



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

Date: March 24, 2026

Time: 2:00 PM

Members Present

Stacey Streetman

Cindy Greene

Jeff Henley

Valerie Guzman

David Smith

Joe Smith

Bill Kimbrough

Others Present

Jeff Tyndall, Director of Planning

Brad Parker, Senior Planner

Daniel Morris, GIS Manager

Drew Sturdivant, Administrative Assistant

Mike Reed, CFR

Alex Morris, Co. HWY

Joe Green, CSD

Tim Benson, CGW

Ben Browder, CGW

Jeff Henley called the meeting to order at 2:01 pm and stated a quorum was present.

Approval of Minutes

Bill Kimbrough made a motion to approve the February 24, 2026 minutes. Seconded by Valerie Guzman. All members voted in favor, minutes were approved.

Announcements/Deferrals

Jeff Tyndall welcomed David Smith as a new planning commissioner.

Jeff Tyndall announced a General Development Standards open house taking place on March 25, 2026 from 5:30 to 7:30 pm to discuss parking, buffering, landscaping, etc.

Jeff Tyndall stated that the application of Z-6-2026 has been requested by deferral from the applicant for one month.

Joe Smith made a motion to defer for one month. Seconded by Valerie Guzman.

All members voted in favor. Motion passes for one month deferral.

Jeff Tyndall announced that all cases on the consent agenda are considered routine and non controversial and may be approved by one motion. Cases may be removed by members of the planning commission, staff, or members of the public.

Brad Parker presented the following cases into the consent agenda for one month deferral: SR-87-2025, SR-2-2026, SR-11-2026, SR-30-2026, SR-32-2026.

Brad Parker presented the following cases into the consent agenda for approval with conditions: SR-23-2026, SR-24-2026, SR-25-2026, SR-26-2026, SR-27-2026, SR-29-2026, SR-31-2026, SR-32-2026.

Jeff Tyndall asked if any commissioners or members of the public wanted to pull a case from the consent agenda.

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman.

All members voted in favor. Motion passes for approval.

Jeff Henley explained the public speaking process.

-
1. CASE NUMBER: Z - 2 - 2026 APPLICANT Infinity Investment, LLC
REQUEST: R-1 - Single-Family Residential District to R-3 - Three Family Residential District
LOCATION: 1160 Seven Mile Ferry Rd
TAX MAP(S): 079 PARCEL #(S): 027.00
REASON FOR REQUEST: To provide affordable housing on this property. The extra density will help with some topographical challenges on this property. Would be an extension of the existing R-3 zones immediately east and west of this lot. This would connect the two R-3 areas.
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 20.16 +/-
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. Large areas of R-3 Moderate Density Residential within this designation do not fully reflect the intended development pattern for the area.

The South Clarksville Area Planning Area & the Growth & Development Framework section of the Clarksville Montgomery County Comprehensive Plan discourage development on steep slopes due to increased risks of erosion, higher construction cost, and other safety factors. Access to this site is limited to the intersection at Ashland City Road / 41A Bypass, which serves as its sole connection to the major street network. The submitted traffic assessment identifies poor Level of Service (E) condition for the southbound approach. This negatively contributes to associated traffic safety concerns.

In addition to the above referenced traffic safety and Levels of Service concerns, the road serving this site, Seven Mile Ferry Rd. is described as substandard at 16' wide. The road is adjacent to areas of steep topography which makes improvements such as widening, sidewalks, etc. difficult to construct. additional study or assessments are necessary to determine the feasibility of required improvements.

Jeff Henley opened public hearing.

No one spoke in favor.

Willard Nunn, spoke against stating that the road isn't adequate for this development. The access to that property is 70-80 foot wide straight up through rock and to develop the property they will have to block the road. A school bus cannot currently go down the road. If an access can be found off Gatlin or Kingsbury that would be okay but Seven Mile Ferry can't support it.

Lisa Nicholson spoke against stating that her family lived here for over one hundred years this area has been single family low density community and thrives that way. The traffic empties onto the bypass, which has many accidents and no turn lane. Increased traffic, blind hill, limestone blasting, property loss, decreased quality of life are just some of the concerns shared by residents.

