



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: October 28, 2025

Time: 2:00 PM

Members Present

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

Others Present

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

Chris Cowan, CSD
Ben Browder, CGW
Mike Reed, CFR
Tim Benson, CGW

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

Approval of Minutes

Bill Kimbrough made a motion to approve the September 23, 2025 meeting minutes, seconded by Michael Long. All members voted in favor, motion passes for approval.

Announcements/Deferrals

John Spainhoward explained that the format of the agenda was different with consent agenda items heard first, as well as that zoning cases were not able to be on the consent agenda and would have a public hearing.

A member of the public asked for a zoning case to be pulled from the consent agenda.

John Spainhoward explained that all zoning cases would have their own public hearing.

John Spainhoward continued that all items in this portion of the agenda are considered to be routine and non-controversial by the staff of the Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration.

Brad Parker presented the following cases for deferral into the consent agenda: S-25-2025, S-75-2025, SR-61-2025. He presented the following cases into the consent agenda for approval: SR-64-2025, SR-66-2025, SR-67-2025, SR-74-2025, SR-75-2025, SR-77-2025, SR-78-2025, and AB-4-2025.

A member of the public asked for SR-66-2025 to be pulled from the consent agenda.

Brad Parker pulled SR-66-2025 from the consent agenda.

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All members voted in favor. Motion passes for approval.

Jeff Henley explained the public comment process.

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 deferral.

STAFF RECOMMENDATION: Deferral

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for a one-month deferral, seconded by Michael Long. All members voted in favor except Stacey Streetman who voted against.
Motion passes for deferral 6-1.

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2. CASE NUMBER: Z - 39 - 2025 APPLICANT Chris Dority
REQUEST: R-1 - Single-Family Residential District R-3 - Three Family Residential District to
R-4 - Multiple-Family Residential District
LOCATION: A parcel of land fronting on the north frontage of Pollard Rd. North/northwest of
the Pollard Rd. & Quentin Dr. intersection.
TAX MAP(S): 043L PARCEL #(S): H 027.00
REASON FOR REQUEST: To bring property up to codes and one day further develop.
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 2.97 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7

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 Designation for this parcel is Suburban Neighborhood. This Future Land Use Designation indicates that attached housing is appropriate along major transportation corridors. Pollard Road is classified as a Collector Street and serves as a major transportation route for the area.

The proposed R-4 Multi-Family Residential District is not out of character with the development pattern along the Peachers Mill Rd. Corridor.

Jeff Henley opened public hearing.

Chris Dority spoke in favor stating that he was a partial owner of the property and was pursuing a building permit to add a room or a bathroom which they are unable to do currently. The current intentions are not to bring bulldozers in now since family resides on the property now. This zone change would also bring the property up to code and offers more variability in what can or can't be done with the existing buildings which have been there about forty-five years.

Anthony Wood spoke against stating he has lived in the property next door for thirty-eight years. After last year he was told by the commission that the garage could be converted. No updates have been made to Pollard Road in the last year, but an increase in accidents has occurred. The apartments at the end of the Pollard Road have caused traffic to back up. His property is currently zoned for apartments, but he has no intentions to build any. One or two children have been hit and killed on the road in the last year. Until the road is fixed adding more cars to it doesn't make sense at the time. The current buildings were put on the property even though it wasn't zoned correctly. Additionally, if he doesn't have intentions to build soon on the property, I'm not sure why he's asking for the rezoning now. Where the future apartments would lie would exit at the crest of a hill which is not a great area.

Chris Dority rebutted stating that he has been there for forty-five years. A TVA right-of-way separates his and Mr. Wood's property. Quincy Drive is at the other corner of the property which would be a prime location for a future four way stop to help slow the traffic down. The traffic would come out one hundred and fifty yards from a stop sign so it shouldn't cause problems. The two duplexes he mentioned causing a back up aren't open yet, they just got painted. We don't have a traffic back-up problem; we have idiot drivers. I understand their concerns, but this project is years out. The municipalities run east/west and under the ground, making this a hard project. At this time the funding is not available and the property may be sold, so this rezoning will make the property more valuable.

Public hearing was closed.

Stacey Streetman made a motion for disapproval based on it not fitting the area and being surrounded mostly by R-1. Seconded by Valerie Guzman.

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Stacey Streetman added that she understands the applicant's statement is to bring the property up to codes, but when making decisions the future has to be taken into consideration and as the applicant stated the property could be turned around and sold which means the property could be developed into apartments. At this time that doesn't fit the area and with a historical number of thirty-four units, going from R-1 to R-4 seems a drastic jump. Even though a very small portion of the property is R-3. Cindy Greene asked if the property met the criteria to be R-4.

John Spainhoward answered based on the recommendation it does.

Stacey Streetman and Valerie Guzman voted in favor of the disapproval, while Cindy Greene, Eric Huneycutt, Michael Long, Charlie Patterson, and Bill Kimbrough voted against.

John Spainhoward commented that when recommendations are sent to City Council for consideration a reason has to be given why the recommendation was made.

Bill Kimbrough made a motion for approval stating it was consistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan.

Seconded by Eric Huneycutt.

All members voted in favor of approval except Valerie Guzman and Stacey Streetman. Motion passes for approval 5-2.

3. CASE NUMBER: Z - 40 - 2025 APPLICANT Janet Palmer
REQUEST: R-1 - Single-Family Residential District to O-1 - Office District
LOCATION: A parcel fronting on the northern frontage of Memorial Dr, north of Memorial Dr & Landrum PI intersection.
TAX MAP(S): 065K PARCEL #(S): H 018.00
REASON FOR REQUEST: To convert the existing house to a small real estate office
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 10 NUMBER OF ACRES: .53 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11

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.

The O-1 Office District request is an intrusion into the northern frontage of Memorial Dr., an area that remains predominately single-family residential between W. Park Drive and Fairway Drive, with the exception of a multi-family development from the 1970s. This established pattern reflects the “Suburban Neighborhood” land use designation.

The adopted Clarksville-Montgomery County Comprehensive Plan’s Economic Goals emphasize avoiding over-saturation of commercial development. Given the existing availability of O-1 zoned properties and more suitable areas identified on the Future Land Use Opinion Map, this request is not consistent with the plan.

Although the overall Memorial Drive corridor contains O-1, C-1, and C-2 zoning, introducing a mid-block commercial use into this single-family block face would disrupt its character and reduce compatibility with surrounding residential development.

Jeff Henley opened public hearing.

Richard Garrett spoke in favor and presented Exhibit #1. He stated that it was currently a single-family residence which isn't in the best of condition. The goal is a complete remodel for a small real estate and property management office. The office would experience the most foot traffic between the first and the fifth of the month when payments are made. This would help to expand the commercial imprint. A comment was made about the oversaturation of office space, but after five years of looking for some in a reasonable range none of them have been feasible. The cheapest route was to purchase a home and invest the money into fixing it up. It is not spot zoning it is an extension of the zonings across the street from it. Further down on Memorial single-family homes have been revitalized to be office space. Even though nothing on this block has been changed yet, the life cycle of a home has to be taken into consideration.

Jennifer Rudolph spoke against mentioning being a long-term resident of Memorial Drive. Stating that from West Park to Fairway Drive that side of Memorial is all single family residential, while there is commercial on Memorial Drive it is all located across the street. As well as the fact that traffic is an issue along Memorial Drive currently.

