdivision are in compliance with the single outlet minimum requirements that are outlined in 4.1.2 sub section 10B however under section 4.2.1 street and dedicated permanent access, easement, alignment under the Montgomery County subdivision regulation and specifically three and four of the proposed subdivision requires a connection to Trough Springs Road. In addition to the connection through Grandview Subdivision as shown. In 4.1.2.3 it states the arrangement of streets, roads or permanent easements shall be such as will not cause hardship to owners of adjoining property in providing convenient access. As well as 4.1.2.4 says collector streets, roads or permanent easements may be required where necessary to facilitate traffic flow in the subdivision. Due to the proximity of Sango Elementary resulting parent responsibility zone accessing all new lots through a single point outlet is not sufficient or in the best interest of current or future residents of the respected subdivisions and a connection or school entry to Trough Springs Road should be made. The Clarksville Montgomery County Comprehensive plans general recommendations for Sango planning area promotes street connections as neighborhoods, promotes development, while promoting multi use paths between neighborhoods and key destinations. Finally multiple points of access decrease emergency service response time, reduces traffic distribution and congestion.**

**Jeff Henley opened public hearing.**

Britt Little spoke in favor and stated that they do not believe there are any deficiencies in the planning of this subdivision and its connection to the Grandview subdivision which according to the traffic study operates currently at a level of service "B." The traffic study conducted concluded that the neighborhood would still operate at a level of service "B" post construction of the proposed subdivision.

Jeff Henley asked about a connection to Trough Springs Road.

Britt Little deferred to the developer.

Vernon Weakley spoke in favor and stated that the subdivision would be done in phases and the future phase two will have access to Trough Springs Road.

Bill Kimbrough asked if a thirty-day deferral would be possible.

Vernon Weakley said it would but he felt that he was being asked by staff for a variance that is not required at this time.

Charlie Patterson clarified that the staff was asking for the variance for phase one or future phase two.

Jeff Tyndall made a comment.

Charlie Patterson made a comment.

Jeff Tyndall stated that the staff believes that the road should be connected to Trough Springs during phase one and not phase two.

Vernon Weakley stated that the road stubbed to the North and South, as well as having a favorable traffic study.

Jeff Henley made a comment.

Charlie Patterson made a comment.

Stacey Streetman asked what variance the planning commission is asking for.

Jeff Tyndall stated they would like to see one for section 4.1.2 sub sections 3 & 4 in the subdivision regulations states that the arrangement of streets, roads or permanent easements shall be such as will not cause hardship to owners of adjoining property in providing convenient access. Collector streets, roads or permanent easements may be required where necessary to facilitate traffic flow in the subdivision. The planning staff has long time felt that it was important to connect stubs to surrounding properties or roadways when permissible.

Stacey Streetman asked if a portion of the land was surveyed off and no longer apart of the larger tract and ended where it was currently, would a variance still be needed?

Jeff Tyndall asked for clarification on which portion she was indicating to be surveyed off.

Stacey Streetman stated it was the portion to the right.

Jeff Tyndall said it was a separate parcel then they would be showing a stub to that separate parcel.

Michael Long clarified that the traffic study showed its status as a B pre and post subdivision construction.

Jeff Tyndall stated that it was mentioned by the applicant's engineer.

Michael Long made a comment.

Jeff Henley made a comment.

Russell Harris spoke against stating concerns such as one entrance in/out of Tandy Hills currently and the increased traffic through the existing neighborhood. He also mentioned future flooding concerns due to the proposed culvert under Waterfall Drive.

Vernon Weakley rebutted stating that the drainage concerns would be solved by the future runoff going back onto the applicant's property and not Grandview subdivision residents. He also mentioned a previous year's case which had a traffic study done where the traffic study led to a worse score post construction than pre-construction that was approved by staff.

Jeff Henley closed public hearing.

Charlie Patterson made a motion for approval, seconded by Stacey Streetman. All members voted in favor, except Cindy Greene who abstained and Bill Kimbrough who voted against.

Jeff Tyndall made a comment regarding the comparison to the other subdivision mentioned stating that the key differences were centered around the phasing of that approach and whether the road should be built first or later, regardless it did show a road connection the timing of the connection was the main focus point.