Jeffrey Fletcher spoke against expressing concerns over traffic and safety. School buses aren't running up the hill, the kids are walking to the bypass. They currently have water and drainage issues and sinkholes starting to pop up which is causing a problem.

Public hearing was closed.

Bill Kimbrough asked if board members were required to defer the case.

John Spainhoward answered that the deferral was requested at 10 am that day, and that they would have to have public hearing since the request was not made the Friday before the meeting. He explained that there was some back and forth between buying a property with access off Kingsbury, but we are unsure if that has happened at this time.

Stacey Streetman made a motion for a one month deferral based on the applicant's request.

Seconded by Valerie Guzman. All members voted in favor. Motion passes for one month deferral.

CMCRPC MEETING MINUTES

-
2. CASE NUMBER: **Z - 6 - 2026** APPLICANT **William Belew**
REQUEST: **AG - Agricultural District to R-1 - Single-Family Residential District**
LOCATION: **A portion of a tract of land fronting on the west frontage of Needmore Rd., 500 +/- feet south of the Needmore Rd. & Cardinal Creek Dr. intersection**
TAX MAP(S): **031** PARCEL #(S): **009.00 (P/O)**
REASON FOR REQUEST: **To extend existing R-1 development**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **63.58 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 2**

STAFF RECOMMENDATION: ONE MONTH DEFERRAL REQUESTED BY APPLICANT

Jeff Tyndall stated that the application of Z-6-2026 has been requested by deferral from the applicant for one month.

Joe Smith made a motion to defer for one month. Seconded by Valerie Guzman.

All members voted in favor. Motion passes for one month deferral.

-
3. CASE NUMBER: Z - 10 - 2026 APPLICANT Batson-East Land Company, Inc.
REQUEST: AG - Agricultural District to C-5 - Highway & Arterial Commercial District LOCATION:
A tract of land consisting of one full parcel and a portion of another, located on the northern
frontage of Edgewood PI, 950 +/- ft west of Wilma Rudolph Blvd & Edgewood PI intersection.
TAX MAP(S): 032 PARCEL #(S): 013.00 (P/O) 013.02
REASON FOR REQUEST: Rezoning of agricultural land to permit medical office consistent with
future land use as identified in the 2024 Clarksville-Montgomery County Comprehensive Plan.
Rezoning is necessary to permit the construction of the new Department of Veterans Affairs Clinic.
CO. COMM. DISTRICT: 14 & 19 CITY COUNCIL WARD: 11 & 12 NUMBER OF ACRES: 61.82+/-
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.

The proposed C-5 Highway and Arterial Commercial District is being proposed at a location that is appropriate within the current roadway network with additional transportation and roadway improvement/construction projects that are underway fronting this site. (Spring Creek Parkway)

This aligns with the St. Bethlehem General Recommendation of Coordinating future development with infrastructure improvements, such as those referenced in the previous comment.

A full, revised Traffic Impact Study will be required at the Site Plan Development Stage to address site specific considerations for transportation related infrastructure improvements and items not included in the current assessment.

Jeff Henley opened public hearing.

Rustom Khouri spoke in favor representing the developer of the VA Clinic. The objective given from the Department of Veterans Affairs is to get this off the ground as soon as possible. Now that the deal has been officially awarded we are excited to work together with the City and State to get the land disturbance permit by this summer. Carnegie Management has worked with the VA on twelve other clinics. We still own and manage all those clinics so these relationships we build are important to us. We hope this will be a pleasant environment with gardens and walking trails to bring a sense of comfort to veterans and their families who may need to stay all day for appointments.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for approval the request is consistent with the goals and objectives of the Clarksville Montgomery County Comprehensive Plan. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

