



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
December 19, 2025

2:00 P.M.

329 MAIN STREET
(MEETING ROOM-BASEMENT)

- I. CALL TO ORDER / QUORUM CHECK / PLEDGE TO FLAG
- II. APPROVAL OF MINUTES OF RPC MEETING: **November 25, 2025**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING ZONING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **January 6, 2026 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **January 8, 2026 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **January 5, 2026 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **January 12, 2026 @ 6:00 P.M.**
- V. CONSENT AGENDA
- VI. REGULAR AGENDA
- VII. OTHER BUSINESS
- VIII. PUBLIC COMMENT PERIOD

V. CONSENT AGENDA ITEMS: **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:**

CASE TYPE: **SUBDIVISION(S)**

1. **S - 90 - 2025** OWNER(S): **Vision Home Builders** REQUEST: **Preliminary Plat Approval of Harper Place Subdivision** LOCATION: **Two parcels fronting on the east frontage of Harper Rd. 1,250 +/- feet south of the Highway 41-A South & Harper Rd intersection.** TAX MAP(S): **081** PARCEL #(S): **172.00 176.00** NUMBER OF ACRES: **6.63 +/-** ZONING: **R-1 - Single-Family Residential District** # OF LOTS: **8 +/-**

2. **SR - 81 - 2025** APPLICANT: **Scott Little** DEVELOPMENT: **Black Dog Storage**
LOCATION: **2220 Woodlawn Road** TAX MAP(S): **052** PARCEL #(S): **092.01** PROPOSED USE:
Storage Units NUMBER OF ACRES: **4.756 +/-** ZONING: **C-2 - General Commercial District** #
OF UNITS: **+/-** SQ FOOTAGE: **21,226 +/-**

RECOMMENDED FOR DEFERRAL

3. **SR - 86 - 2025** APPLICANT: **Anthony Daley** DEVELOPMENT: **The Reserve at Lafayette**
LOCATION: **937 Lafayette Road** TAX MAP(S): **044** PARCEL #(S): **026.03 036.00** PROPOSED
USE: **Multifamily** NUMBER OF ACRES: **2.16 +/-** ZONING: **R-4 - Multiple-Family Residential**
District # OF UNITS: **20 +/-** SQ FOOTAGE: **18, 400 +/-**

4. **SR - 87 - 2025** APPLICANT: **Todd Morris** DEVELOPMENT: **2265 Trenton Road, Mixed Use**
Property LOCATION: **2265 Trenton Road** TAX MAP(S): **041** PARCEL #(S): **054.00 060.00 061.00**
062.00 PROPOSED USE: **Retail & Multifamily** NUMBER OF ACRES: **14.31 +/-** ZONING: **C-5 -**
Highway & Arterial Commercial District & R-4 - Multiple-Family Residential District # OF
UNITS: **132 +/-** SQ FOOTAGE: **23,160 +/-**

RECOMMENDED FOR DEFERRAL

5. **SR - 88 - 2025** APPLICANT: **Todd Morris** DEVELOPMENT: **Morris 2500 41A Bypass**
LOCATION: **2500 HWY 41A** TAX MAP(S): **081** PARCEL #(S): **056.00** PROPOSED USE: **Retail**
NUMBER OF ACRES: **0.92 +/-** ZONING: **C-5 - Highway & Arterial Commercial District** # OF
UNITS: **+/-** SQ FOOTAGE: **4,800 +/-**

6. **SR - 89 - 2025** APPLICANT: **Chris Blackwell** DEVELOPMENT: **Blackwell Dover Road**
Phase 2 LOCATION: **1400 Old Dover Road** TAX MAP(S): **053** PARCEL #(S): **098.00**
PROPOSED USE: **General Office** NUMBER OF ACRES: **1.81 +/-** ZONING: **C-5 - Highway &**
Arterial Commercial District # OF UNITS: **+/-** SQ FOOTAGE: **6,084 +/-**

VI. REGULAR AGENDA ITEMS: All items in this portion of the Agenda will be read and considered individually.

CASE TYPE: CITY ZONING

7. Z - 48 - 2025 OWNER(S): **Kevin Huh** REQUEST:**M-1 - Light Industrial District to C-5 - Highway & Arterial Commercial District** LOCATION: **Two parcels fronting on the east frontage of College St., East of the College St. & Kraft St. intersection.** TAX MAP(S): **055M** PARCEL # (S): **C 005.00 C 006.00** REASON FOR REQUEST: **To bring zoning more in line with existing property use.** CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **5.63 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

RECOMMENDED FOR DEFERRAL

8. Z - 49 - 2025 OWNER(S): **Jonathan Blick** REQUEST:**R-2 - Single-Family Residential District to R-3 - Three Family Residential District** LOCATION: **Properties consisting of three separate parcels, the first fronting on the north frontage of Hickory Grove Blvd. & the southern frontage of Elwood Dr at the intersection of Hickory Grove Blvd and Elwood Dr. The remaining two parcels are located at 400 Hickory Grove Blvd and 400 1/2 Hickory Grove Blvd.** TAX MAP(S): **079B 079C** PARCEL #(S): **C 016.00 G 011.00 G 006.00** REASON FOR REQUEST: **To match existing R-3 zoning in the area for single family infill development.** CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **2 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

9. Z - 50 - 2025 OWNER(S): **Fonda Malone** REQUEST:**AG - Agricultural District to R-5 - Residential District** LOCATION: **A parcel fronting on the east frontage of N. Whitfield Rd. 200 +/- feet north of the N. Whitfield Rd. & Needmore Rd. roundabout.** TAX MAP(S): **032P** PARCEL #(S): **C 061.00** REASON FOR REQUEST: **To build affordable housing** CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **1.23 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