## CMCRPC MEETING MINUTES

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16. CASE NUMBER: **S - 43 - 2025** APPLICANT **Albert Marks IV**  
REQUEST: **Preliminary Plat Approval of Muddy Branch Development**  
LOCATION: **SE Corner of the intersection of Johnson Road and Muddy Branch Road**  
TAX MAP(S): **110** PARCEL #(S): **005.00**  
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **32.19 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **15**  
ZONING: **AG - Agricultural District**  
# OF LOTS: **18 +/-**

**Brad Parker presented.**

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

- 1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.**
- 2. Approval of Grading Permit by Montgomery County Building and Codes before Final Plat Approval.**
- 3. Approval of all utility plans by the Office of the Chief Utility Engineer/Utility District.**
- 4. Approval of the Montgomery County Fire Service.**
- 5. Approval of the Tennessee Department of Conservation (TDEC) for all septic areas.**

**Move for disapproval based on the information that was discussed during the open time that each side got to speak. Based on that information a motion of disapproval was given.**

**Jeff Henley made a comment.**

**Brad Parker commented on the changes to the plans since the informal meeting and additional public comments made regarding the case.**

**Jeff Henley opened public hearing.**

**Kolt Milam spoke in favor stating his intentions to build a personal residence and using the parceled off lots to offset the cost of the project.**

**Brad Weakley spoke in favor explaining that the proposed lot layout meets the zoning and subdivision regulations.**

**Charlie Patterson asked how many proposed lots there were.**

**Brad Weakley answered that it was 18 proposed lots and the rest will remain farmland.**

**Todd Evans spoke against stating that he sent in a thirty-two-page public comment that hit the following points: traffic concerns along Johnson Road due to visibility, topography that pushed water into a nearby culvert which has required the County Highway department to come out and inspect, and not enough water taps available.**

**Robert Williams spoke against voicing concerns about the rapid rate as to which farmland is decreasing in Middle Tennessee. He mentioned the state growth plan law which passed in 1998 where it states that county government can curb urban sprawl in section 1.5.1.**

**Daryl Pater spoke against stating that the location was listed incorrectly and that in section 3.3.1 of the subdivision regulations should be "along main road" He also mentioned its current AG zoning and how there wasn't enough regulations on abandoned cars and trash on AG zoned lots. Brad Weakley rebutted voicing that it is a preliminary plat and that utilities would be included on the final plat. During the final plat process, they will work to meet all conditions set by respective departments. He also said that the property owner is in the works to clean up any debris on the property currently. In closing he stated that it does meet all zoning and subdivision regulations.**

**CMCRPC MEETING MINUTES**

**Charlie Patterson made a motion for disapproval.**

**Jeff Henley stated that they had a motion for disapproval.**

**Jeff Tyndall asked if Mr. Patterson could elaborate on that just a little bit.**

**Patterson asked for clarification.**

**Jeff Tyndall stated he would to elaborate on the motion with a reason.**

**Charlie Patterson stated that based on the information, and the hopefully true facts, that have been discussed during this open time that each side got to speak. I feel like there was some good points there and again no matter what this body decides it still in this particular case will go the County Commission.**

**Jeff Henley stated no, that this was the cases final stop.**

**Charlie Patterson stated He was sorry for the confusion and that based on what I heard that's why I'm doing this particular motion.**

**Bill Kimbrough seconded. All members voted in favor of disapproval. Motion passes for disapproval.**

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**17. 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**

**Needs revision reflecting fire comment and TDOT requirements (6.20.25)**

**Anticipated conditions for approval**

- 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 and TDOT access permit.**

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- 18. 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 +/-**

**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 from the Montgomery County Highway Department and the Tennessee Department of Transportation (TDOT).**

**Charlie Patterson made a motion to approve the consent agenda, seconded by Bill Kimbrough. All members voted in favor of approval, motion passes for approval.**

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19. CASE NUMBER: **SR - 47 - 2025** APPLICANT: **Bill Mace**  
DEVELOPMENT: **Mace-Stonecrossing**  
LOCATION: **261 Stonecrossing Drive**  
TAX MAP(S): **030** PARCEL #(S): **059.01**  
PROPOSED USE: **Commercial Retail**  
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.27 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **3,440 +/-**