-
4. **CASE NUMBER: CZ - 2 - 2026 APPLICANT Knox B Thomas III & Shirley Thomas REQUEST: AG - Agricultural District C-5 - Highway & Arterial Commercial District to M-1 - Light Industrial District LOCATION: A portion of a tract of land fronting on the western frontage of Guthrie Hwy, 400 ft +/- to the south of Shadybrook Ln & Guthrie Hwy intersection. TAX MAP(S): 010 PARCEL #(S): 004.00 (P/O) REASON FOR REQUEST: Rezone of portion of the existing property along Guthrie Highway frontage, to M-1 from AG/C-5 split zoning. This zoning is consistent with the remainder of the property and is intended for development of a stabilized lay-down yard with associated infrastructure to service the intended use. CO. COMM. DISTRICT: 19 NUMBER OF ACRES: 35.8 +/-**

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. This request does not align with the Rural Reserve Future Land Use Designation.

Bill Kimbrough asked what the difference between the current zoning and proposed zoning was. John Spainhoward answered that they cannot currently do what they would like in the current zoning. There is some C-5 creeping over onto this parcel, but it doesn't align with the use. They started with M-2, but they chose to request M-1.

Jeff Henley opened public hearing.

Shirley Thomas spoke in favor stating they have lived on the farm for a long time and farmed it. They plan to continue to live there. Since we will be the neighbors and don't have an issue with the zoning change they hope the board will take that into consideration and approve the zone change.

Stanley Ross spoke in favor asking for a recommendation for approval. The use won't be intensive, the site plan will be a lay down yard to service other areas in the Industrial Park to store materials and it already has a long term lease. Their will be a five foot berm and a landscape buffer with a privacy fence. The materials will be stored appropriately. Traffic study was done and has maybe ten trips daily. One access will be entrance only and one will be exit only. The NW corner of this property is maybe one hundred yards from the manufacturing and industrial component of the land use opinion map and already has M-2 over there. C-5 is currently across the street and down the road. No utility extension is being asked for. It will be a long term low impact change for the community.

No one spoke against.

Public hearing was closed.

Stacey Streetman made a motion for approval based on it being nearby M-2 as well as it having C-5 both beside it and across it and the only neighbor being here to speak in favor as it being a part of their entire property.

Seconded by Bill Kimbrough.

All members voted in favor. Motion passes for approval.

-
5. CASE NUMBER: CZ - 3 - 2026 APPLICANT Arthur Clark
REQUEST: AG - Agricultural District to C-5 - Highway & Arterial Commercial District
LOCATION: A portion of a tract of land fronting on the southern frontage of Dover Rd, 2,600 ft +/- to the west of Oakwood Rd & Dover Rd intersection.
TAX MAP(S): 050 PARCEL #(S): 071.02 (P/O)
REASON FOR REQUEST: Outdoor sportsman store, archery shop, and indoor range.
CO. COMM. DISTRICT: 7 NUMBER OF ACRES: 5 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 9

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.
This request does not align with the Rural Reserve Future Land Use Designation.

Jeff Henley opened public hearing.

Arthur Clark spoke in favor stating he was from Evansville where there was an Archery store. This is a community outreach project that would also be a business for hunters to buy archery supplies. It would have an archery team and indoor range which would help to reach the community and kids who want to get involved in archery. Unfortunately, with commercial rent being so much monthly it isn't feasible to rent a building to accomplish this. Being a level two archery coach I am wanting to share my knowledge with children in the community.

Beth Clark spoke in favor stating this wouldn't be a large commercial building. This is solely for the archery community such as Woodlawn Middle School who is seeking an archery coach and the elementary school that already has one. They have said theres no place to practice indoor archery and it's a need for the kids. This would be a safe place for kids to shoot indoor archery to have a good time and participate in friendly competition. All of our neighbors are in favor and we aren't anticipating a high volume of traffic.

Public hearing was closed.

Stacey Streetman made a motion for approval based on there already being C-5 in the area. It being a great benefit to the community to be able to have a business like this and because I think the speakers did just fine explaining what they wanted to do.

Seconded by Cindy Greene.

All members voted in favor. Motion passes for approval.

