



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

Date: December 19, 2025

Time: 2:00 PM

Members Present

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

Others Present

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

Mike Reed, CFR
Mike Rittenberg, CTS
Joe Green, CSD**

Jeff Henley called the meeting to order at 2:15 p.m. and stated a quorum was present.

Approval of Minutes

Michael Long made a motion to approve the November 25, 2025 meeting minutes. Seconded by Bill Kimbrough. All members voted in favor, motion passes for approval.

Announcements/Deferrals

Jeff Tyndall announced that new microphones had been installed, and when members of the public approach the microphone to speak it should immediately come on. Jeff Tyndall announced 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 S-90-2025, SR-81-2025, SR-86-2025, SR-88-2025, SR-89-2025 into the consent agenda for approval with conditions, as well as SR-87-2025 for a one month deferral. Jeff Tyndall presented Z-48-2025 and Z-54-2025 into the consent agenda for one month deferral as well as S-89-2025 and V-9-2025 into the consent agenda as withdrawn. Bill Kimbrough made a motion for approval of the consent agenda. Seconded by Charlie Patterson. All members voted in favor. Motion passes for approval. Jeff Henley explained the public speaking process.

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1. CASE NUMBER: Z - 48 - 2025 APPLICANT 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

Jeff Tyndall presented the case into the consent agenda.

STAFF RECOMMENDATION: Defer 1 Month

Awaiting Traffic Assessment Submittal by the applicant and Review by the Clarksville Street Dept.

Bill Kimbrough made a motion for approval of the consent agenda. Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

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2. CASE NUMBER: Z - 49 - 2025 APPLICANT 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
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

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.

These parcels are designated Suburban Neighborhood in the Future Land Use Plan, which supports limited attached housing & increased density along major transportation routes. Hickory Grove Boulevard functions as a collector street serving a a major transportation route for the area.

This request is located within 500 feet of a designated Neighborhood Node, an area identified by the Comprehensive Plan as appropriate for increased residential density and targeted neighborhood-scale commercial investment.

Increased residential density through infill and redevelopment is most appropriate in areas with a well-connected street network, existing infrastructure, and convenient access to goods and services, such as the South Clarksville Planning Area.

Jeff Henley opened public hearing.

Jonathan Blick spoke in favor stating they are requesting R-3 for more density. It is a slight change since the property is already R-2. Looking to build under the 200,000 price range for the area. Some homes on the market currently around 150,000. Presented Exhibit #1 for a lot layout. Added that the layout may change as there is two places of encroachment currently on the right side with a driveway and car port. The triangle lot may be a single wide or with the zoning rewrite possibly a cottage court.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion to approve based on the consistency with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan.

Seconded by Valerie Guzman.

All members voted in favor. Motion passes for approval.

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3. CASE NUMBER: Z - 50 - 2025 APPLICANT 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

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 parcel is designated Suburban Neighborhood in the Future Land Use Plan, which supports limited attached housing & increased density along major transportation routes. Needmore Road functions as an arterial & Whitfield Road functions as a collector street & both serving as major transportation routes for the area.

The adopted Comprehensive Plan supports increased residential density in areas near schools and commercial uses, especially where supporting infrastructure, such as sidewalks and pedestrian facilities are in place or will be provided as part of the development.

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 based on its consistency with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan.

Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

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4. CASE NUMBER: Z - 51 - 2025 APPLICANT 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

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 parcel is designated Suburban Neighborhood in the Future Land Use Plan, which supports neighborhood scale commercial uses near residential uses at major transportation route intersections. Needmore Road functions as an arterial & Whitfield Road functions as a collector street with both serving as major transportation routes for the area.

This parcel is prohibited from having an access to Needmore Road per deed restriction required by the City of Clarksville & the adopted access ordinance. The adjacent parcel to the north is under the same ownership and a concept site plan has been shown as of the traffic assessment that identifies a shared driveway to Whitfield Rd., that is required per the Clarksville Street Dept. comments.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for approval the parcel is designated suburban neighborhood on the future land use plan which supports neighborhood scale commercial uses near residential uses and major transportation routes and intersections.

Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

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5. CASE NUMBER: Z - 52 - 2025 APPLICANT Ligon Home Builders/Gayla Stewart/Darroll Akins
REQUEST: AG - Agricultural District 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
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 +/-

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 Future Land Use Opinion Map designates these parcels as Suburban Neighborhood. Large areas of R-3 Moderate Density Residential within this designation do not fully reflect the intended development pattern for the area.

Jeff Henley opened public hearing.

Calvin Ligon spoke in favor stating he was a half owner of the property. They are hoping to do a continuation of the R-3 they are already developing. The Bell road right of way has been purchased.

Larry Rocconi spoke in favor on behalf of the applicant. Explaining there is an extension and there are improvements to Bell Road coming so any traffic will be routed there. The traffic study came back as a C, and it will stay that way. Some traffic will also come in through Ann Road. The planning has it as suburban neighborhood and the request for R-3 is the biggest question. The TVA easement runs through the property making the developers lose a lot of lots. The R-3 will not be triplexes, it will be smaller lots to increase the density.

Ricky Reda spoke in favor stating the city is changing. Inflation is going up. Due diligence has been done by meeting with Mr. Tyndall where the original request was for R-5. It was mentioned that the development is off the road, and that wouldn't be approve-able, but that a R-5 would be supported if it touched Needmore Road. R-2A was also mentioned because it's suburban growth. He stated he owned property on Madison Street that are two acres zoned R-2A. R-2A isn't needed on Madison Street, but we have to bring the cost down. Developing 130 lots compared to 160 lots is a big difference. The Regional had a study for Montgomery County and everyone acknowledged that we need 5,800 doors a year until 2040. If we don't put tight zoning in some of these areas, I'm not sure how to find the doors. We are willing to put in a turning lane on Needmore Road as well as a park. R-3 is touching this property as well. No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for disapproval the request is inconsistent with the overall goals and objectives of the adopted Montgomery County Comprehensive Plan. Motion fails for a lack of second.

Valerie Guzman asked how many more homes would be allowed in the proposed zoning as opposed to the current.

John Spainhoward answered that R-3 allows for single family, duplexes, and triplexes. Lot sizes for R-2A are about 25% larger than a R-3 single family lot. The overall density in R-3 is pretty much the same. Presently at R-2 the development could be clustered to allow for open space in TVA easements. In short, suburban neighborhood designation is R-1, R-2, and R-2A in some areas. R-3 in smaller instances along major transportation routes.

Valerie Guzman asked if TVA was putting an easement in on the property.

John Spainhoward answered there was already an easement in place.

Valerie Guzman asked how much land was lost to easements, and what the calculation of units would be.

Jeff Tyndall answered the estimate by staff was seventy three, the assessment's estimate was seventy five units.

Valerie Guzman asked what the cluster would look like in R-2A.

John Spainhoward answered that would be for the R-2 zoning or above. R-2A and R-3 are meant to be more of an infill zone for smaller more compact areas such as a previous zoning case that had strict confinements.

Valerie Guzman asked if they would get the same amount if kept at the current zoning.

John Spainhoward answered they would get more in R-3. R-2 and R-3 depending on how much area is left for open space there are some similarities, but it all comes down to the lay of the land.

Michael Long asked if there was R-3 right next to the property they are trying to get rezoned.

Jeff Henley answered yes.

Charlie Patterson asked Mr. Ligon how many months he had been working on this project.

Jeff Henley stated Mr. Ligon would need to walk up to the microphone to answer questions.

Charlie Patterson answered he knew, it was okay. He continued that he would make a motion, but he was going to hold Mr. Reda accountable if the motion passes to make the area beautiful.

Charlie Patterson made a motion for approval.

Seconded by Michael Long.

All members voted in favor, except Bill Kimbrough who voted against.

Motion passes for approval 4-1.

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6. CASE NUMBER: Z - 53 - 2025 APPLICANT 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

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 Future Land Use Opinion Map designates these parcels as Suburban Neighborhood. The R-6 Single Family Residential District is a high density detached single family residential district and does not align with the Suburban Neighborhood designation as proposed in this application.

A lower-density single-family residential zoning district would be more appropriate to provide a compatible transition between the existing residential developments and surrounding zoning districts.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating that once the developer saw the public comments he felt it was inappropriate to move forward before investigating this further with the engineer. At this time a deferment is the best course of action.

Steve Austin spoke against stating the proposal raised serious concerns related to flooding, drainage, infrastructure capacity, traffic safety, and neighborhood capability/character. Increasing residential density will significantly increase impervious surfaces and lessen green space. Surrounding properties already experience flooding, in the past that flooding has caused Old Russellville Pike Road to be closed for multiple days. The current storm water system is not adequate to support higher density development without major improvements. This rezoning will increase traffic on Old Russellville Pike, Dunbar Cave Road, and Cave Road which are already strained under current conditions. These roads are not designed to handle and increase in traffic. The proposed development will route traffic through surrounding neighborhoods which will introduce cut through traffic, reduce safety, and disrupt the current character. The surrounding neighborhood is currently established as a low density single family residential. Rezoning to R-6 will reduce privacy, increase noise and light pollution and alter the appeal of the surrounding neighborhood. This requests benefits one property owner and shifts the responsibility to the other owners.

Glen Moore, Jr. spoke against stating the property already had flooding concerns. The back of the property has a pond that is a swamp surrounding it. Heavy rains will make it flood into the street. The majority of the property sits higher than Cheshire, so the water is going to flow to Cheshire Road. Property values are subject to change, if the homes can be sold. One hundred potential units means two hundred cars less than fifteen feet from the intersection of Old Russellville Pike and Dunbar Cave Road which is already a high accident area.

Jerry Pulley spoke against stating he has lived across the road for fifty two years and back when he bought it there was farms and two homes. Now there is a thousand homes across the street. When you come off Dunbar Cave Road there is a dip and when cars come by they will go sixty miles an hour making it hard to go to the mailbox from 7 a.m. into the nighttime. Last year across from this property property owners had water up to their door step. The street department came and rerouted traffic down Old Russellville Pike. Twenty years ago we came to fight this, it should be a sanctuary for wildlife. Public comment period was closed.

Bill Kimbrough made a motion for a thirty day deferral. Seconded by Charlie Patterson.

All members voted in favor. Motion passes for thirty day deferment.

CMCRPC MEETING MINUTES

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7. CASE NUMBER: **Z - 54 - 2025** APPLICANT **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**
STAFF RECOMMENDATION: 1 Month Deferral

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8. CASE NUMBER: Z - 55 - 2025 APPLICANT 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

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-2A Single-Family Residential zoning aligns with the Suburban Neighborhood designation identified for this area on the adopted Future Land Use Opinion Map.

The requested R-2A Single-Family Residential zoning represents a down zoning from the existing R-5 Residential district and will require the submission and approval of an updated development plan through the Regional Planning Commission

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for approval the requested R-2A single family residential zoning represents a down zoning from the existing R-5 residential district and requires the submission and approval of an updated development plan to the Regional Planning Commisison.

Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

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9. CASE NUMBER: Z - 56 - 2025 APPLICANT 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

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-2A Single-Family Residential zoning aligns with the Suburban Neighborhood designation identified for this area on the adopted Future Land Use Opinion Map. This request would allow an additional lot within the adjoining residential subdivision development plan.

Jeff Henley opened public hearing.

Houston Smith spoke in favor stating that they are only trying to add one lot to the Concord Ridge Subdivision. The rezoning case referenced earlier was a down zoning from Commercial to R-2A so we are trying to match this property with that. Even though the sign is on Concord Drive, this property is not on Concord Drive and will only be accessed via the new road being built. The house will not be torn down or rezoned that sits on Concord Drive.

No one spoke against.

Public hearing was closed.

Charlie Patterson made a motion for approval based on it's consistency with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan.

Seconded by Michael Long.

All members voted in favor. Motion passes for approval.

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10. CASE NUMBER: Z - 57 - 2025 APPLICANT 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

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 Neighborhood Commercial on the adopted Land Use Opinion Map. This designation is intended to serve surrounding residents by providing small scale, neighborhood oriented goods and services. In addition, the designation supports moderate to higher density residential development, which can help enhance the mix of uses and reinforce the overall function of the area

The adopted Comprehensive Plan supports increased residential density in areas near schools and commercial uses, especially where supporting infrastructure, such as sidewalks and pedestrian facilities are in place or will be provided as part of the development.

Jeff Henley opened public hearing.

Houston Smith spoke in favor stating they have owned the property for years and were waiting on the Dunbar Cave realignment to be finished. Looking to build a triplex close to the school and near the commercial buildings located at Exit 8.

Charlie Patterson left the meeting at 3:11 pm.

Chris Winn spoke against stating he has been at the property behind this one for fifteen years. When the City asked to buy some of the property for the new road it was explained that if the house currently there ever burned down that they wouldn't issue a new permit to rebuild it since the lot was now too small, yet triplexes are allowed on this smaller lot. By allowing these buildings to be built everywhere they are bringing down homeowner's values. It's understood that people need apartments but it would be nice if they were all together instead of putting one here or there as no one wants to live next to an apartment building. It's hard to get out of the road as is, putting a triplex there could add six more cars to that traffic. It's hard to understand how that many apartments can fit on a half acre and still sit back far enough from the property line, as a residential lot I have to be so many feet off each side but they don't and it doesn't seem fair. It isn't ideal to live next to an apartment building.

Public hearing was closed.

Bill Kimbrough made a motion for approval stating the request is consistent with the overall goals and objectives of the adopted Clarksville-Montgomery County Comprehensive Plan. Seconded by Cindy Greene.

All members voted in favor except Michael Long who voted against.

Motion passes for approval 3-1.

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11. CASE NUMBER: CZ - 22 - 2025 APPLICANT 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 NUMBER OF ACRES: 3.99 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 4

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-5 Highway & Arterial Commercial District is a logical extension of the established C-5 District at the intersection of US Highway 79 / SR 76 (Dover Road) & SR 233 (Lylewood Road)

Jeff Henley opened public hearing.

No one spoke in favor.

Perry Robertson spoke against stating he has lived by this property since 1959. Since then I have seen property that wouldn't perc and then a few years later it would perc now it has commercial buildings and trailers on it along the road. On the Western End is an electric fence with food trucks. When County Codes was asked they said only two food trucks could park there. They are now using Lylewood Road, which is a dead end, as a turn around and blocking driveway while unloading food which the food trucks would cook there and take to Ft. Campbell. They want to rezone to C-5 and you can put anything on C-5. After working for the Woodlawn Volunteer Fire Department for thirty seven years several wrecks have happened at the Lylewood and Woodlawn Road. This land just doesn't seem suitable for a parking lot, and if they get the C-5 they will have the ability to do anything. It seems that it would be a traffic hazard for people trying to pull in the parking lot.

John Daigle gave a rebuttal stating he bought the property when the four lane came through South of Ft Campbell as well as JD's Woodlawn Market. JD's is currently C-5 and that is what is requested, making it an extension. It's going to be a place for my son to park his tractor trailers. In reference to the food trucks they haven't been in business over a year, it has been requested for them to move equipment off the property and to this day they have not responded to those requests. The goal is to park tractor trailers and it is necessary for this county as there is no place to park tractor trailers anywhere. Hope that you can support me on this as it is an extension of C-5.

Public hearing was closed.

Cindy Greene made a motion to approve the proposed C-5 highway and arterial commercial district is a logical extension of the established C-5 district at that intersection.

Seconded by Bill Kimbrough.

All members voted in favor. Motion passes for approval.

CMCRPC MEETING MINUTES

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12. CASE NUMBER: CZ - 24 - 2025 APPLICANT 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 NUMBER OF ACRES: 4.85 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 19

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 request for Agricultural zoning aligns with the Rural Reserve Future Land Use Designation & affords the opportunity for the applicant to build a single family home as requested.

Jeff Henley opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for approval the down zoning aligns with the rural reserve future land use designation and affords an opportunity for the applicant to build a single family home as requested.

Seconded by Michael Long.

All members voted in favor. Motion passes for approval.

13. CASE NUMBER: V - 9 - 2025 APPLICANT: Mark and Kimberly Wofford
VARIANCE REQUEST:
LOCATION: 1788 Port Royal Road
ZONING: AG - Agricultural District
GROWTH PLAN AREA: RA CIVIL DISTRICT : 1
CORRESPONDING CASE:

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: WITHDRAWN

Bill Kimbrough made a motion for approval of the consent agenda.
Seconded by Charlie Patterson.
All members voted in favor. Motion passes for approval.

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14. CASE NUMBER: **S - 89 - 2025** APPLICANT **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**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **113.55 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **1**
ZONING: **AG - Agricultural District**
OF LOTS: **15 +/-**

STAFF RECOMMENDATION: WITHDRAWN

**Bill Kimbrough made a motion for approval of the consent agenda.
Seconded by Charlie Patterson.
All members voted in favor. Motion passes for approval.**

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15. CASE NUMBER: S - 90 - 2025 APPLICANT Vision Home Builders
REQUEST: Preliminary Plat Approval of Harper Place Subdivision (previously Harper Road)
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
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: NUMBER OF ACRES: 6.63 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11
ZONING: R-1 - Single-Family Residential District
OF LOTS: 8 +/-

Brad Parker presented the case into the consent agenda.

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

1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.
2. Approval of Grading Permit by Montgomery County Building and Codes before Final Plat Approval.
3. Approval of all utility plans by the Office of the Chief Utility Engineer.

Bill Kimbrough made a motion for approval of the consent agenda.

Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

16. CASE NUMBER: 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
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: NUMBER OF ACRES: 4.756 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 8
ZONING: C-2 - General Commercial District
OF UNITS: +/- SQ FOOTAGE: 21,226 +/-

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Bill Kimbrough made a motion for approval of the consent agenda.
Seconded by Charlie Patterson.
All members voted in favor. Motion passes for approval.

17. CASE NUMBER: **SR - 86 - 2025** APPLICANT: **Anthony Daley**
DEVELOPMENT: **The Reserve at Lafayette**
LOCATION: **937 Lafayette Road**
TAX MAP(S): **044 044** PARCEL #(S): **036.00 026.03**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: NUMBER OF ACRES: **2.16 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 3**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **20 +/-** SQ FOOTAGE: **18, 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. A combination plat needs to be approved and recorded**

Bill Kimbrough made a motion for approval of the consent agenda.

Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

18. CASE NUMBER: 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
PROPOSED USE: Retail & Multifamily
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 14.31 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-5 - Highway & Arterial Commercial District R-4 - Multiple-Family Residential District
OF UNITS: 132 +/- SQ FOOTAGE: 23,160 +/-

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Completion, submittal and approval of a Traffic Assessment by TDOT and Clarksville Street Dept.

Bill Kimbrough made a motion for approval of the consent agenda.

Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

19. CASE NUMBER: 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
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 0.92 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 4,800 +/-

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.**

Bill Kimbrough made a motion for approval of the consent agenda.

Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

20. CASE NUMBER: 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
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: NUMBER OF ACRES: 1.81 +/-
GROWTH PLAN AREA: PGA CIVIL DISTRICT : 8
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 6,084 +/-

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 Office of the Chief Utility Engineer and Woodlawn Utility District.**
- 2. Approval of all grading and drainage plans by the County Building and Codes Department.**

Bill Kimbrough made a motion for approval of the consent agenda.

Seconded by Charlie Patterson.

All members voted in favor. Motion passes for approval.

VI. OTHER BUSINESS:

1. Profit & Loss

Jeff Tyndall presented the Profit & Loss Statement.

Cindy Greene made a motion to approve, seconded by Valerie Guzman. All members voted in favor, motion passes for approval.

2. Extension of Killebrew/Marcelena PUD

Jeff Tyndall presented.

Jimmy Bagwell stated that the approval happened in 2022 and since then the past years have been spent working through a Tif District and master planning. Current plans are for dirt work and potential building in Spring of 2026, so we are asking for a one year extension.

Bill Kimbrough made a motion for a one year extension, seconded by Valerie Guzman. All members voted in favor, motion passes for approval.

3. Road Name Change- Dunbar Cave Realignment

Jeff Tyndall presented.

Cindy Greene made a motion to rename the road Cavern Court. Seconded by Valerie Guzman. All members voted in favor, motion passes for approval.

VII. PUBLIC COMMENT PERIOD:

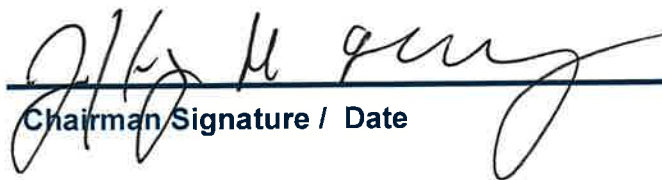
For Items Not on the Agenda

Jeff Henley opened public comment period. No one spoke.

Public comment period was closed.

Michael Long made a motion for dismissal. All members voted in favor. Motion passes for approval. Meeting was adjourned at 3:30 pm.

ATTEST:



Chairman Signature / Date

