



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: July 29, 2025

Time: 2:00 PM

Members Present

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

Others Present

**Matthew Galibert, Planner
Brad Parker, Senior Planner
Daniel Morris, GIS Manager
Drew Sturdivant, Administrative Assistant
Jeff Tyndall, Director of Planning**

**Chris Cowan, CSD
Ben Browder, CGW
Mike Reed, CFR
Alex Morris, Co. HWY**

Jeff Henley called the meeting to order at 2:01 pm.

Approval of Minutes

Michael Long made a motion to approve June 24, 2025 minutes, seconded by Bill Kimbrough. All members voted in favor. Minutes were approved.

Announcements/Deferrals

Jeff Tyndall made an announcement about the A/C being out and an alternative location upstairs which the meeting could be viewed at.

Jeff Tyndall announced the upcoming Britton Springs Area Plan Meeting to be held on August 19th, 2025 from 6-8 p.m. at Minglewood Elementary.

Jeff Tyndall announced the upcoming Zoning Code Rewrite meeting to be held at the Regional Planning Commission on August 27, 2025 from 6-8 p.m.

Jeff Tyndall presented the deferrals S-25-2025, S-36-2025, SR-34-2025, SR-51-2025, SR-53-2025, as well as SR-48-2025 which was withdrawn.

Bill Kimbrough made a motion to approve the deferrals and withdraw, seconded by Michael Long. All members voted in favor except Stacey Streetman who abstained from SR-34-2025. Deferrals and withdrawn cases were approved.

Jeff Henley read the rules of speaking.

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1. CASE NUMBER: Z - 29 - 2025 APPLICANT Charles Thomas Jerles
REQUEST: C-2 - General Commercial District to C-5 - Highway & Arterial Commercial District
LOCATION: A tract of land fronting on the north frontage of Bellamy Ln approximately 225 +/- ft west of the Bellamy Ln & Warfield Blvd intersection.
TAX MAP(S): 041 PARCEL #(S): 085.00
REASON FOR REQUEST: This rezone requests allows for more commercial options for the requested property. This is an extension of the zone from across Warfield Blvd and is similar to the surrounding area.
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 2.88 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

Matthew Galibert presented.

STAFF RECOMMENDATION: APPROVAL

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

The C-5 Highway & Arterial Commercial Zoning Classification request aligns with the Regional Commercial Future Land Use Designation of the adopted Comprehensive Plan.

The request is compatible with the surrounding land uses.

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 stating it was an extension of the existing zoning.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval, seconded by Cindy Greene. All members voted in favor, motion passes for approval.

Jeff Tyndall announced that water bottles were available for members of the public, if they needed them.

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2. CASE NUMBER: Z - 30 - 2025 APPLICANT Donny Ray Plaster, Jr.
REQUEST: AG - Agricultural District to R-4 - Multiple-Family Residential District
LOCATION: A tract of land encompassing two adjacent parcels at the eastern terminus of Bellamy Ln
TAX MAP(S): 040 PARCEL #(S): 022.00 022.01
REASON FOR REQUEST: Townhome development
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 3.96 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

Matthew Galibert presented.

STAFF RECOMMENDATION: APPROVAL

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

The proposed R-4 zone is compatible with nearby R-4 and O-1 zones, St. Bethlehem Civitan Park and is a good buffer from the park to the surrounding multi-family units.

The request for infill residential development near existing facilities and infrastructure enables strategic growth and reduced pressure toward rural development.

No adverse environmental impacts identified with this request.

Jeff Henley opened public hearing.

Houston Smith spoke in favor asking for the board to support the staff recommendation.

Joy Peters spoke against sighting concerns over future drainage issues, as well as the proposed easement that was mentioned by the applicant which included using the Stone Court Commons parking lot as a cut through.

Houston Smith gave a rebuttal stating he wasn't able to hear what concerns were given.

Jeff Henley answered that concerns were raised about drainage and the access road.

Houston Smith explained that drainage concerns would be addressed by the Clarksville Street Department and TDEC at the Site Plan stage of the process. He stated the only legal access is through Bellamy Lane and without permission that is the only access they will utilize.

Bill Kimbrough asked if the county put up a gate.

Houston Smith stated it was gated around Stone Court Commons and around the park.

Stacey Streetman asked if the county could open the gate which would give access into Stone Court Commons.

Houston Smith stated the County would have to make that decision.

Stacey Streetman asked how the County would be able to make that decision since it's not their property.

Houston Smith said that he misunderstood her question.

Stacey Streetman asked if the picture could be pulled up.

Jeff Tyndall stated that the proposed sketch from the applicant did show a connection from the proposed lot to the Stone Court Commons parking lot. The decision on whether that would be allowed would be up to the Commons HOA, and not the planning commission.

Houston Smith stated that they present the board with multiple options so they can see the connections they could potentially make if granted access.

Jeff Tyndall stated that if the zoning passed, that the HOA would be re-notified at the Site Plan process.

Bill Kimbrough made a motion for approval, the proposed rezoning request is consistent with the adopted land use plan, seconded by Eric Huneycutt. All members voted in favor, except Michael Long who voted against. Motion passes for approval 5-1.

**3. CASE NUMBER: ZO - 4 - 2024 APPLICANT: Regional Planning Commission
REQUEST: Amend Electronic Message Center Language and Lighting Regulations
and Update Design Overlay Regulations Accordingly**

Jeff Tyndall presented.

STAFF RECOMMENDATION: Approval

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

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

Madison Street Corridor has long denied the ability of properties to have Electronic Message Centers but with the amount of grandfathered Electronic Message Centers and the installation of new signs by public entities 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 opened public hearing.

No one spoke in favor.

Thomas Brennan spoke against stating his business, Thomas Carpet Cleaning, uses electronic message boards for advertisement as well as to promote community events. He felt as though it would be best along Madison Street primarily, and if it did pass it could cause legality issues in the future. Additionally, he stated that his Watchfire sign which comes with preloaded programs are all at a minimum four seconds, rendering his sign useless if the ordinance was to pass.

Public hearing was closed.

Bill Kimbrough asked if Jeff Tyndall could elaborate on Thomas Brennan's concerns.

Jeff Tyndall stated him and Thomas Brennan had been in communication prior to the meeting. He elaborated that any messages on a electronic message board that had to do with non-commercial related messages are not regulated by the sign ordinance. The Planning Commission isn't trying to regulate the words on the screens per say, but the delivery of those messages. He further explained that they did form a sign committee when conducting their research with a few local business owners and a representative from Watchfire Signs. It never came up that what the ordinance was proposing was not a capability which the current electronic message boards couldn't comply with. He mentioned that the ordinance was not as strict as the ones in neighboring cities of similar size nor the State/Federal standards which require static screens only with no movement. Additionally, he stated that they had no issues amending the ordinance down the road if necessary.

Bill Kimbrough asked if that made Thomas Brennan's sign out of compliance and if we had a time frame which that would have to occur by.

Jeff Tyndall said by January 1, 2026 the rules would go into place. Giving sign owners all of October, November, and December if it passed in City Council by September.

Jeff Henley asked if Jeff Tyndall meant that the current signs could be brought into compliance with a software update.

Thomas Brennan made comments from the crowd.

Jeff Henley stated that he was only looking for an answer to that particular question.

Jeff Henley asked Mr. Brennan to come up to the microphone.

Thomas Brennan stated that the preloaded software that came with a Watchfire Sign starts at four seconds, and that he didn't understand why Watchfire hadn't mentioned that during the meeting. Continuing on to say that that the software which he paid for would be useless. He also asked if all the sign owners on Wilma Rudolph were aware of this proposal.

Jeff Henley stated that Mr. Brennan had already had his time to speak during public hearing and he was just looking for the answer to his original question.

Jeff Henley asked if anyone had more questions.

Thomas Brennan stated that the three second transition just isn't long enough.

Jeff Tyndall asked Mr. Brennan about the preloaded software and if he had the ability to edit it.

Thomas Brennan stated he couldn't.