10. Z - 51 - 2025 OWNER(S): **Fonda Malone** REQUEST:**R-2 - Single-Family Residential District to C-2 - General Commercial District** LOCATION: **A parcel located at the northeast quadrant of the N. Whitfield Rd. & Needmore Rd. roundabout.** TAX MAP(S): **032P** PARCEL # (S): **C 060.00** REASON FOR REQUEST: **Small commercial retail** CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **.29 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

11. **Z - 52 - 2025** OWNER(S): **Ligon Home Builders/Gayla Stewart/Darroll Akins** REQUEST: **AG - Agricultural District and R-2 - Single-Family Residential District to R-3 - Three Family Residential District** LOCATION: **A property consisting of four tracts of land located at the northern terminus of Bell Rd** TAX MAP(S): **032** PARCEL #(S): **052.00 052.03 052.04 052.05** REASON FOR REQUEST: **To continue the R-3 single family homes we are building next door. Bell Road right-of-way has been purchased and Bell Road is in the process of being widened. R-3 helps to keep the houses between 299,000-330,000. The houses could be cheaper but having to rebuild Bell Road has caused them to be in the mid 300s.** CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **14.7 +/-**-GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

12. **Z - 53 - 2025** OWNER(S): **Tommy & Reecie Byard** REQUEST: **R-1 - Single-Family Residential District to R-6 - Single-Family Residential District** LOCATION: **1911 Old Russellville Pike** TAX MAP(S): **056** PARCEL #(S): **052.00 052.01** REASON FOR REQUEST: **CO. COMM. DISTRICT: 1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **10.77 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

13. **Z - 54 - 2025** OWNER(S): **Naroo Real Estate LLC** REQUEST: **O-1 - Office District to C-1 - Neighborhood Commercial District** LOCATION: **1850 Memorial Dr** TAX MAP(S): **065N** PARCEL #(S): **J 023.03** REASON FOR REQUEST: **Propose to convert existing building into a veterinary clinic** CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **.55 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**

RECOMMENDED FOR DEFERRAL

14. **Z - 55 - 2025** OWNER(S): **QP4** REQUEST: **R-5 - Residential District to R-2A - Single-Family Residential District** LOCATION: **An undeveloped tract of land located at the western terminus of Quarry Overlook Way** TAX MAP(S): **056** PARCEL #(S): **073.00** REASON FOR REQUEST: **Proposed single family development** CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **12.96 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

15. **Z - 56 - 2025** OWNER(S): **Crest Properties** REQUEST: **R-1 - Single-Family Residential District to R-2A - Single-Family Residential District** LOCATION: **12 Concord Dr** TAX MAP(S): **043K** PARCEL #(S): **A 006.00 (P/O)** REASON FOR REQUEST: **To add one lot to the proposed Concord Ridge Subdivision** CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **.21 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**

CASE TYPE: CITY ZONING

16. **Z - 57 - 2025** OWNER(S): **CGH Properties** REQUEST: **R-1 - Single-Family Residential District to R-3 - Three Family Residential District** LOCATION: **1182 Rossvie Road** TAX MAP (S): **057** PARCEL #(S): **041.02** REASON FOR REQUEST: **To build a triplex** CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **.55 +/-** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

CASE TYPE: COUNTY ZONING

17. **CZ - 22 - 2025** OWNER(S): **John & Diane Daigle** REQUEST: **AG - Agricultural District to C-5 - Highway & Arterial Commercial District** LOCATION: **A property consisting of two tracts of land, split by Lylewood Rd bound to the north by Dover Rd and to the south by Woodlawn Rd.** TAX MAP(S): **051** PARCEL #(S): **033.01** REASON FOR REQUEST: **Parking Lot** CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **3.99 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **4**

18. **CZ - 24 - 2025** OWNER(S): **Bryan Cogdill** REQUEST: **C-2 - General Commercial District to AG - Agricultural District** LOCATION: **3250 Shiloh Canaan Rd** TAX MAP(S): **120** PARCEL #(S): **021.00** REASON FOR REQUEST: **To build a single family home** CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **4.85 +/-** GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **19**

CASE TYPE: SUBDIVISION VARIANCE(S)

19. **V - 9 - 2025** OWNER(S): **Mark and Kimberly Wofford** VARIANCE REQUEST: **Requesting a variance to Subdivision Regulations Section 4.1.2.1 to not require connectivity to adjacent properties.** LOCATION: **1788 Port Royal Road** ZONING: **AG - Agricultural District** CORRESPONDING CASE: **S-89-2025**

WITHDRAWN

CASE TYPE: SUBDIVISION(S)

20. **S - 89 - 2025** OWNER(S): **Mark and Kimberly Wofford** REQUEST: **Preliminary Plat Approval of Belle Reve S/D** LOCATION: **1788 Port Royal Road. North of Rossvie Road, South of Crockarell Road, West of McGregor Road** TAX MAP(S): **035** PARCEL #(S): **014.14** NUMBER OF ACRES: **113.55 +/-** ZONING: **AG - Agricultural District** # OF LOTS: **15 +/-**

WITHDRAWN

VII. OTHER BUSINESS:

- A. Profit and Loss Statement**
- B. Extension of Killebrew / Marcelena PUD**
- C. Road Name Change- Dunbar Cave Realignment**

VIII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda