



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: September 23, 2025

Time: 2:00 PM

Members Present

Jeff Henley
Joe Smith
Eric Huneycutt
Charlie Patterson
Stacey Streetman

Others Present

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

David Smith, CSD
Alex Morris, Co. HWY
Ben Browder, CGW
Mike Reed, CFR
Tim Benson, CGW
Mike Ringgenberg, CTS

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

Approval of Minutes

Joe Smith made a motion to approve the August 26, 2025 meeting minutes, seconded by Eric Huneycutt. All members voted in favor, motion passes for approval.

Announcements/Deferrals

Jeff Tyndall announced that the agenda is different this month to allow all consent agenda items to be heard at the beginning of the meeting instead of having people wait for zoning cases to be heard just for their case to pass via consent agenda afterwards. Mr. Tyndall explained that cases deemed controversial would be determined by if emails or comments were sent in regarding them. He explained that cases one through twelve would be voted on via consent agenda today unless pulled. Jeff Tyndall stated that all items in this section have been reviewed by the Regional Planning Commission staff and are recommended for approval. These matters are considered routine and noncontroversial, these may be adopted in one motion without discussion. However, any Commissioner, staff member, or member of the audience may request that an item be removed from the Consent Agenda for separate consideration. Items removed will be taken up under the Regular Agenda portion of the meeting.

Brad Parker presented the following cases for approval into the consent agenda: SR-63-2025, SR-65-2025, SR-69-2025, SR-70-2025, SR-71-2025, SR-72-2025, SR-73-2025. Brad Parker presented the following cases for deferral into the consent agenda: S-25-2025, SR-61-2025, SR-64-2025, SR-66-2025, SR-67-2025, SR-68-2025.

Jeff Tyndall asked if anyone would like to pull a case from the consent agenda.

SR-63-2025 was pulled by a member of the public.

Joe Smith stated that in the informal meeting a few cases on the consent agenda were discussed, and asked if these are able to stay on the consent agenda.

Jeff Tyndall answered that they had a meeting scheduled with the engineers of those projects Thursday.

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

Jeff Henley explained the public comment process.

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1. CASE NUMBER: Z - 38 - 2025 APPLICANT Legacy Nursery & Landscape GP
REQUEST: C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District
LOCATION: a tract of land at the northern terminus of Kennedy Lane
TAX MAP(S): 017 PARCEL #(S): 017.01
REASON FOR REQUEST: When I purchased the property, I was informed that the existing zone would permit me to operate a nursery business. However, I have since learned that the current zoning does not allow for such use, and now I need to pursue a rezoning in order to operate my business as originally intended.
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 12.82 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Disapproval

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

Neither the current C-4 Highway Interchange District & the proposed C-5 Highway & Arterial Commercial District align with the the adopted Future Land Use Map designation of Suburban Neighborhood.

The C-5 Highway & Arterial Commercial District permits a wide range of uses many of which are not complementary to the single-family residential development to the south. In addition, the parcel does not have usable frontage along an arterial highway and limited commercial development potential.

The applicant has stated that they wish to operate a nursery business, while it would not align with the Future Land Use designation of Suburban Neighborhood, the AGC Agricultural Commercial District would permit a nursery operation with a significant reduction of “commercial use” potential.

There is a FEMA Flood Area Designation along the western boundary of the tract. Attention to this condition is required at the development stage for this parcel.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion to defer for one month.

Stacey Streetman asked if the applicant was considering changing their zoning request. Jeff Tyndall answered that after meeting with the applicant that wasn't likely. The applicant is in discussions with the City Legal team as well as the Codes Department.

Joe Smith asked how many months the case had been deferred.

Jeff Tyndall answered the they deferred it last month and the applicant requested the deferral this month.

Joe Smith asked if that was relevant to the class he participated in the following month. John Spainhoward answered that was only for subdivisions.

Michael Long seconded.

All members voted in favor. Motion passes for approval.

CMCRPC MEETING MINUTES

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2. CASE NUMBER: ZO - 4A - 2024 APPLICANT: Regional Planning Commission
REQUEST: Update City wide Electronic Message Center regulations

Jeff Tyndall presented the RPC Staff Report.

STAFF RECOMMENDATION: Approval

This item was a split question from the original ZO-4-2024 regarding introducing EMCs into the design districts.

Currently there are no regulations on the operation of an EMC within the city limits, items such as message speed, transition, animation, and brightness have no standards.

These regulations provide reasonable standards for Clarksville businesses and go into effect January 30, 2026 to provide ample time to reprogram any message centers.

Stacey Streetman asked what happens if you have a sign with a static logo, but you have an American Flag or a background that is animated.

Jeff Tyndall answered he would consider that animated, but the Codes department would use their discretion.

Jeff Henley asked how Section 8.1.2.D read.

Jeff Tyndall read 8.1.2.D which are exemptions under the ordinance and states holidays signs and decorations and signs with no commercial message are exempt from the regulations. Then stated messages like Go Austin Peay or God Bless America would fall under that category.

Stacey Streetman asked if for example United Way which in the past has had many businesses advertise their message for them would still be allowed to do that.

Jeff Tyndall answered that in his opinion that would be okay since it is a non-profit and it is not a commercial message for another business.

Stacey Streetman asked about the Chamber of Commerce when they have drive to get more members.

Jeff Tyndall said he didn't see an issue with that either.

Jeff Henley commented that charity or community type messages are okay.

Jeff Tyndall answered that public information would be okay.

Joe Smith stated that basically you could not rent your electronic message board out.

Jeff Tyndall answered that would be a good way to put it.

Jeff Henley opened public hearing.

No one spoke in favor.

Thomas Brennan spoke against stating he owned Thomas Cleaning and Restoration which has a sign that does well in advertising. Mr. Brennan explained he spoke on behalf of churches, small and large business owners. He commented that he would like to see the conversation when Charles Hand is told he can't do what he is currently doing with his sign. He explained this is gross government overreach with over forty regulations be added to signs. He added that it was all about taste and Mr. Tyndall didn't like how bright or dynamic they are. He failed to understand the economic investment the signs bring. Some are fifty to sixty thousand dollars, some up into the hundreds of thousands. He added that we are now going to tell Pastor Smith that he can't have a rolling over the stone in front of the tomb message on Easter. He commented that he wasn't sure if #GoKats was allowed on signs anymore, that he would love to see them come to Clarksville. He stated he was told it's all about how it reads and if you read the language half of the stuff that was just discussed to be okay, is not okay. He stated that it says it has to be about the business and that it is a first amendment violation. He has spoken with his attorney, and they can touch base when they get to court. He continued that all the new signs like Watchfire all auto dim, adjust brightness, but some of the churches on Needmore which have scrolling signs would no longer be able to be used. He added that when driving down the bypass most of the signs are breaking one of the rules. He stated that when this was put on Clarksville Now the public all had other concerns that didn't have to do with signage. He stated that business owners, churches, and building and codes doesn't want this. He added that building and codes was mad now that they were driving up and down the road to see if something was in the street right - of - way. He stated that this was a matter of taste not of safety and this was a regulatory taking issue and his attorney agrees. He feels that thousands of dollars of value is being taken from his sign. He stated that Governor's Sqaure Mall sign was out of compliance and it's a ghost town there.

Public hearing was closed.

Stacey Streetman made a motion for a one-month deferral due to the statements made by the business owner for potential legal taking.

Michael Long asked that based on what signs would be brought out of compliance under this proposal, was he correct in his statement.

Jeff Tyndall answered that they all can be brought into compliance if someone takes the time to change the software.

Michael Long asked if based on what we are enforcing they would be out of compliance.

Jeff Tyndall answered yes.

Stacey Streetman stated that she understood the more modern signs could have software changes to be brought into compliance, but the speaker referenced the churches with scroll signs could these signs potentially not have the ability to be updated.

Jeff Tyndall answered that he wasn't sure at this time, but in a month, he can get an answer to that.

Jeff Henley commented that he thought a lot of the schools had scrolling signs.