Kyle Gardner spoke against stating that if they continue to make extensions to zoning that spread will continue. It's primarily residential single family and caution should be used if extending the zoning.

Public hearing was closed.

Bill Kimbrough made a motion for disapproval although the overall Memorial Drive corridor contains O-1, C-1, and C-2 zoning introducing a midblock commercial use into the single-family block face would disrupt its character and reduce compatibility with surrounding residential developments. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for disapproval.

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4. CASE NUMBER: Z - 41 - 2025 APPLICANT Michael T Booth
REQUEST: R-2 - Single-Family Residential District to R-2A - Single-Family Residential District
LOCATION: A parcel fronting on the west frontage of Dotsonville Rd. 275 +/- feet south of the Arrowfield Dr. & Dotsonville Rd. intersection.
TAX MAP(S): 053 PARCEL #(S): 133.00
REASON FOR REQUEST: To help with inner city growth. To create more lots to fulfill needs of community. To help Regional Planning Commission with growth plan.
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: 2 NUMBER OF ACRES: 1.78 +/-
GROWTH PLAN AREA: CITY 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.

This request represents an incremental change from the existing R-2 Single Family Residential Zoning Classification 60 ft. lot width & 9,000 sq. ft. to R-2A Single Family Residential Zoning 40 ft. lot width 5,000 sq. ft. Based on historical "frontage development" patterns this would equate to an increase of 1 additional lot.

Dotsonville Road functions as a significant City & County Collector Road. Shared driveway connections will be encouraged at the development stage.

Jeff Henley opened public hearing.

Ricky Reda spoke in favor stating he was here to answer any questions and would appreciate a vote in favor.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval based on the consistency of the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan. Seconded by Cindy Greene.

All members voted in favor. Motion passes for approval.

5. CASE NUMBER: Z - 42 - 2025 APPLICANT John Mark Holleman
REQUEST: R-1 - Single-Family Residential District to R-6 - Single-Family Residential District
LOCATION: A parcel of land fronting on the northern frontage of Paradise Hill Rd, 155 ft +/- east of Hayden Dr & Paradise Hill Rd intersection.
TAX MAP(S): 080A PARCEL #(S): E 046.00
REASON FOR REQUEST: To confirm with the existing subdivision Charleston Cove. It got left out when we did the original subdivision.
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .37 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

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 proposed R-6 Single Family Residential request is a logical extension of the existing R-6 zone and aligns with the Urban Neighborhood Future Land Use Designation.

Paradise Hill Road functions as a City Collector Street. Shared driveway connections or alternative access means, such as a rear loaded alley will be encouraged at the development stage.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval based on the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan. Seconded by Cindy Greene. All members voted in favor. Motion passes for approval.

6. CASE NUMBER: Z - 43 - 2025 APPLICANT Shaun Robertson
REQUEST: AG - Agricultural District to R-5 - Residential District
LOCATION: A parcel of land fronting on the northern frontage of Meriwether Rd, 1,414 ft +/- east of Trenton Rd & Meriwether Rd Intersection.
TAX MAP(S): 017 PARCEL #(S): 005.16
REASON FOR REQUEST: Highest and best use to match similar residential density in surrounding neighborhoods. Looking to utilize R-5 to build a single family community.
CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 5.12 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Disapproval

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

While this request presents an infill development opportunity in proximity to a multi-campus CMCSS school complex, the proposal is currently inconsistent with the established block face development pattern. and appears premature given the current capacity limitations along the Trenton Road corridor.

This proposal appears premature given the current capacity limitations in this area of the Trenton Road corridor.

John Spainhoward presented the RPC Staff Report.

Paul Krueckeberg spoke in favor stating that despite the RPC's opinion he believes they have found the perfect balance going from Ag to R-5. Meriwether Road is a time capsule in development history with Northeast High school and Middle school both opening over thirty-five years ago. This zone request threads the needle and is a great compromise for the competing desires of the city, the school system, and the people on Meriwether Road. We are asking for R-5 zoning to build and efficient and accessible single-family community. Not R-4 which would allow 80+ apartment units. From a mindful developer's perspective this property is perfect for a project in the urban growth area. It's across the street from Northeast High School. It has an existing mature tree line to buffer neighbors and a great traffic study report as well as accessible utilities. Parents would have a ten second commute to and from Northeast schools. It's also an opportunity for walk ability in the future. Minutes to school, food/entertainment, the interstate, the new hospital, and the new LifePoint church campus. None of these communities' amenities are currently safe or walkable nor are they connected by a sidewalk. The future widening of Trenton Road by TDOT was talked about in July during a community meeting. The opportunity for incremental progress on the sidewalk issue. We have to be okay with incremental sidewalk progress or we will never reach our goals as a city or community. This site design threads the needle for all shareholders on Meriwether with only thirty-four residences proposed, sidewalks on the front of the site, and a positive traffic study. This prepares the neighborhood for future walk ability when more homes fall into disrepair and are redeveloped. It would also allow for a brand new Krueckeberg community for people to enjoy for the next fifty to one hundred years.

William Drexel spoke against on behalf of the Greenbriar HOA citing concerns over the driveway entrance off Meriwether, as well as how many homes are being built there and what kind of homes would be built. The surrounding area is made up of single-family homes, no townhomes or duplexes. Also wondered if condos or apartments were proposed and what restrictions would be on the deeds. Additionally curious if the homes are rented or owned. The traffic on Meriwether is bad, with the TDOT project on Trenton Road timeline unknown. Again, this request doesn't match the area and if it is single family homes then how many would be possible on a five-acre lot. The sidewalks and shoulder make it sound like a common driveway would be put in, not a common road. The density is too much for that lot and that area. This proposal should not be approved.

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Michael Dotson spoke against stating that the request is inconsistent with the character and nature of the surrounding homes. It proposes concerns regarding safety, flooding, and infrastructure in the community. In April of 2025 homes along Glenhurst Way experienced major flooding and property damage following the commercial property boom along Trenton Road, these businesses now direct storm water towards the Meriwether subdivision basin. The proposed development on 1095 Meriwether includes a retention pond which is uphill from the flood effected homes. 1045 Meriwether Road also experienced some flooding as well as 1117 Meriwether which created large ponds less than one hundred feet from the homes. The current infrastructure is currently strained and adding more homes and impervious surfaces will only increase these issues. The proposed development falls under the Northeast School District which is currently close to capacity. Traffic on Meriwether Road continues to worsen. The traffic study turned in was conducted during a three-hour time frame on a weekday afternoon, which fails to reflect traffic during school hours, weekends, or when Meriwether is used as a detour. No crossing guard is assigned for students walking along Meriwether Road.

Mary Spillers spoke against over concerns such as traffic at the Northeast School Campus. Continuing that both Trenton Road and Meriwether Road should be widened with traffic lights installed. Sometimes the only way to Exit Meriwether onto Trenton is for traffic to be stopped and to allow motorists to exit. Traffic is known to back up for miles along this intersection. Flooding can result from the over development of land as well. Property lines in Meriwether Farms and Greenbriar Estates are currently being disputed, resolving this issue should be done before any new action is made. Proper planning is growing responsibly and making sure the proper infrastructure is in place prior to more development and realizing that not every parcel in Clarksville needs to be developed. Greenspace is essential especially for flood prevention.

Paul Krueckeberg rebutted stating that he doesn't have a disagreement with any of the concerns regarding traffic, and almost every road in Clarksville is the same. They are going to go with the Engineer's who conducted the traffic studies as well as the retention area in the back. According to the engineer's the area is already larger than what is has to be.

Public hearing was closed.

Stacey Streetman asked if the Clarksville Street Department would come and give an update on Trenton Road.

Bill Kimbrough asked if Meriwether is classified as a "B" what is Trenton Road.

Chris Cowan, Clarksville Street Department, answered that Trenton Road was an F. He also explained that the TDOT project is years away. They are in the design process and gaining right-of-ways. The earliest the bid for construction would go out is 2030, but TDOT projects don't usually hit their deadline. If 2030 is when the bid goes, construction will then take several more years.

Valerie Guzman asked if Meriwether was a "B" because of how hard it is to get onto Trenton Road, or if it was just the number of cars on it.

Chris Cowan answered it was the number of cars. Those type of assessments are done to see what sort of improvements need to be made to offset more cars being added.

Bill Kimbrough made a motion for disapproval the proposal appears premature given the current capacity limitations in the area of the Trenton Road corridor. Seconded by Stacey Streetman. All members but one voted in favor. Eric Huneycutt voted against. Motion passes for disapproval 6-1.

7. CASE NUMBER: Z - 45 - 2025 APPLICANT Faith Investments
REQUEST: M-2 - General Industrial District to C-2 - General Commercial District
LOCATION: A parcel of land fronting on the southern frontage of College St, 210 ft +/- northeast of Hornberger Ln & College St intersection.
TAX MAP(S): 055M PARCEL #(S): C 012.00
REASON FOR REQUEST: Uses in the area over the years have transitioned into more of a commercial area.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 1.24 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

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 proposed C-2 General Commercial district aligns with the Future Land Use Designation of Mixed-Use & removes the heavy industrial potential permitted in the M-2 General Industrial Zoning District.

The proposed C-2 General Commercial District would remove the existing legal non-conforming status of several established uses on the site, while introducing a more compatible zoning classification that aligns with the character of the College Street Corridor and the Downtown Urban Core Planning Area.

Jeff Henley opened public hearing.

Jamie Wallace spoke in favor stating she was available to answer any questions.

No one spoke against.

Public hearing was closed.

Michael Long made a motion for approval based on the staff's recommendation, seconded by Valerie Guzman.

All members voted in favor. Motion passes for approval.

8. CASE NUMBER: Z - 46 - 2025 APPLICANT William Page
REQUEST: R-4 - Multiple-Family Residential District to C-5 - Highway & Arterial Commercial District
LOCATION: A parcel of land fronting on the northern frontage of HWY 41A Bypass, 1,120 ft +/- to the east of Chesterfield Dr & HWY 41A Bypass intersection.
TAX MAP(S): 081I PARCEL #(S): B 017.01
REASON FOR REQUEST: For office retail redevelopment
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 2.13 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11

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 parcel is designated Corridor Commercial on the Future Land Use Opinion Map and the requested C-5 Highway & Arterial Commercial District aligns with this designation.

The proposed C-5 Highway & Arterial Commercial District is consistent with the established development pattern for the 41-A Bypass Corridor in this area.

Jeff Henley opened public hearing.

Shaun Berner spoke in favor stating he was available to answer questions.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval based on the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan, seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

9. CASE NUMBER: Z - 47 - 2025 APPLICANT Michael Burkhart
REQUEST: R-4 - Multiple-Family Residential District to C-2 - General Commercial District
LOCATION: A parcel of land fronting on the northern frontage of Madison St, located center block between S. 10th St & S. 11th St.
TAX MAP(S): 066L PARCEL #(S): A 019.00
REASON FOR REQUEST: Tiny Mother's General Store is a retail based year-round farmers market designed to benefit the local community farmers and business owners by helping alleviate the areas "food desert." It is located beside a C-2 area.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .62 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

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 parcel is designated Urban Core on the adopted Future Land Use Opinion Map and the requested C-2 General Commercial District aligns with this designation. The current structure has operated as a bookkeeping office and more recently, as a school academy.

The owner is now seeking the C-2 General Commercial District classification to allow continued commercial use of the site through adaptive reuse, which is recommended in the adopted Clarksville-Montgomery County Comprehensive Plan and specially mentioned in the Urban Core description.

This parcel is currently encompassed in the Historic H-1 Overlay and will remain as part of the Historic H-1 Overlay as part of this application.

Jeff Henley opened public hearing.

Michael Burkhart spoke in favor stating the structure was built in 1945 and used as a residence. The Burkhart family acquired it in 1979 for bookkeeping services, as the business grew, they acquired the property next door in 1985. At that time this property became a rental and over the years we have been good stewards of the properties. The concerns about the future of the property if the new zoning is achieved have been resolved. Before the property could be leveled there would be a push back from the Historic Committee. An agreement was made between Betty Obendorfer and myself a few months ago because I liked her business model and her fortitude. Due to her business being a commercial nature it required the zoning change. There is an entrance off Madison Street and an exit on 11th Street that we use ourselves during peak travel times. Bethany Obendorfer spoke in favor stating she has been a resident of Clarksville for thirteen years now. The last bit has been spent to develop a plan that will serve the community and address the lack of food accessibility. This location is six minutes from the college and a walk to downtown as well as having bus stop #5 being in the front yard. Having been in the business of restoration I am excited to repaint the yellow vinyl to a more historic color. Being located next to the Hair Mart, almost anything I do will add to the historical nature of this property.

Jennifer Rudolph spoke (neutral?) explaining that as the president of the Montgomery County Historical Coalition, a newly formed 501-C organization trying to restore historical properties.

The fact that she is taking a historical home in a H-1 overlay and giving it re-adaptive use, I am in favor of. We keep losing historic homes because most people lack money to fix them up and use them as a residence. Not only is she taking care of the outside but she is also restoring the inside of the home and putting it back to its original state where it had been converted to an office. I am not against this project, but it's hard to look at the H-1 overlay that we want to protect with all possible measure and put a C-2 zone in it. It opens up the potential of someone else down the road saying I want a commercial or I want to do something like that who doesn't have as good intentions on preservation. Unfortunately, she doesn't have a choice but to go C-2 and that's scary in a historic district. If there was any other option, we would've found it but between Mr. Spainhoward and Mr. Crosby's direction if she wants to sell anything this is her only option. Don Sharpe spoke against stating he lived in one of Clarksville's five overlay districts. For over thirty years I have been an advocate for the historic nature of Clarksville. In doing so I have used this document, section 9.3. It sets a bad precedent when you allow zone changes in H-1 overlay. There is a rewrite that the planning commission is creating and I think it's a little premature to make decisions on zone changes in historic districts. When the Comprehensive Plan draft was made, I went to all the meetings and I don't think anything in there says that in H-1 districts we should allow commercial zone changes. Bethany Obendorfer rebutted stating if the concern is a tear down of any sort and making it more modern or removing the historic perseveration side of it, that cannot be done without the H-1 removal which I wouldn't seek out. If he wanted to tear it down now and put up sixteen apartments he could, but none of us want that. At this time, I have first right of refusal to buy it. I am very informed about land estates as I am a sixth generation of a deed restriction, so I'm also aware that if it comes into my possession I can lock it down for six generations, beyond that I do not care. I will do everything in my power to exceed the standard. Pardon my appearance I thought I would be painting and I never thought I would be coming to speak at this so I shaved my head.