Jeff Tyndall mentioned signs that currently were able to comply with the current transition time.

Thomas Brennan stated that he could make his own from scratch.

Jeff Tyndall reiterated that Mr. Brennan was referring to a preloaded software, and that if he built one from scratch it would be able to be brought to compliance but it would take extra time.

Thomas Brennan stated he could draw it out on a poster board and glue it to his sign so that it would be static forever.

Jeff Tyndall stated that wasn't his question. He asked if in the system he could program it to be static, or with a different transition time.

Thomas Brennan stated he could not utilize the functionality of the sign and spend more time and effort to bring it into compliance.

Jeff Tyndall stated that it did seem possible.

Thomas Brennan stated it was possible, just as it was possible to make this Madison Street only and not the whole city.

Eric Huneycutt made a motion for approval, seconded by Charlie Patterson. All members voted in favor, except Bill Kimbrough, Michael Long, and Jeff Henley who voted against. Motion passes 4-3.

Stacey Streetman stated that she had some questions regarding ZO-4-2024 that she would like to ask.

Jeff Henley asked Stacey Streetman to proceed.

Stacey Streetman asked it would be possible to split ZO-4-2024 into separate ordinances for Madison Street to have the potential to be passed alone.

Jeff Tyndall asked if she wanted to make a motion to reconsider.

Stacey Streetman asked him to repeat what he said.

Jeff Tyndall stated that she would need to make a motion to reconsider since she was on the prevailing side, and to remove Section 25, on page thirty-two. He stated that after the motion to reconsider was made that it would need two thirds vote to pass or simple majority.

Stacey Streetman stated that it was simple majority.

Jeff Tyndall continued that it would be a motion to divide the question to remove section twenty-five, pass the rest of the ordinance with section twenty-five being deferred for one month. During this time additional work could be done on section twenty-five with clarification from the Planning Commissioners and the City Legal team. This would maintain the January 1, 2026 start date it would just delay City Council's vote for a month or two.

Stacey Streetman asked if they could make potential changes to section twenty-five as well.

Jeff Tyndall answered they could do that next month if they wanted.

Stacey Streetman made a motion to reconsider case number ZO-4-2024.

Seconded by Jeff Henley.

All members voted in favor. ZO-4-2024 was reconsidered.

Stacey Streetman made a motion to divide the question removing section twenty-five.

Jeff Tyndall asked that she include Electronic Message Center from the rest of the ordinance.

Stacey Streetman made a motion to divide the question removing section twenty-five Electronic Message Center requirements from the rest of the ordinance.

Bill Kimbrough seconded.

Jeff Henley repeated that they had a motion to divide the question and asked for clarification on what section twenty-five would apply to.

Jeff Tyndall answered that they would vote on it separately, and the motion was just to divide section twenty-five from the rest of the ordinance first. He added that it may or may not be debated.

All members voted in favor of the motion to divide the question except Eric Huneycutt who voted against. Motion to divide the question passes 5-1.

Jeff Tyndall stated that now a motion was needed to hear ZO-4-2024 as split without section twenty-five.

Jeff Henley stated that now they would need to vote on ZO-4-2024 without section twenty-five.

Stacey Streetman asked if another motion was needed.

Jeff Tyndall answered yes.

Stacey Streetman made a motion for approval, seconded by Michael Long.

Stacey Streetman clarified that that motion allowed the rest of ZO-4-2024 to go forward to City Council.

Jeff Tyndall stated that was correct and it would be sent to the City tonight with section twenty-five listed as reserved. All members voted in favor except Eric Huneycutt who voted against. Motion passes for approval 5-1.

Jeff Tyndall stated that they now needed a motion on section twenty-five.

Stacey Streetman made a motion to postpone section twenty-five until the next Regional Planning Commission meeting.

Seconded by Cindy Greene.

Jeff Tyndall asked for a reason for the motion to be given.

Stacey Streetman stated that it was to work with the business owners and the legal department to ensure that everything is as it should be as to not create a future legal situation nor bring a huge detriment to existing businesses.

All members voted in favor except Eric Huneycutt who was against. Motion passes for approval 5-1.