Joe Smith stated that even if the scroll signs could be brought in compliance many of them don't meet the two foot minimum.

Jeff Tyndall answered that would be for new signs.

Joe Smith asked if only certain parts were grandfathered in.

Jeff Tyndall answered that because it is a changeable message on the sign that part will need to be compliant but the size of the sign can not be changed meaning it will not be forced to be compliant.

Joe Smith stated that it reads okay, but to the speakers point houses were built across the street that would put them within a hundred foot of his sign.

Jeff Tyndall asked if his sign faced the homes down the street.

Joe Smith answered it would be facing catty corner to the homes.

Jeff Tyndall stated that it's existing already, section D that applies with the messages on there. When you turn it on it's considered a new sign anytime a new image comes up. The size and shape of existing signs are already set, the manner of which they deliver the message isn't. The government can't regulate what you can and can't say completely, when it comes to the business side the manner in which you do so such as how big or how often is how the signs are regulated.

Joe Smith commented he agreed with Stacey Streetman that it can be a slippery slope. He continued that in an article he read years ago a church in Michigan had a political sign and the city made them take it down. He added that signage is a very tricky thing to try and regulate, because signs display the first amendment. He stated that he does agree with size and dimness or brightness, but the message on it I don't think as a government body we can regulate. He added that he wants it to be clearer on what is grandfathered in.

Jeff Tyndall asked if they could schedule a workshop session at the start of the next informal meeting. He stated that he feels that it's down to three bullets that are still in question they can work through. This meeting would be open to the public.

Stacey Streetman commented that she thinks City Council needs to be a part of the workshop.

Jeff Tyndall answered that he can't convene city council but he can solicit and invite them.

Stacey Streetman stated she was referring to inviting them.

Jeff Tyndall commented that back in graduate school a professor told them to never open up a sign ordinance.

This all started because of the overlay of Madison Street allowing electronic message centers.

Stacey Streetman added that Jeff Tyndall could work with the City Clerk to have a workshop.

Charlie Patterson asked what the expense was to get a sign into compliance.

Jeff Tyndall answered that it's a time effort involving coding a computer program differently.

Joe Smith seconded.

All members voted in favor. Motion passes for approval.

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3. CASE NUMBER: CZ - 15 - 2025 APPLICANT J&N Enterprises
REQUEST: AG - Agricultural District to R-1 - Single-Family Residential District
LOCATION: a tract of land on the western frontage at the southern terminus of Ross Ln.
TAX MAP(S): 053 PARCEL #(S): 173.00 (P/O)
REASON FOR REQUEST: No reason provided by the applicant.
CO. COMM. DISTRICT: 7 NUMBER OF ACRES: 11.21 +/-
GROWTH PLAN AREA: PGA CIVIL DISTRICT : 8

John Spainhoward presented the RPC staff report.

STAFF RECOMMENDATION: Approval

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

The Future Land Use for this tract is listed as Rural Reserve. This designation was applied so that future SR374 ROW could be identified/acquired free of encroachment. This proposed zoning request does not conflict with the future SR374 corridor.

The proposed R-1 Single Family Residential request is in character with the recent development patterns and paced accordingly as it is directly adjacent to the similar developments underway. The General Recommendations for the Woodlawn Dotsonville Planning Area, states that residential development should be focused in proximity to rural commercial nodes, such as the one identified on the Future Land Use Opinion Map for this area.

Woodlawn Utility District has noted that water main / water line improvements should be completed by July 2026. Proper water flow and pressure will be required prior to approval for final construction.

Jeff Henley opened public hearing.

Vernon Weakley spoke in favor stating he would appreciate the support and would answer any questions.

No one spoke against.

Joe Smith made a motion for approval stating that when they voted on Jackson Hills he wanted a connection to Ross Lane to three seventy-four one day without having to go to the dangerous intersection at Old Dover Road and that is the basis for his approval. Seconded by Eric Huneycutt.

All members voted in favor. Motion passes for approval.

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4. CASE NUMBER: **V - 8 - 2025** APPLICANT: **Millan Holdings LLC**
VARIANCE REQUEST:
LOCATION: **South of and adjacent to Beaumont Street.**
ZONING: **CBD - Central Business District**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**
CORRESPONDING CASE:

Brad Parker presented the RPC Staff Report.

STAFF RECOMMENDATION:

Jeff Henley opened public hearing.

Cal McKay spoke in favor stating this was approved a little over a year ago along with the plat, they ran out of time to get it recorded within one year of approval. It is zoned CBD, triplexes are set on them that don't need the additional lot depth. The buildings will fit within the setbacks.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval. Seconded by Michael Long.

Stacey Streetman abstained.

All other members voted in favor. Motion passes for approval.

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5. 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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6. CASE NUMBER: **S - 59 - 2025** APPLICANT **Millan Holdings LLC**
REQUEST: **Minor Plat Approval of Millan Holdings LLC Property Jefferson Street Lots 1-6**
LOCATION: **South of and adjacent to Beaumont St. north of and adjacent to Jefferson Street.**
TAX MAP(S): **066G** PARCEL #(S): **A 004.00**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **4.34 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**
ZONING: **CBD - Central Business District**
OF LOTS: **6 +/-**

Brad Parker presented the RPC Staff Report.

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

- 1. Final approval from the Gas and Water Department.**
- 2. Approval of V-8-2025 variance request**

Joe Smith made a motion for approval.

Seconded by Michael Long.

Joe Smith added with conditions listed.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for approval with conditions listed.

Seconded by Michael Long.

Stacey Streetman abstained.

All other members voted in favor. Motion passes for approval.

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7. CASE NUMBER: S - 67 - 2025 APPLICANT Ross Farms Development LLC
REQUEST: Revised Preliminary Plat Approval of Ross Farms Section 3 (Cluster)
LOCATION: South of Dunbar Cave Rd., west of Powell Rd., south of Moray Ln.
TAX MAP(S): 057 PARCEL #(S): 132.00 (P/O)
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 88.90 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: R-1 - Single-Family Residential District
OF LOTS: 276 +/-

Brad Parker presented the RPC Staff Report.

STAFF RECOMMENDATION: This plan meets minimum subdivision requirement

If approved, the following conditions should be added:

1. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.
2. Approval of all utility plans by the City's Engineer's office or Utility District Official.

Previously approved condition on February 22, 2022:

As shown on the preliminary plat, only Phases 1 & 2 (582 lots maximum) can be approved for Final plat approval by Montgomery County Regional Planning Commission prior to the completion of the Rossvie Road Improvement/Dunbar Cave Realignment project (Phase 2). Subsequently, Phase 3 Final Plat cannot be approved by the Planning Commission and have building permits released until the completion of the Rossvie Road Improvement/Dunbar Cave Realignment Project (Phase 2).

Previously approved condition on November 26, 2024:

Phase 3 Final plat cannot be approved by the Planning Commission and have building permits released until the completion of the Rossvie Road Improvement/Dunbar Cave Realignment Project (Phase 2) .

Jeff Henley opened public hearing.

Bert Singletary spoke in favor and asked if he could answer any questions.

Jeff Tyndall asked why now and not when Dunbar Cave Road realignment is complete.

Bert Singletary answered that when the original plan for the subdivision was created it was on a three-year schedule, Dunbar Cave road was to be completed within one year. We are on our schedule; Dunbar cave is a little behind. It does look close so by the time we get the final plat recorded everything should line up.

Jeff Henley asked if they had started on Phase Two of Rossvie Road yet.

Bert Singletary asked what the question was again.

Jeff Henley asked if the City had started on the part they were responsible for.

Bert Singletary answered yes.

Jeff Henley commented he would ask David Smith to come up.

Joe Smith asked after the plat is complete how long does it take for infrastructure and to start building homes. Bert Singletary answered it took four to six months to build a home.

Joe Smith asked if that meant that it would be four to six months before people started moving in, which would be past the end of the year.

Bert Singletary stated that was correct.

Stacey Streetman stated that she could not support the request she had been part of the agreement to wait until the Dunbar Cave realignment was completed.