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

**Must meet BZA for eastern side setback variance**



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20. CASE NUMBER: **SR - 48 - 2025** APPLICANT: **Legacy Nursery and Landscaping  
General Partnership**  
DEVELOPMENT: **Legacy Nursery Supply Center**  
LOCATION: **731 Kennedy Lane**  
TAX MAP(S): **017** PARCEL #(S): **017.01**  
PROPOSED USE: **Retail Nursery Sales**  
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **12.82 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**  
ZONING: **C-4 - Highway Interchange District**  
# OF UNITS: **+/-** SQ FOOTAGE: **1,500 +/-**

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

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21. CASE NUMBER: **SR - 49 - 2025** APPLICANT: **Sydney Hedrick**  
DEVELOPMENT: **1018 Swift Office**  
LOCATION: **Swift Road**  
TAX MAP(S): **079F** PARCEL #(S): **B 030.00**  
PROPOSED USE: **Office**  
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.10 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **O-1 - Office District**  
# OF UNITS: **+/-** SQ FOOTAGE: **8,100 +/-**

**Brad Parker presented.**

**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

Jeff Henley opened public hearing.

Cal Burchett spoke in favor and stated that they will make sure they meet all the conditions set by the respective departments.

Donna Brew Radcliff spoke against the case citing the narrowness of Ridgecrest and Swift Drive and the impact of additional traffic. Specifically, the impacts of the children and adults who are on the roads walking to/from their bus stops.

Rob Zimmer spoke against citing the previous rezoning requests which were previously shot down by city council due to traffic concerns.

John McConnell spoke against stating that the neighborhood would like to see a smaller scale project.

Mentioning the adopted land use plan which says properties with excessive slope should remain unimproved or developed only under the provisions of lowest density given the physical constraints. The average slope of this project is fourteen percent he stated.

Cal Burchett gave a rebuttal stating that it's only one professional office and no concerns were given by Clarksville Street Department.

Jeff Tyndall asked for an elaboration on how storm water would be handled.

Cal Burchett stated that stormwater currently flows West and the proposed building was to be one story with a large crawlspace and retaining wall along the West property line.

Jeff Tyndall asked if the only drainage that occurs would be along the Swift/Ridgecrest Drive intersection due to driveway slope and once the property leveled it would flow West.

Cal Burchett agreed adding that the road water would be directed Westward and not towards Swift.

Valerie Guzman asked if any building currently existed on the property.

Cal Burchett stated there was not.

Valerie Guzman asked if any building used to be on that property.

Bill Kimbrough stated it used to be a clubhouse.

Valerie Guzman made a comment.

Jeff Henley made a comment.

Valerie Guzman reiterated that nothing was on the property currently.

Cal Burchett agreed.

Jeff Henley closed public hearing.

Stacey Streetman made a motion for approval seconded by Charlie Patterson. All members voted in favor except Michael Long who abstained. Motion passes for approval.

Jeff Tyndall stated that the property had a rezoning request in the past year to downzone to residential from office and it was recommended for approval by the planning commission and staff but turned down at city council leading to the possibility of the proposed office building now.

## **CMCRPC MEETING MINUTES**

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**22. CASE NUMBER: SR - 50 - 2025 APPLICANT: Clarksville Properties LLC**  
**DEVELOPMENT: Kenny Pipe Extension**  
**LOCATION: 182 West Dunbar Cave Road**  
**TAX MAP(S): 056A PARCEL #(S): B 001.00**  
**PROPOSED USE: Warehouse**  
**CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 1.87 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: M-1 - Light Industrial District**  
**# OF UNITS: +/- SQ FOOTAGE: 4,225 +/-**

**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.**

**Charlie Patterson made a motion to approve the consent agenda, seconded by Bill Kimbrough.**  
**All members voted in favor of approval, motion passes for approval.**

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**23. CASE NUMBER: SR - 51 - 2025 APPLICANT: David Phillips**  
**DEVELOPMENT: Ireland Way Retail**  
**LOCATION: Dover Road**  
**TAX MAP(S): 053 PARCEL #(S): 148.04**  
**PROPOSED USE: Retail Center**  
**CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: NUMBER OF ACRES: 2.05 +/-**  
**GROWTH PLAN AREA: PGA CIVIL DISTRICT : 8**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: +/- SQ FOOTAGE: 15,000 +/-**

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

## **VI. OTHER BUSINESS:**

### **A. Appeal of DDR-5-2025**

Jeff Tyndall made comments regarding the procedure for discussing DDR-5-2025 as well as how it came to be before the board today.