Public hearing was closed.

Stacey Streetman made a motion for approval based on the recommendation being consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. Seconded by Michael Long.

All members voted in favor. Motion passes for approval.

John Spainhoward gave an update about the zoning rewrite stating that the consultants have provided feedback, and the feedback given today by Mr. Sharpe and Ms. Rudolph is valuable. When the zoning code is rewritten and the decisions are being made about what uses can go in what classifications, some of their concerns could be addressed in that process. Just as an update C-1 will start as more as a neighborhood zone and then incrementally increase to more auto orientated uses as you get to C-4 and C-5. We understand the concerns with the current zoning code and we are going to do our best to update the regulations in that fashion but as I can tell you there are lots of different opinions on what those regulations should be. We are operating under the current rules in place and as we change the rules most people show up to oppose them as opposed to showing up to support the changes that are trying to be made. Understand today that the actions taken are based on the current regulations and there is always an opportunity for those regulations to improve, but we have to abide by what's currently in place. As we make suggestions to our legislative bodies to induce the changes that are being asked for the support does help.

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

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.

John Spainhoward stated a recommendation for deferral had been made and a workshop was set for November 13, 2025 at 4:30 p.m. so at this time a public hearing wasn't needed at this time.

Stacey Streetman made a motion for deferral until the next meeting. Seconded by Cindy Greene.

All members voted in favor. Motion passes for deferral.

11. CASE NUMBER: CZ - 16 - 2025 APPLICANT Thoung Pham
REQUEST: R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District
LOCATION: A parcel fronting on the northern frontage of HWY 41A S, 1,225 ft +/- west of the Mcadoo Creek Rd & HWY 41A S intersection.
TAX MAP(S): 082 PARCEL #(S): 168.00
REASON FOR REQUEST: For future development of property & to serve a better use as adjacent properties are multifamily and C-5 property currently has a run down dwelling and serves no purpose.
CO. COMM. DISTRICT: 15 NUMBER OF ACRES: 1.38 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Disapproval

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

The proposed C-5 Highway & Arterial Commercial District does not align with the adopted Future Land Use Map designation of Mixed Residential Neighborhood.

The adopted Clarksville-Montgomery County Comprehensive Plan, along with the Sango Planning Area General Recommendations, emphasize the need to limit the over saturation of strip commercial development.

The Sango Planning Area appears to currently have a surplus of vacant commercially zoned properties along the 41A Corridor in areas better suited for commercial development.

Jeff Henley opened public hearing.

Jacqueline Harker spoke in favor stating that as understood by her the mixed use is incorrect, the parcel was not large enough it should just be a normal stand-alone property. Currently, it's a tear down. After tearing the home down, it will be a stand-alone building not a strip mall. Next door is multifamily and the properties on the other side are commercial as well.

No one spoke against.

Public hearing was closed.

Stacey Streetman made a motion for approval based on the majority of the corridor already being commercial and feeling as though it fits the area it is lined up with, with the exception of the small amount beside it. Seconded by Michael Long.

Bill Kimbrough stated it is an arterial highway, which is what C-5 is looking for.

All members voted in favor. Motion passes for approval.

12. CASE NUMBER: CZ - 17 - 2025 APPLICANT Lora Richardson
REQUEST: AG - Agricultural District to E-1 - Single-Family Estate District
LOCATION: A parcel fronting on the northern frontage of Charles Holt Rd, 485 ft +/- to the north of the Trough Springs Rd & Charles Holt Rd intersection.
TAX MAP(S): 084 PARCEL #(S): 003.00
REASON FOR REQUEST: To bring existing lot into conformance with zoning. Lot has existed since 1976.
CO. COMM. DISTRICT: 15 NUMBER OF ACRES: 1 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 5

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 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.

This request brings an existing non-conforming parcel into conformance with the current County Zoning Resolution.

Jeff Henley opened public hearing.

Bryce Powers spoke in favor stating that he was the agent and Ms. Richardson was the applicant. Explaining he was here on her behalf to speak. She had bought the property and wasn't informed it was a non-conforming lot, so she is just trying to pull a building permit for a residence. It has been in this configuration since 1976, if it had been 1973, she would've been grandfathered in. No one spoke against.

Public hearing was closed.

Michael Long made a motion for approval, this request is consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

13. CASE NUMBER: CZ - 18 - 2025 APPLICANT Thomas B Black
REQUEST: AG - Agricultural District to E-1 - Single-Family Estate District
LOCATION: A parcel of land fronting on the eastern frontage of Vernon Creek Rd, 417 ft +/- to the north of the Vernon Creek Rd & Hwy 13 Intersection.
TAX MAP(S): 133 PARCEL #(S): 044.00
REASON FOR REQUEST: Rezoning to comply with building single family home and garage.
CO. COMM. DISTRICT: 6 NUMBER OF ACRES: 1.25 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 18

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 requested E-1 Estate District aligns with the Rural Reserve Future Land Use Designation and this request is near existing established area of residential development.
This request brings an existing non-conforming parcel into conformance with the current County Zoning Resolution.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Cindy Greene made a motion for approval this request brings an existing non-conforming parcel into conformance with the current county zoning resolution. Seconded by Stacey Streetman.
All members voted in favor. Motion passes for approval.

14. CASE NUMBER: CZ - 19 - 2025 APPLICANT DRG Family Partnership
REQUEST: AG - Agricultural District to C-5 - Highway & Arterial Commercial District R-4 -
Multiple-Family Residential District
LOCATION: A parcel of land fronting on the southeast frontage of McAdoo Creek Rd & Hwy
41A S intersection.
TAX MAP(S): 087 PARCEL #(S): 008.00
REASON FOR REQUEST: To use the property as a commercial endeavor along HWY 41-A
as an extension of the existing C-5 and a R-4 multi family at the rear of the lot fronting
McAdoo Creek Road only.
CO. COMM. DISTRICT: 3 NUMBER OF ACRES: 7.96 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: TBD

Awaiting Traffic Assessment Submittal and Review.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating a one-month deferral was being requested based on staff recommendation and the traffic study which we thought would be completed by now. At the next hearing we will address the merits of the case.

John Williams spoke against stating he had little experience with the planning commission. He explained that two weeks ago one street in his subdivision received notification letters of the zoning request. They began to think of the impact that a commercial business and apartments on 41A would have being across the street from the subdivision. The biggest concern is traffic within a half of a mile is three subdivisions, the elementary school, and the fire department. During the school traffic it is very difficult and adding the additional homes before improving the infrastructure will increase the difficulty. He expressed that he hoped the traffic study was rigorous and it is done over a period of days particularly when school is in session there. Additionally, the letter that was sent out made it seem like the only time public comments could be made was the meeting on Monday night, so there was a lot of confusion and is the reason I am here alone. We have seen an incredible amount of infrastructure changes along Madison Street, but none along McAdoo Creek.

Public hearing was closed.

Bill Kimbrough made a motion for a one-month deferral, seconded by Cindy Greene.

All members voted in favor; motion passes for one month deferral.

John Spainhoward made a comment that the Regional Planning Commissions notification policy is to send a letter to anyone within one hundred feet of the boundary to the record of owner at the Property Assessor's office. If you have additional questions, please reach out to me or stay after the meeting.

15. CASE NUMBER: CZ - 21 - 2025 APPLICANT Paul Collins
REQUEST: AG - Agricultural District to R-1 - Single-Family Residential District
LOCATION: A tract of land fronting on the western frontage of Dotsonville Rd, 3,756 ft +/- south of Dover Rd & Dotsonville Rd intersection.
TAX MAP(S): 053 PARCEL #(S): 202.00
REASON FOR REQUEST: For Single Family Development
CO. COMM. DISTRICT: 7 NUMBER OF ACRES: 86.9 +/-
GROWTH PLAN AREA: UGB 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 adopted Future Land Use Opinion Map designates for this tract as Suburban Neighborhood. The proposed R-1 Single-Family Residential District aligns with the Suburban Neighborhood designation and appears to represent a logical and appropriately paced extension of residential growth.

The R-1 Single Family Residential District is in character with the development pattern for the unincorporated portion of the Woodlawn / Dotsonville Planning Area.

Special attention will be required at the planning and development stage to ensure proper connections to Dotsonville Road, with coordination and approval from the Montgomery County Highway Department.

Jeff Henley opened public hearing.

Gary Kihar spoke in favor stating a rezone request was made to build affordable housing with sidewalks. He passed out an exhibit, which is noted as exhibit #2 at the end of the minutes. As Mr. Spainhoward stated it is within the growth plan. The sewer isn't available at the property, but there is some up the road we can pump to. The water will be available by the time we get ready to install that. The traffic study came back with no recommended improvements. Some flood concerns have been raised, we have plenty of open space and spots for retention. We are looking at the first house being completed October of 2027, so all of that will be good to go.

No one spoke against.

Public hearing was closed.

Cindy Greene made a motion for approval this request is consistent with the overall goals and objectives of the overall adopted Clarksville-Montgomery County Comprehensive Plan, seconded by Michael Long.

All members voted in favor. Motion passes for approval.

16. CASE NUMBER: **S - 25 - 2025** APPLICANT **Clarksville Fencing Industrial Development Board**
REQUEST: **Preliminary Plat Approval of Preliminary Plat North Rossview Commons Lots -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

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All members voted in favor. Motion passes for approval.

17. CASE NUMBER: **S - 75 - 2025** APPLICANT **Christian Innovative Enterprises**
REQUEST: **Preliminary Plat Approval of Whispering Cedar at Black Oaks**
LOCATION: **Along the north frontage of Kennedy Rd, roughly centered at the terminus of Stone Bluff Way.**
TAX MAP(S): **017** PARCEL #(S): **042.00**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **11.16 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**
ZONING: **R-2A - Single-Family Residential District**
OF LOTS: **53 +/-**

STAFF RECOMMENDATION: DEFERRAL

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All members voted in favor. Motion passes for approval.

18. 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 C-2 - General Commercial District**
OF UNITS: **10 +/-** SQ FOOTAGE: **8,400 +/-**

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. Electrical plan approved by CDE
4. Replat required to recorded easement and proposed lot split as shown.

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All members voted in favor. Motion passes for approval.

19. 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 +/-**

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 and Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road, access and sidewalk improvements as required.**
- 3. Electrical plan approved by CDE Lightband.**

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All members voted in favor. Motion 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 +/-

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, access and sidewalk improvements as required.
3. Electrical plan approved by CDE Lightband.
4. Final Plat approval of right of way (Horseshoe Cave Rd).

Jeff Henley opened public hearing.

Cal Burchett spoke in favor stating they met with the Regional Planning Commission staff to meet all recommendations. This project does meet the zoning ordinance and we are okay with the conditions. A vote of approval would be appreciated.

Bill Kimbrough asked if a thorough meeting was conducted.

Cal Burchett stated they had a meeting with the staff and the client.

John Spainhoward expressed thanks for the opportunity to sit down and meet to get all the concerns addressed.

Lenor Ericson spoke against stating her one of her concerns was addressed which was that these three hundred and ninety-six family developments shouldn't be exiting onto Tiny Town Road. It would be between the hospital and the bank and be a blind intersection and cause numerous accidents. When I look at the new plan it seems that's been changed to Horseshoe Cave Road which is good since that's a controlled intersection. My other concern is that this development is basically at five hundred and fourteen feet and is next to the old development in the Downs which was built before 2010 which is Aly Sheba Drive and I don't see any catch basins or anything on this plan that would direct water from this impervious development because it's solid concrete and water could go straight down the hill to Aly Sheba drive. Something should be done about the drainage.

Cal Burchett explained that drainage plans have began. The property in the front along the roadway will drain to the road. Pretty much all the apartments will drain to a sinkhole to the South of the property. We are enhancing that sinkhole to about four acres of retention. All the water from this development will be retained there. The rest of it will drain to these planned sinkholes on this master plan. Those two sink holes take about two hundred and fifty acres of water from the rest of the site, but a small portion of this will go to that basin on the Southeast. All of our water will go there, no plans are made to send any off site.

Public hearing was closed.

Bill Kimbrough made a motion for approval. Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

John Spainhoward made a comment about the order of the cases being heard off of the consent agenda.

CMRPC MEETING MINUTES

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 +/-**

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 and Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road, access and sidewalk improvements as required.**
- 3. Final plat shall be required to be recorded prior final release of the site plan.**

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All members voted in favor. Motion passes for approval.

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 +/-

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.
3. The CDE Lightband-owned utility lines must be relocated by CDE Lightband, per CDE Lightband's design, at full cost to the Developer. Any easements required by CDE Lightband for the design must be shown. The Developer is responsible for clearing the new route according to CDE Lightband's requirements. The cost for relocation must be paid in full before site plan approval; Or, the proposed CDE easement along the western side of the property would need to be 30ft wide and entered on the existing overhead power lines.

Jeff Henley opened public hearing.

Cal McKay spoke in favor stating it was on the same parent tract as the previous case. We have gone over and beyond meeting the zoning ordinance. Unsure what the objection is or if anyone is here to speak against but would like to have the right to respond.

Loren Ericson spoke in favor stating she wrote an email with concerns regarding the TVA easement and about the drainage and when I looked at the plans, they were both answered. I appreciate that and reading my email and taking care of those problems. I am glad it's going in there frankly because that whole farm needs to be developed.

Public hearing was closed.

Stacey Streetman made a motion for approval. Seconded by Cindy Greene.

All members voted in favor. Motion passes for approval.

Valerie Guzman thanked the Regional Planning Commission Staff for their consistency and working through things. I believe that's why we have such good outcomes and hope that continues.

23. CASE NUMBER: **SR - 74 - 2025** APPLICANT: **Lori Smith**
DEVELOPMENT: **Ace Hardware (revised)**
LOCATION: **North of and adjacent to Hankook Rd. , south of and adjacent to the current terminus of Aspire Way.**
TAX MAP(S): **057** PARCEL #(S): **017.06 017.02**
PROPOSED USE: **Hardware Store**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **NUMBER OF ACRES: 3.05 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+-** SQ FOOTAGE: **18,750 +/-**

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

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All members voted in favor. Motion passes for approval.

24. CASE NUMBER: **SR - 75 - 2025** APPLICANT: **Providence Builders**
DEVELOPMENT: **Providence Builders Field Office #2**
LOCATION: **814 Crossland Avenue**
TAX MAP(S): **066N** PARCEL #(S): **D 037.00**
PROPOSED USE: **Office and Storage**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **1.39 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**
ZONING: **C-2 - General Commercial District**
OF UNITS: **+-** SQ FOOTAGE: **3,548 +/-**

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 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. 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 Michael Long. All members voted in favor. Motion passes for approval.

25. CASE NUMBER: SR - 76 - 2025 APPLICANT: **Rick Reda Homes**
DEVELOPMENT: **Rick Reda Homes LLC Phase 3**
LOCATION: **Off of Ft Campbell Blvd. on Idlewild Street adjacent to Chesnut Drive.**
TAX MAP(S): **054C** PARCEL #(S): **F 047.00**
PROPOSED USE: **Townhomes**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **4.57 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 7**
ZONING: **C-2 - General Commercial District**
OF UNITS: **8 +/-** SQ FOOTAGE: **3,895 +/-**

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, access and sidewalk improvements as required.**
- 3. Electrical plan approved by CDE Lightband**

Jeff Henley opened public hearing.

Britt Little spoke in favor stating he believed the plan met the design standards and not sure what comments have been made but we would be glad to try and address them.

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.

26. CASE NUMBER: SR - 77 - 2025 APPLICANT: River Investments, GP

DEVELOPMENT: The River Club

LOCATION: 1150 Warfield Blvd

TAX MAP(S): 064 PARCEL #(S): 001.00

PROPOSED USE: Covered Golf Ball Hitting Bay

CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 134 +/-

GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

ZONING: R-1 - Single-Family Residential District

OF UNITS: +/- SQ FOOTAGE: 3,250 +/-

Brad Parker presented the case 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, access and sidewalk improvements as required.

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All members voted in favor. Motion passes for approval.

27. CASE NUMBER: **SR - 78 - 2025** APPLICANT: **CSDG- Jeremy Westmoreland**
DEVELOPMENT: **Sprouts Clarksville**
LOCATION: **575 Fire Station Road (SE corner of Fire Station Road and Winn Way)**
TAX MAP(S): **063** PARCEL #(S): **077.00 (p/o)**
PROPOSED USE: **Sprouts anchored shopping center with associated parking and utilities**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **5.028 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 11**
ZONING: **C-2 - General Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **37, 105 +/-**

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. Subdivision of this tract completed and recorded prior to final site plan release.**

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All members voted in favor. Motion passes for approval.

28. CASE NUMBER: SR - 79 - 2025 APPLICANT: ISI Athletics
DEVELOPMENT: ISI Athletics
LOCATION: A portion of a parcel of land on the northern frontage of Hwy 41A S, 770 ft +/- east of the Sango Dr, McAdoo Creek Rd & Hwy 41A S intersection.
TAX MAP(S): 082 PARCEL #(S): 122.00
PROPOSED USE: Athletic training facility
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: NUMBER OF ACRES: 11.22 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 30,400 +/-

Brad Parker presented the RPC Staff Report.

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. County Fire Service approval of all proposed fire suppression systems.

Jeff Henley opened public hearing.

Houston Smith spoke in favor stating it met all the codes and parking requirements. Some back and forth happened with Building and Codes over parking which has been figured out. Both phases meet the parking requirements, buffers are provided for the landscape. I appreciate the ability to respond to any comments.

Kevin Lee spoke in favor stating the partnership was three local families. The Sharp family, a retired marine and a business owner. The Mills family, a former professional baseball player and educator. The Lee Family, myself, active-duty military and former professional baseball player, as well as my wife who is a pharmacist. We are embedded in this community and youth sports. As we have been members of this community this has become a desire in the youth sports spectrum. This is providing something that is lacking as we look at the community and its growth. The youth facilities have become saturated so we are providing something for the competitive player as well as the rec player that wants to get better. We will be the ones doing lessons, engaged in the facility, and working with the neighborhood to make sure that everything coalesces and makes this a better place to be with a focus on the youth. We know we will be incredible neighbors as we go through this process. We also want to retain talent for the competitive athlete and stop seeing them go out of town. If we allow them to develop here, they could come back like Alec Mills has where he has grown up here, played professionally then come back. This is partnered with a competitive organization that I established as a 501-C3 which is focused on enhancing the community with an emphasis on getting the boys involved early with veterans' homes and food drives. We have also made a stand to make sure all military kids PCSing in have an opportunity to try out here.

John Williams spoke against stating he was former military and I'm just curious if lights will be associated with these ball fields. What can the neighborhood expect from the light pollution.

John Spainhoward deferred to the engineer.

Kevin Gate gave a rebuttal stating both fields will ultimately be lit. The plan is to mirror what little leagues currently do which is be done around 9:30 on Sunday-Thursday. Friday and Saturday it would be as late as 10:00 p.m. The lights will ultimately be inward facing. There will be light pollution but when you look at the growth plan for Clarksville this will not be a twenty four hour operation of lighting. It will also be less light pollution in the evening as compared to an apartment complex or other things allowed in C-5 zoning.

Public hearing was closed.

Michael Long made a motion for approval as this community needs a facility like this for the children so that they don't have to go to Nashville as they continue to do. Seconded by Eric Huneycutt.

All members voted in favor except Stacey Streetman who abstained. Motion passes for approval.

John Spainhoward made a comment that on the site plan it states all site lighting shall be directed inwards with shielded hoods and no light shall spill on adjacent properties.

CMCRPC MEETING MINUTES

29. CASE NUMBER: AB - 4 - 2025 APPLICANT: Kayla Gunter
REQUEST: Partial Right of Way Abandonment of Cambridge Road
LOCATION: Cambridge Rd stub south of Craigmont Blvd
TAX MAP(S): 065E PARCEL #(S): A 005.00 A 006.00
REASON FOR REQUEST: Not used as Public ROW, not city maintained
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 0.26 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: E-1 - Single-Family Estate District
LENGTH OF ROAD: 208 +/- Miles ROAD WIDTH: 50.32 +/- Feet

Brad Parker presented the case into the consent agenda.

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

1. Retention of a PUDE south of Craigmont Blvd for a sewer line.
2. Retention of a PUDE approximately along the western boundary of Cambridge Rd for a drainage ditch.

Charlie Patterson made a motion to approve the consent agenda, seconded by Michael Long. All members voted in favor. Motion passes for approval.

VI. OTHER BUSINESS:

A. Profit and Loss Statement

John Spainhoward presented the Profit & Loss.

Bill Kimbrough made a motion for approval. Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

B. Initiate Historic Zoning and Downtown Design District Code Updates for City Zoning Ordinance and County Zoning Resolution

John presented the Historic Zoning & Downtown Design District Code Updates.

Eric Huneycutt made a motion to initiate, 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.

Charlie Patterson made a motion to adjourn, seconded by Stacey Streetman.
All members voted in favor. Meeting was adjourned at 4:20 p.m.

ATTEST:


Chairman Signature / Date

Exhibit #1

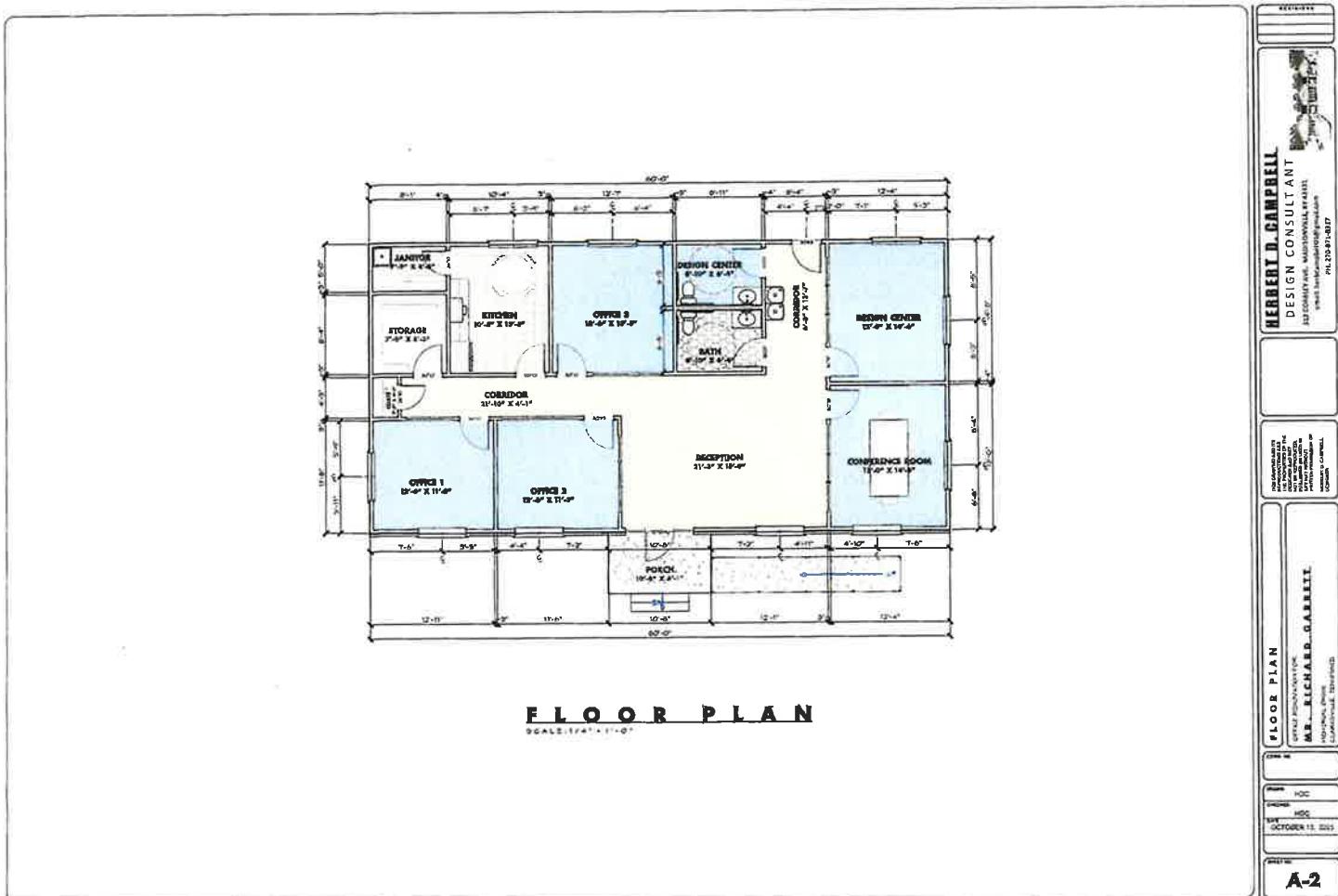


Exhibit #1



Exhibit #1



Exhibit #1



Exhibit #1



COLLINS RIDGE

Current Zoning AG

Introduction

- LEAD GROUP, LLC is requesting a rezone from AG to R1.

Agenda

1. Introduction & Market Demand
2. Utility Availability
3. Traffic Study
4. Environmental Study
5. Community Benefits
6. Development Timeline
7. Q & A



Exhibit #2

Introduction & Market Demand

- LEAD Group, is requesting a rezone from AG to R1, to increase the density that will allow for smaller lot sizes due to market & feasibility challenges, including: rising land cost, increased development cost and increased construction costs.
- Affordable Housing concerns. Affordable Housing requires smaller lots, due to the cost ratio of the total home price. It's more affordable to develop smaller lots, which reduces the total home sales price and also benefits the home-buyer.
- The proposed lot sizes are in conformity with Our Local Industry Standard for \$325-425k homes.
- The proposed zoning is in conformity with the outlying zoning and is in the Montgomery County Future Land Use Plan.

Exhibit #2

Future Land Use

- This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. The R-1 Single Family Residential District request aligns with the Suburban Neighborhood designation identified for this tract on the adopted Land Use Opinion Map

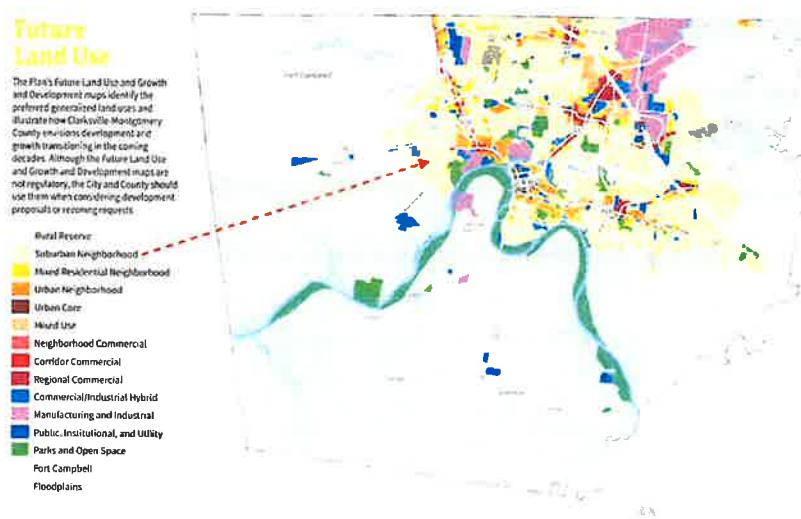


Exhibit #2

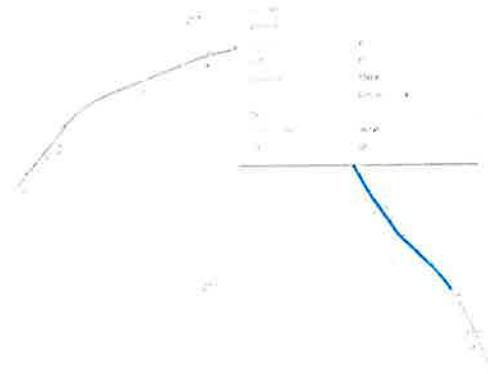
Utility Availability

HOW

- **Sewer Extension** from this development, will connect to the North along Dotsonville Rd
 - Have been coordinating details with **Ben Browder at CGW**
- **Water line** Capacity should be available June 2026 per emailed letter from WUD. A Six-Inch Line Currently Runs north to south along Dotsonville Rd
 - Have been coordinating details with **Lynn Burkhart WUD**



Preliminary Sewer
Route



Preliminary Water
Route

Exhibit #2

Traffic Study Results

Results

- The subject property with the proposed rezoning will operate at a **LOS B** for the proposed site entrance and a **LOS A** for the northbound approach on Dotsonville Road.
- Therefore, the property operates with an acceptable level of service and no recommended improvements to Dotsonville Road are required.

LOS: Level Of Service

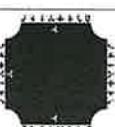
HCS 2010 Two-Way Stop Control Summary Report									
General Information					Site Information				
Analysis Type	0 - Average	Intersection	Intersection	Intersection	Location	Intersection	Intersection	Intersection	Intersection
Analysis Unit	Intersection	Intersection	Intersection	Intersection	Location	Intersection	Intersection	Intersection	Intersection
Site Identifier	1079223	Eastbound Street	Eastbound Street	Eastbound Street	Site Identifier	Eastbound Street	Eastbound Street	Eastbound Street	Eastbound Street
Location ID	7011	Intersection Name	Intersection Name	Intersection Name	Location ID	Intersection Name	Intersection Name	Intersection Name	Intersection Name
Time Period	Proposed Site Entrance (AM)	Peak Hour Factor	AM	AM	Time Period	Peak Hour Factor	AM	AM	AM
Comments	Subject Site	Analysis Type	Analysis Type	Analysis Type	Comments	Analysis Type	Analysis Type	Analysis Type	Analysis Type
Printed Date/Time	Printed Date/Time	Printed Date/Time	Printed Date/Time	Printed Date/Time	Printed Date/Time	Printed Date/Time	Printed Date/Time	Printed Date/Time	Printed Date/Time
Layers									
									
Vehicle Volumes and Adjustments									
Adjustment	Eastbound	Westbound	Northbound	Southbound	Eastbound	Westbound	Northbound	Southbound	Eastbound
2010 base vols	0	0	0	0	0	0	0	0	0
Primary	18	14	12	9	18	14	12	9	18
Secondary - East	0	0	0	0	0	0	0	0	0
Secondary - West	0	0	0	0	0	0	0	0	0
Conflicting traffic	19	19	19	19	19	19	19	19	19
Local traffic	0	0	0	0	0	0	0	0	0
Private Utility Vehicles	0	0	0	0	0	0	0	0	0
Transit Vehicles	0	0	0	0	0	0	0	0	0
Fire/Police/Chambers	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Other	0	0	0	0	0	0	0	0	0
Median Values									
Delay, Queue Length, and Level of Service									
Proposed vols (AM)	0.5	0.5	0.5	0.5	2NT	2NT	2NT	2NT	2NT
Level of Service	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Link Name	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Link Queue Length	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Link Delay (sec/ln)	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
Link Delay (sec/ln)	0	0	0	0	0	0	0	0	0
Adjusted Delay (sec/ln)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Link Queue Length	0	0	0	0	0	0	0	0	0



Exhibit #2

Flood Impact

Analysis

- The site features **multiple closed drainage basins** with minimal offsite discharge, minimizing downstream impacts and reducing regulatory complexity.
- **Risk Mitigation:** Limited risk of contributing to offsite flooding events or erosion due to self-contained hydrology.

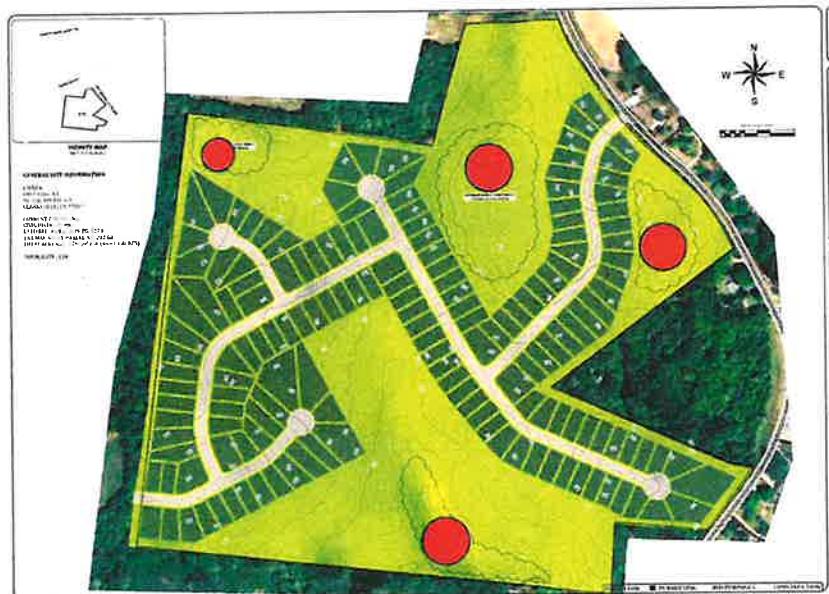


Exhibit #2

School Impact

Analysis

- After talking with Montgomery County School Board, the opening of this school should have a cascading effect and relieve pressure on the western/southwestern Clarksville schools

FREEDOM ELEMENTARY SCHOOL

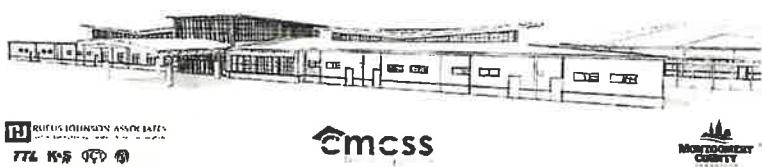
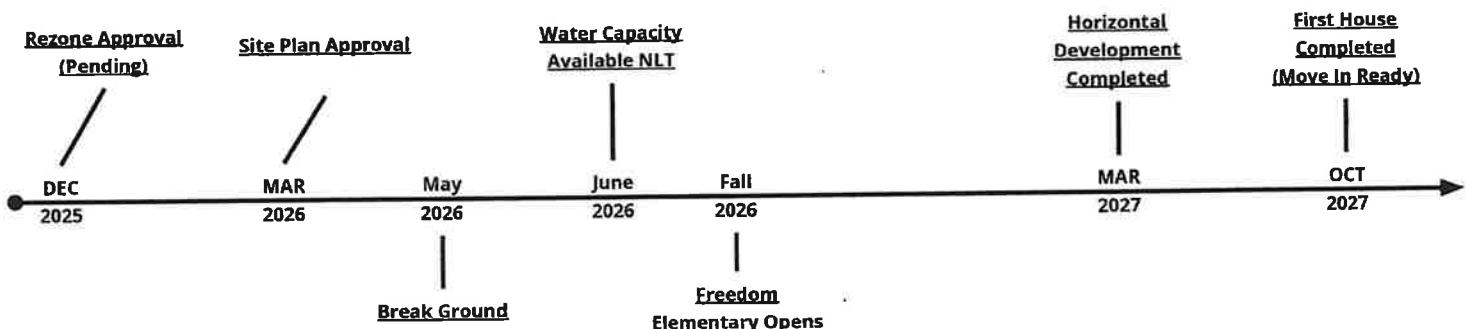


Exhibit #2

Development Timeline



FREEDOM ELEMENTARY SCHOOL



Exhibit #2

Questions, Concerns, Recommendations ?