Vernon Weakley spoke in favor stating that the case went back to February of 2022 when it came forward with a variance. At that time Stacey Streetman made a motion to disapprove the variance and it died for a lack of a second. Then the variance was approved by the other members of the commission. Moving into the subdivision case and Britt Little spoke in favor stating that the plat met the requirements. The motion was made for approval and seconded, then Stacey Streetman made an amendment to it to undo what the variance had created. She brought up Mr. Cowan and he said that the Rossview Road would be built by May of 2022. In the discussion Mr. Singletary was asked if it would be a problem to wait until the road was built, he said they didn't because his project had a three-year timeline. He continued that the road is close to being done, but they are at the point where infrastructure is almost done and they need the plat to be final. The city road is almost finished and in four to six months these houses will be online which is plenty of time for the road to be done. We need this condition removed to be able to move forward, we feel as though we have lived up to our side of the agreement. It was an agreement that didn't have to be accepted but was on faith. If we hadn't agreed to the request we would've moved forward without the condition because the motion was already made and seconded, but we wanted to try and work with everyone. Now we want y'all to work with us. We need this condition removed so we can stay on schedule. We will be paving the roads of this section this week maybe if not next, and the conditions you read Brad have already been complied with.

Stacey Streetman reiterated that her motion had died for a lack of a second.

Vernon Weakley stated yes, he was reading the notes from the planning commission.

Stacey Streetman commented that it may have failed for a lack of a second, but for clarification for the commissioners it was a close vote when it came to the approval and when the agreement and amendment was made to add it on there it wasn't to try and undo the variance, because undoing the variance would've decreased the amount of homes in the area.

Michael Long asked for David Smith from the Clarksville Street Department to clarify.

No one spoke against.

Public hearing was closed.

Jeff Henley asked David Smith to come forward as well as for an update on Rossview.

David Smith, Clarksville Street Department, answered that phase one of phase two was supposed to be Rossview Road but due to utility conflicts plans were shifted. Signalization, sidewalks, and paving are happening very soon. The roadway contract terminus is the end of November or mid-December, dependent on Fall Break and the weather.

Michael Long commented that should leave a lot of time before they start building.

David Smith commented a temporary road was in place also to continue connection to Rossview.

Michael Long made a motion for approval, seconded by Charlie Patterson.

Stacey Streetman asked Jeff Tyndall his thoughts on lifting conditions that have been put on by the RPC and setting precedence for others.

Jeff Tyndall answered back in 2022 the hope was the road would be in place fifteen to eighteen months after that. At the time the first two phases were two hundred and fifty plus lots were given the go ahead. Mr. Singletary has stayed on schedule. The road project ran into issues with utilities and the project being pushed back. If the thought was to phase it until you weren't inundating the road with more traffic you are in the gray area. I think it was appropriate in 2022 and when it was heard in the past year, but we have seen progress. Ethically, I would stay stick to the guns but at the same time I can see it has done its job. If the hope was let the construction get through before you're inundating it with more vehicles I think that has run its course.

Jeff Henley asked since there was a motion and if it got seconded and approved, does the previous condition come off automatically or do they need to amend it.

Jeff Tyndall answered that what they have before them is a new application and the only two conditions put on there were utility and street permits and as Mr. Vernon said those have been addressed. After gathering signatures on the final plat, they will be done.

Eric Huneycutt seconded

All members voted in favor except Stacey Streetman who voted against.

Motion passes for approval 4-1.

CMCRPC MEETING MINUTES

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8. CASE NUMBER: **S - 68 - 2025** APPLICANT **CJM Properties , LLC**
REQUEST: **Final Plat Approval of 125 Sango Drive**
LOCATION: **Northeast corner of Sango Drive and US 41-A intersection.**
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 the RPC staff report.

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

- 1. Receipt of the surety by the Montgomery Highway Department**
- 2. Receipt and acceptance of the developer's agreement by the County.**
- 3. Updated signature block for Montgomery Highway Department.**

Jeff Henley opened public hearing.