Stacey Streetman thanked Jeff Tyndall and Jeff Henley.

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4. CASE NUMBER: CZ - 14 - 2025 APPLICANT Billy Riggins II
REQUEST: AG - Agricultural District to R-1 - Single-Family Residential District
LOCATION: a tract consisting of two adjacent parcels along the eastern frontage of Dotsonville Rd, approximately 500 +/- ft south of the Dotsonville Rd & Tommy Oliver Rd intersection.
TAX MAP(S): 068 PARCEL #(S): 053.00 054.00
REASON FOR REQUEST: Combine two lots into one and zone for residential
CO. COMM. DISTRICT: 7 NUMBER OF ACRES: .76 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 8

Matthew Galibert presented.

STAFF RECOMMENDATION: APPROVAL

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

The request permits two existing non-conforming parcels to combine into 1 conforming parcel.

The proposed request is not out of character with the surrounding development pattern.

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

Jeff Henley opened public hearing.

Billy Riggins spoke in favor stating he was hoping to combine two lots into one and rezone it as residential so someone can build a single-family home with septic in an effort to settle his mother's estate.

Jeff Henley thanked him for his comments and asked for any additional speakers.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval based on its consistency with the adopted Clarksville-Montgomery County Comprehensive Plan, seconded by Michael Long. All members voted in favor. Motion passes for approval.

5. CASE NUMBER: V - 7 - 2025 APPLICANT: CREST PROPERTIES

VARIANCE REQUEST:

LOCATION: East of Ft. Campbell Blvd, South of Concord Drive, West of W Bel Air Blvd,, immediately southwest of the intersection of Richmond Dr. and Concord Dr.

ZONING: C-2 - General Commercial District (R-2A Proposed) R-1 - Single-Family Residential District

GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7

CORRESPONDING CASE:

Brad Parker presented.

STAFF RECOMMENDATION:

Jeff Henley stated that he was okay with hearing the two variances as one case and asked if everyone else agreed.

Jeff Henley opened public hearing.

Houston Smith spoke in favor going over the different topography and natural barriers created by the land mentioning that it had two different streams that came together as one. This made finding an appropriate access into the subdivision difficult and if it had any other options they wouldn't be asking for the variance.

Lisa Pritchard spoke against mentioning concerns over the loss of wooded space in that area and how this area was one of the last remaining. She also stated that she was concerned over water drainage and that she knows the Clarksville Street Department has not found an issue at this time. She stated that no one in her community wants anymore homes. Lastly, she said that less than a hundred feet from the entrance is a curve that could potentially cause an accident if they cannot see people leaving the subdivision.

Houston Smith gave a rebuttal stating that this hearing was for the variance only and any other concerns he would like to address during the subdivision hearing.

Public hearing was closed.

Bill Kimbrough made a motion for approval, seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.

Jeff Tyndall moved to the subdivision consent agenda and informed Lisa Pritchard that she would have another opportunity to speak during S-48-2025. He stated that the Planning Commission would go ahead and pull S-48-2025 from the consent agenda and asked if anyone else had a case they would like to hear separately.

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6. CASE NUMBER: **S - 25 - 2025** APPLICANT **Clarksville Fencing Industrial Development Board**
REQUEST: **Preliminary Plat Approval of Preliminary Plat North Rossview 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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7. CASE NUMBER: **S - 36 - 2025** APPLICANT **David Phillips**
REQUEST: **Preliminary Plat Approval of Cherry Wells Station (Formerly 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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8. CASE NUMBER: S - 48 - 2025 APPLICANT CREST PROPERTIES
REQUEST: Preliminary Plat Approval of Concord Ridge
LOCATION: East of Ft. Campbell Blvd, South of Concord Drive, West of W Bel Air Blvd,, immediately southwest of the intersection of Richmond Dr. and Concord Dr.
TAX MAP(S): 043K PARCEL #(S): A 006.00 A 030.00
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 13.7 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7
ZONING: C-2 - General Commercial District (R-2A Proposed) R-1 - Single-Family Residential District
OF LOTS: 40 +/-

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 driveway access locations and sidewalk improvements as required.
3. Approved electric plan as required by CDE Lightband.
4. Approval of V-7-2025 variance request

Jeff Henley opened public hearing.