Brent Clemmons presented.

Bill Kimbrough asked when the property was purchased.

Brent Clemmons answered, 2007.

Jeff Tyndall stated that could be found on page thirty-eight of their packet.

Stacey Streetman asked if the building was on any historic registry.

Brent Clemmons stated it wasn't on the local historic overlay or any historic registry.

Bill Kimbrough reiterated that it was on no type of registry.

Brent Clemmons stated it wasn't but to keep in mind that Franklin Street is not in a local historic overlay as well.

Jeff Henley asked if the property on Fourth and Main Street was considered historic.

Jeff Tyndall answered that it was.

Bill Kimbrough clarified that the historic district didn't extend that far down Franklin Street.

Brent Clemmons responded that it doesn't.

Stacey Streetman asked when the home was built.

Brent Clemmons answered 1871.

Bill Kimbrough made a comment.

Charlie Patterson made a comment.

Michael Long made a comment.

Michael Long asked when the addition was added.

Brent Clemmons stated he wasn't sure.

Bill Kimbrough asked what the staff's position was.

Jeff Tyndall clarified that they don't make one.

Stacey Streetman stated she didn't see any historic significance.

Bill Kimbrough asked if a hearing needed to be done.

Jeff Tyndall stated it didn't.

Charlie Patterson asked it could be deferred.

Jeff Tyndall stated that it could be.

Charlie Patterson made a comment.

Bill Kimbrough asked if they could hear from the church.

Jeff Henley asked for a church representative to come speak.

Lisa Meeks made comments.

Bill Kimbrough asked if the church intentions were to demolish the existing home.

Lisa Meeks stated they had no plans and were dealing with vandalism.

Charlie Patterson asked if demolishing the building cut down on seating.

Lisa Meeks stated the church only utilized the back portion of the home due to the condition of the property upon purchasing.

Charlie Patterson asked if it was attached to the main church building.

Lisa Meeks responded that it wasn't.

Valerie Guzman clarified that due to safety concerns and liability the church would like to demolish the building.

Lisa Meeks stated that was correct.

Michael Long asked if the addition the church was utilizing would be torn down as well.

Lisa Meeks stated yes due to water damage the property sustained in the back portion rendering it unusable.

Charlie Patterson asked if the Bishop approved.

Lisa Meeks said that they received approval for demolition.

Charlie Patterson made a motion to authorize demolition, seconded by Bill Kimbrough.

Lisa Meeks made a comment regarding the other buildings the church has on the historic registry.

Stacey Streetman made a comment regarding her membership with the church, but does not see how that created a conflict of interest as she stands to gain nothing.

All members voted in favor. Motion passes for authorization to demolish.

Charlie Patterson made a comment.

Bill Kimbrough made a comment.

Stacey Streetman left the meeting at 4:11 p.m.

- B. Final Plan of Service for A-3-2023 (Hankook Road east of International Blvd)
- C. Final Plan of Service for A-4-2023 (Garrettsburg Road and Clyde Court)
- D. Final Plan of Service for A-5-2023 (East of International Blvd)

Jeff Tyndall presented A-1-2023, A-2-2023, and A-3-2023.

Jeff Henley opened public hearing for any comments on all three cases.

No speakers in favor or against.

Public hearing was closed.

Bill Kimbrough made a motion to send A-1-2023, A-2-2023, and A-3-2023 to Clarksville City Council, seconded by Michael Long. All members voted in favor, motion passes.

E. Profit & Loss Statement

Jeff Tyndall presented the May Profit & Loss Statement.

Jeff Henley asked about grants and why the amounts are so low.

Jeff Tyndall explained that TDOT grant money is not always received at the same time.

Jeff Henley made a comment.

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

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

Jeff Henley opened public comment period.

No speakers.

Jeff Henley closed public comment period.

Bill Kimbrough made a motion to adjourn, seconded by Michael Long. All members voted in favor, meeting adjourned at 4:14 p.m.

ATTEST:

  
Chairman Signature / Date