Jimmy Bagwell spoke in favor stating the owner agrees to provide the bond and the development agreement the county has provided so we are seeking approval.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval, seconded by Joe Smith.

Stacey Streetman abstained.

All members voted in favor, motion passes for approval.

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16. CASE NUMBER: **SR - 61 - 2025** APPLICANT: **Singletary Construction LLC**
DEVELOPMENT: **Whitfield Center**
LOCATION: **2550 & 2590 Whitfield Road**
TAX MAP(S): **031** PARCEL #(S): **013.02 053.00**
PROPOSED USE: **Commercial & Multifamily**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **3.81 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**
ZONING: **R-3 - Three Family Residential District**
OF UNITS: **10 +/-** SQ FOOTAGE: **8,400 +/-**

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Awaiting revisions and updated Landscape Plan.

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17. CASE NUMBER: **SR - 63 - 2025** APPLICANT: **Blick Homes LLC**
DEVELOPMENT: **Blick Homes LLC Property**
LOCATION: **726 Main Street**
TAX MAP(S): **066F** PARCEL #(S): **E 013.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.32 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**
ZONING: **CBD - Central Business District**
OF UNITS: **8 +/-** SQ FOOTAGE: **5,232 +/-**

Brad Parker presented the RPC staff report.

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.**

Jeff Henley opened public hearing.

Cal Burchett spoke in favor stating they submitted the application last month and staff had concerns, they were able to come to an agreement with the client, Mr. Blick, who is here if you have questions. We are asking for your approval with the conditions listed.

Mary Scott spoke against stating she owned the property next door and was curious how eight units will fit on the small lot, as well as if they are two stories. Brad Parker answered that it's zoned CBD which allows for higher density. As far as the height of the building I will defer to the engineer.

Mary Scott asked about parking.

Brad Parker answered that parking was in the rear.

John Spainhoward presented Mary Scott with the site plan.

Mary Scott asked if they would be the skinny homes.

John Spainhoward answered he believed they would be attached townhomes.

Public hearing was closed.

Joe Smith made a motion for approval with the conditions listed. Seconded by Michael Long.

All members voted in favor. Motion passes for approval.

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18. CASE NUMBER: **SR - 64 - 2025** APPLICANT: **Josh Dennis**
DEVELOPMENT: **Dennis Concrete**
LOCATION: **Located on the western frontage of Kendra Rhea Court, 270 ft +/- north of the intersection of Kendra Rhea Ct & Highway 41A.**
TAX MAP(S): **081I** PARCEL #(S): **B 021.00 (p/o)**
PROPOSED USE: **Retail**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.37 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **19,991 +/-**

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

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19. CASE NUMBER: **SR - 65 - 2025** APPLICANT: **Dharma Tiny Town Holdings**
DEVELOPMENT: **Town Gate Plaza (Formerly Tiny Town Retail Center)**
LOCATION: **605 Tiny Town Road**
TAX MAP(S): **006** PARCEL #(S): **054.00**
PROPOSED USE: **Retail**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **0.89 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **6,720 +/-**

Brad Parker presented the case 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. Recording of utility and cross-access easements.**
- 4. Approval of a TDOT access permit.**

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

20. CASE NUMBER: **SR - 66 - 2025** APPLICANT: **Bill Belew**
DEVELOPMENT: **Autumnwood East Apartments**
LOCATION: **Portion of a tract of land south of Tiny Town Rd and west of Jockey Dr.**
Proposed access from Tiny Town approximately 575 ft +/- west of Profit Dr.
TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)**
PROPOSED USE: **Multi-Family**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **24.75 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **396 +/-** SQ FOOTAGE: **259,374 +/-**

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Staff recommends deferral of the Autumnwood site plan due to overarching issues including roadway alignment, future parkland and pedestrian connections, buffering between multifamily and single-family areas, site access and circulation, amenities and landscaping, and commercial circulation. This deferral will allow the applicant to address outstanding issues and provide additional information for coordination with the larger Autumnwood development.

21. CASE NUMBER: **SR - 67 - 2025** APPLICANT: **BILL MACE**
DEVELOPMENT: **Autumnwood Farms Commercial**
LOCATION: **South Adjacent of Tiny Town Rd. Approximately 551' East of intersection of Tiny town & Tower Rd.**
TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)**
PROPOSED USE: **Retail & Office**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **3.31 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **30,579 +/-**

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Staff recommends deferral of the Autumnwood site plan due to overarching issues including roadway alignment, future parkland and pedestrian connections, buffering between multifamily and single-family areas, site access and circulation, amenities and landscaping, and commercial circulation. This deferral will allow the applicant to address outstanding issues and provide additional information for coordination with the larger Autumnwood development.

22. CASE NUMBER: **SR - 68 - 2025** APPLICANT: **Bill Mace**
DEVELOPMENT: **Autumnwood West Apartments**
LOCATION: **Approximately 840' south of Tiny Town Rd. Connecting to Tower Dr via Caroline Dr.**
TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)**
PROPOSED USE: **Multi-Family**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **15.32 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **245 +/-** SQ FOOTAGE: **150,640 +/-**

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Staff recommends deferral of the Autumnwood site plan due to overarching issues including roadway alignment, future parkland and pedestrian connections, buffering between multifamily and single-family areas, site access and circulation, amenities and landscaping, and commercial circulation. This deferral will allow the applicant to address outstanding issues and provide additional information for coordination with the larger Autumnwood development.

23. CASE NUMBER: SR - 69 - 2025 APPLICANT: Todd Morris
DEVELOPMENT: 1979 Madison Street Retail/Office Building
LOCATION: 1979 Madison Street
TAX MAP(S): 080D PARCEL #(S): C 020.00 C 021.00
PROPOSED USE: Retail/Office
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.10 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 10,440 +/-

Brad Parker presented the case 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.**
- 4. Minor plat to be completed.**
- 5. CDE Lightband approval.**
- 6. Common Design Review Board approval for elevations.**

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

24. CASE NUMBER: **SR - 70 - 2025** APPLICANT: **Vintage Clarksville Owner, LLC**
DEVELOPMENT: **Vintage Clarksville**
LOCATION: **501 Vintage Way**
TAX MAP(S): **057** PARCEL #(S): **016.05**
PROPOSED USE: **Multi-Family**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **14.77 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-2 - General Commercial District**
OF UNITS: **236 +/-** SQ FOOTAGE: **105,852 +/-**

Brad Parker presented the RPC Staff Report.

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.

Jeff Tyndall mentioned that this case was reviewed and approved three years ago and expired which required it to go back to the Commission. The only change was that the school system asked for a sidewalk and the Clarksville Street Department mentioned Rossvie Road improvements.

Brad Parker added that it was pulled from the consent agenda due to public comments that were received via email.

Jeff Henley opened public hearing.

Cal McKay spoke in favor explaining that all permits have expired except grading and drainage.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval, seconded by Eric Huneycutt. Joe Smith abstained. All members voted in favor. Motion passes for approval.

25. CASE NUMBER: **SR - 71 - 2025** APPLICANT: **Torx LLC Travis Bubar**
DEVELOPMENT: **Torx LLC**
LOCATION: **5137 Pinewoods Road**
TAX MAP(S): **011** PARCEL #(S): **027.01**
PROPOSED USE: **Warehouse- eCommerce**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **6.45 +/-**
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **1**
ZONING: **M-2 - General Industrial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **5000 +/-**

Brad Parker presented the case into the consent agenda.

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

- 1. Approval of Grading Permit by Montgomery County Building and Codes.**
- 2. Approval of all utility plans by the Chief Utility District Official.**
- 3. Highway Dept approval of all required access improvements.**
- 4. TDEC septic permit required.**

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

26. CASE NUMBER: SR - 72 - 2025 APPLICANT: Fairview Properties
DEVELOPMENT: 160 Fairview Lane
LOCATION: 160 Fairview Lane
TAX MAP(S): 041K PARCEL #(S): A 012.00
PROPOSED USE: Multi-Family Residential
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 0.54 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: R-4 - Multiple-Family Residential District
OF UNITS: 7 +/- SQ FOOTAGE: 5,316 +/-

Brad Parker presented the case 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.**

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

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27. CASE NUMBER: **SR - 73 - 2025** APPLICANT: **Retail Partners Tiny Town, GP**
DEVELOPMENT: **Panera Bread Franklin Commons**
LOCATION: **South of Tiny Town Road, 800+/- feet east of the Franklin Meadows Way/Tiny Town Road intersection**
TAX MAP(S): **007** PARCEL #(S): **016.09 (p/o)**
PROPOSED USE: **Restaurant**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **5** NUMBER OF ACRES: **0.98 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **2,414 +/-**

Brad Parker presented the case 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.**
- 4. Replat to be completed.**

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

VI. OTHER BUSINESS:

A. Profit & Loss Statement

Jeff Tyndall presented.

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

B. Employee Handbook Update- Retirement

Jeff Tyndall presented.

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

C. Lincoln Homes Fee Waiver

Jeff Tyndall presented.

Joe Smith asked if it was normal to waive fees.

Jeff Tyndall answered that fees have been waived in the past for certain projects. Such as waving thirty percent of a fee for an industrial project. Habitat for Humanity received a fee waiver.

Charlie Patterson asked how much the fees amounted to.

Jeff Tyndall answered three thousand dollars.

Stacey Streetman made a motion to approve, seconded by Michael Long. All members voted in favor except Charlie Patterson. Motion passes for approval 4-1.

D. Road Name Assignment- Theodore Court

Jeff Tyndall presented.

Michael Long asked if that road connected to the Bypass.

Joe Smith answered it was a cul-de-sac.

Michael Long answered he was one road further down.

Joe Smith asked what is the name selection process.

Jeff Tyndall answered that we ask the Clarksville Street Department and the City for suggestions first, this was their suggestion.

Joe Smith commented that we had a lot of veterans in the community, why not honor a fallen veteran.

Jeff Tyndall answered that he wasn't against that.

Joe Smith made an amendment to name it Sgt. Maj. Sidney Brown Court.

Jeff Henley asked that since the name has to be checked could they defer it until next month.

Joe Smith agreed.

John Spainhoward answered that it could be approved conditionally as long as it able to be put on the blade.

Joe Smith replied that Sgt Maj. didn't have to be spelled it the acronyms can be used.

Additionally, that his family would love to see his name on it.

Jeff Tyndall commented that if it did have an issue that it would be brought back next month.

Joe Smith responded that he would bring back another name.

Joe Smith made a motion to amend to Sidney Brown Court, seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.

Joe Smith made a motion to approve as amended, seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

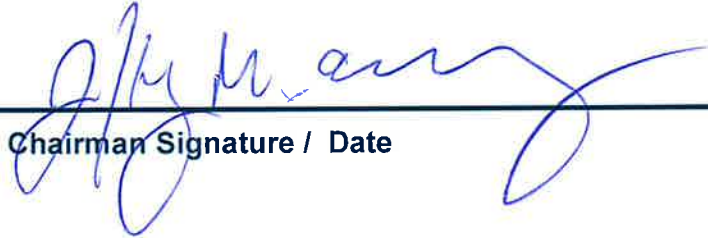
VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

**Jeff Henley opened public comment period.
No comments were made.
Public comment period was closed.**

**Joe Smith made a motion to suspend the rules, seconded by Stacey Streetman. All members voted in favor, motion passes for approval.
Joe Smith made a motion that the Regional Planning Commission staff creates a workshop or round table that includes City Council and County Commissioners who have districts within City limits and would be affected, as well as the public.
Jeff Tyndall proposed November 13, 2025 at 4:30 p.m. for the workshop meeting at the Regional Planning Commission.
Joe Smith made a motion to un-suspend the rules, seconded by Stacey Streetman. All members voted in favor, motion passes for approval.
Joe Smith made a motion to adjourn, seconded by Stacey Streetman.
All members voted in favor, meeting was adjourned at 3:23 p.m.**

ATTEST:



Chairman Signature / Date