Houston Smith spoke in favor stating he is aware of drainage issues that they have a plan being submitted to Clarksville Street Department. They had the same questions asked when the property was being considered for rezoning. He mentioned that they would be open to deferring. Stacey Streetman asked if the zoning case was deferred.

Jeff Tyndall believed it had passed first reading.

Stacey Streetman agreed it passed first reading.

Jeff Tyndall stated that it was up for rezoning to R-2A from C-2, but that the current subdivision plat was compliant with both zonings.

Stacey Streetman clarified that even if the rezoning failed at City Council that the current subdivision applicant could still proceed.

Jeff Tyndall answered that she was correct.

Bill Kimbrough asked if it stayed C-2 how many homes could be built.

Jeff Tyndall stated if it stayed in this arrangement each lot could be a duplex.

Bill Kimbrough asked if that meant double the number of housing units.

Jeff Tyndall said that with R-2A it would be single-family homes.

Bill Kimbrough asked if that meant staying C-2 there could be double the amount of population.

Jeff Tyndall stated that it was rezoned C-2 in 2021.

Bill Kimbrough asked if they could potentially go to eighty homes.

Jeff Tyndall stated that without public roads it could be up to one hundred and twenty.

Jeff Henley stated that the proposed rezoning would be more favorable for the neighbors.

Jeff Henley mentioned bringing the Clarksville Street Department up to comment.

Houston Smith replied that they have not yet sent anything to the Street Department so they would not be able to answer many questions at this time.

Lisa Pritchard spoke against asking for clarification about where the access road would be off Concord Drive as well as citing concerns over the AT&T connectivity boxes that are next to the property and the consistency of power outages in the area.

Jeff Henley asked that the commissioners be addressed and not members of the public.

Lisa Pritchard stated that when the power does go out it is always Bel Air that receives power again last. She also mentioned the two streams running through the property that recently flooded and that it had the potential to flood in the future even worse. She continued to say that a new neighborhood would be intrusive in the existing neighborhood and it may be better suited in a different location.

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Alice Farmer spoke against stating that North Clarksville is prone to sink holes and wondered if that property had sink holes and that was why it had remained vacant this long. Public hearing was closed.

Jeff Tyndall explained that some lots remain vacant for long periods of time due to it not being financially feasible when compared to the price of building and selling homes, where as now home prices have reached a point where those vacant lots are able to be utilized and make sense economically.

Jeff Henley asked Chris Cowan to come to the microphone.

Chris Cowan asked if Jeff Henley had specific questions.

Jeff Henley asked if the street department had any plans on the project.

Chris Cowan explained that he is familiar with the drainage issues in the area and that they would look at the proposal to make sure that it wouldn't make the existing situation worse.

Jeff Tyndall explained that the proposal did show stream buffers but had yet to undergo any grading or drainage steps which may result in additional detention/retention and the loss of lots or changing of lot lines. Regardless, the stream buffers will be maintained. Chris Cowan agreed that the stream buffers would be maintained.

Jeff Tyndall stated that with the new access off Concord Drive a properly sized pipe or culvert would be installed in the current ditch.

Stacey Streetman stated that Mr. Smith was correct in his earlier statement that the rezoning case was postponed by Councilwoman Streetman.

Bill Kimbrough made a motion to approve, seconded by Stacey Streetman. All members voted in favor except Michael Long who voted against. Motion passes for approval 5-1.

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9. CASE NUMBER: **S - 49 - 2025** APPLICANT **Terrance Burney**
REQUEST: **Preliminary Plat Approval of Terrance Burney Property Kelly Lane lots 1-3**
LOCATION: **449 Kelly Lane**
TAX MAP(S): **080A** PARCEL #(S): **B 049.00**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.35 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**
ZONING: **R-6 - 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.**
- 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.**

Stacey Streetman abstained from S-50-2025.

Bill Kimbrough made a motion to approve the consent agenda, seconded by Stacey Streetman.

Stacey Streetman stated that she doesn't believe she can second the motion.

Jeff Tyndall agreed.

Stacey Streetman withdrew her second.

Michael Long seconded. All members voted in favor. Consent agenda passes for approval.

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10. CASE NUMBER: **S - 50 - 2025** APPLICANT **CJM Properties , LLC**
REQUEST: **Preliminary Plat Approval of 125 Sango Drive**
LOCATION: **Intersection of 41-A and Sango Drive**
TAX MAP(S): **082** PARCEL #(S): **122.00**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **19.18 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **5 +/-**

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.**

Stacey Streetman abstained from S-50-2025.

Bill Kimbrough made a motion to approve the consent agenda, seconded by Stacey Streetman.

Stacey Streetman stated that she doesn't believe she can second the motion.

Jeff Tyndall agreed.

Stacey Streetman withdrew her second.

Michael Long seconded. All members voted in favor. Consent agenda passes for approval.

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11. 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

Staff recommends deferral for further review and revision of the site plan:

- Applicant provided revision 7.28.25 which requires further review
- Sidewalks removed
- Parking configuration altered

Recommended 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. TDOT access permit

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12. 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 +/-**

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.**

Brad Parker presented the case into the consent agenda.

Jeff Tyndall asked if anyone would like to remove a case to be heard separately.

Michael Long made a motion to approve with all conditions, seconded by Cindy Greene.

All members voted in favor, motion passes for approval.

13. 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: WITHDRAWN

14. CASE NUMBER: **SR - 51 - 2025** APPLICANT: **David Phillips**
DEVELOPMENT: **Cherry Wells Station Retail (Formerly 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

15. CASE NUMBER: **SR - 52 - 2025** APPLICANT: **Bill Mace Home**

DEVELOPMENT: **Bill Mace Office Building**

LOCATION: **1919 Tiny Town Road**

TAX MAP(S): **008** PARCEL #(S): **013.04**

PROPOSED USE: **Equipment Storage Buildings**

CO. COMM. DISTRICT: **9** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **4.893 +/-**

GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**

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

OF UNITS: **+/-** SQ FOOTAGE: **10,000 +/-**

Brad Parker presented into the consent agenda.

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

- 1. Approval of all utility plans by the City Engineer's Office 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.**

Brad Parker presented the case into the consent agenda.

Jeff Tyndall asked if anyone would like to remove a case to be heard separately.

Michael Long made a motion to approve with all conditions, seconded by Cindy Greene.

All members voted in favor, motion passes for approval.

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16. CASE NUMBER: **SR - 53 - 2025** APPLICANT: **Nina Sadek**
DEVELOPMENT: **Sadek Building**
LOCATION: **1362 Ft. Campbell Blvd**
TAX MAP(S): **043N** PARCEL #(S): **F 003.00**
PROPOSED USE: **Retail Building**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **0.64 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **7,344 +/-**

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

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.
4. TDOT access permit required.
5. Replat required to record common access easement.

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17. CASE NUMBER: **SR - 54 - 2025** APPLICANT: **D&S Clarksville LLC**
DEVELOPMENT: **Alfred Thun Hotel**
LOCATION: **Located on the south frontage of Stacy Johnson Blvd approximately 330 ft +/- from the Alfred Thun Rd & Stacy Johnson Blvd intersection.**
TAX MAP(S): **033** PARCEL #(S): **005.13 (p/o)**
PROPOSED USE: **5-story hotel**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.92 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **15,334 +/-**

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.**

Brad Parker presented the case into the consent agenda.

Jeff Tyndall asked if anyone would like to remove a case to be heard separately.

Michael Long made a motion to approve with all conditions, seconded by Cindy Greene.

All members voted in favor, motion passes for approval.

18. CASE NUMBER: **SR - 55 - 2025** APPLICANT: **Nancy & Tito Dominguez**
DEVELOPMENT: **2016 Ft Campbell Blvd**
LOCATION: **2016 Ft Campbell Blvd**
TAX MAP(S): **030H** PARCEL #(S): **C 021.00**
PROPOSED USE: **Bakery/Retail**
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **0.30 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **2,000 +/-**

Brad Parker presented into the consent agenda.

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

- 1. Approval of all utility plans by the City Engineer's Office.**
- 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**

Brad Parker presented the case into the consent agenda.

Jeff Tyndall asked if anyone would like to remove a case to be heard separately.

Michael Long made a motion to approve with all conditions, seconded by Cindy Greene. All members voted in favor, motion passes for approval.

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19. CASE NUMBER: **SR - 56 - 2025** APPLICANT: **Todd Morris**
DEVELOPMENT: **253 Clearview/Office**
LOCATION: **253 Clearview Drive**
TAX MAP(S): **065M** PARCEL #(S): **A 001.00**
PROPOSED USE: **retail/office**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **0.66 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-1 - Neighborhood Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **6,600 +/-**

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**

Brad Parker presented the case into the consent agenda.

Jeff Tyndall asked if anyone would like to remove a case to be heard separately.

Michael Long made a motion to approve with all conditions, seconded by Cindy Greene.

All members voted in favor, motion passes for approval.

20. CASE NUMBER: **SR - 57 - 2025** APPLICANT: **Red Oak Trust**
DEVELOPMENT: **The Columns (revised)**
LOCATION: **South of and adjacent to Tiny Town Road, approximately 150 feet southeast of the intersection of Tiny Town Road and Little Bobcat Lane.**
TAX MAP(S): **007** PARCEL #(S): **016.05**
PROPOSED USE: **Retail, Office, Warehouse**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **5** NUMBER OF ACRES: **5.1 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **47,000 +/-**

Brad Parker presented into the consent agenda.

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

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

Brad Parker presented the case into the consent agenda.

Jeff Tyndall asked if anyone would like to remove a case to be heard separately.

Michael Long made a motion to approve with all conditions, seconded by Cindy Greene.

All members voted in favor, motion passes for approval.

21. CASE NUMBER: SR - 58 - 2025 APPLICANT: Michael Greenfield
DEVELOPMENT: Greenfield Trucking
LOCATION: At the terminus of Old Ashland City Rd, south of Ashland City Rd / US41-A
TAX MAP(S): 080N 080N PARCEL #(S): C 024.00 C 025.00
PROPOSED USE:
CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 8.59 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: M-1 - Light Industrial District
OF UNITS: +/- SQ FOOTAGE: 17,600 +/-

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.**
- 3. TDOT access permit**

Brad Parker presented the case into the consent agenda.

Jeff Tyndall asked if anyone would like to remove a case to be heard separately.

Michael Long made a motion to approve with all conditions, seconded by Cindy Greene.

All members voted in favor, motion passes for approval.

22. CASE NUMBER: **SR - 59 - 2025** APPLICANT: **Done Dada OZ GP Triplex Lot 3**
DEVELOPMENT: **Done Dada OZ GP Triplex Lot 3**
LOCATION: **320 S 7th Street Clarksville TN**
TAX MAP(S): **066K** PARCEL #(S): **C 013.00 (p/o) C 014.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.18 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **CBD - Central Business District**
OF UNITS: **3 +/-** SQ FOOTAGE: **2,016 +/-**

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 City Street Department, to include road and sidewalk improvements as required.**
- 2. Approval of all utility plans by the City Engineer's Office.**

Brad Parker presented the case into the consent agenda.

Jeff Tyndall asked if anyone would like to remove a case to be heard separately.

Michael Long made a motion to approve with all conditions, seconded by Cindy Greene.

All members voted in favor, motion passes for approval.

VI. OTHER BUSINESS:

A. Profit & Loss Statement

Jeff Tyndall presented.

Bill Kimbrough made a motion to approve the June Profit & Loss Statement, seconded by Stacey Streetman. 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 one spoke.

Public comment period was closed.

Michael Long made a motion to adjourn, seconded by Stacey Streetman. All members voted in favor, meeting was adjourned at 3:15 p.m.

ATTEST:


Chairman Signature / Date