25. CASE NUMBER: SR - 87 - 2025 APPLICANT: Todd Morris
DEVELOPMENT: 2265 Trenton Road, Mixed Use Property
LOCATION: A site consisting of four separate parcels with proposed access from eastern frontage of Trenton Rd, 450 ft +/- North of Trenton Rd & Fairview Ln intersection
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 for deferral.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

- 1. Approval of submitted Traffic Assessment by TDOT and Clarksville Street Dept.**
- 2. Additional revisions required per Building and codes for additional dumpsters for retail.**

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

11. CASE NUMBER: **SR - 2 - 2026** APPLICANT: **Nick Madonia- Kimley-Horn**
DEVELOPMENT: **Chase Bank Hilldale Heights**
LOCATION: **1778, 1790, 1798 Madison Street**
TAX MAP(S): **080B** PARCEL #(S): **C 007.00**
PROPOSED USE: **Freestanding Bank with ATM**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **0.75 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **C-2 - General Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **3,432 +/-**

Brad Parker presented the case into the consent agenda for deferral.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

12. CASE NUMBER: SR - 9 - 2026 APPLICANT: Banner Properties LLC
DEVELOPMENT: Banner at AJAX
LOCATION: 375 Bellamy Lane
TAX MAP(S): 041 PARCEL #(S): 086.02
PROPOSED USE: Apartments
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 11.25 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: R-4 - Multiple-Family Residential District
OF UNITS: 180 +/- SQ FOOTAGE: 82,970 +/-

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. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer
4. Access permit approval

Jeff Henley opened public hearing.

Houston Smith spoke in favor stating that a traffic study has been provided that showed the level of service at the intersection. The street department added more conditions to be reviewed during their approval process and the developer is agreeable with those terms. Everything else meets the zoning regulations.

Lane Brown spoke against stating he spoke against last month also. He appreciated that a traffic study had been done and that the developer was willing to implement changes indicated by it. Yet, it's best to see that on paper. Would this commission approve this zoning forty years ago if it was in front of you now. CZ-2-2026 has two access points for ten entrances/exits a day. While this has one access point for a twenty foot road with no shoulders and no sidewalks and the potential of four hundred cars. We are not against apartments but it has to be done in a way that the existing infrastructure can support or change the infrastructure to support it. Currently, there's commitments to make that done but nothing on paper.

Public hearing was closed.

Brad Parker finished the RPC Staff Report with the conditions upon approval.

Stacey Streetman asked about the supplemental engineering analysis and when that would occur during the process.

Jeff Tyndall answered this was a new comment and Mr. Green may be best to elaborate, possibly when they try and get the grading and drainage permit from the Street Department.

Joe Green stated that during the Grading Permit stage.

Stacey Streetman asked if the grading permit and access permit were the same thing.

Joe Green answered it wasn't but those two things are reviewed at the same time.

Stacey Streetman asked if the access permit would be issued prior to any grading.

Joe Green answered that technically they don't have an access permit to apply for, it's just a review step in the process.

Stacey Streetman stated that if we don't issue an access permit then the condition is unclear.

Jeff Tyndall commented that access is reviewed when grading is reviewed, not at this point today.

Stacey Streetman stated that an access permit is never issued, so this condition doesn't apply.

Jeff Tyndall responded that the verbiage of that condition could be changed on the floor. The same trigger is pulled, when they apply for the grading permit they will review the access as well as sub bullets one and two.

Stacey Streetman asked why a new traffic study wasn't requested.

Jeff Tyndall answered that there currently was a traffic study but not an updated one.

Jeff Henley asked how old the traffic study was.

Joe Green answered two years old.

Jeff Tyndall stated he thought it was 2023.

Stacey Streetman asked if there was a reason no traffic study was requested since the one provided by the applicant was three years old.

Joe Green responded that he wasn't sure.

Stacey Streetman stated that we have unprecedented growth in Clarksville. Last month this was postponed due to the need of the traffic needing to be looked at and possibly adding a left turn lane or deceleration lane. This is 180 units entering a road that isn't particularly wide. It is disappointing that after postponing it a month the best that was brought back was a condition about an access permit which does not exist.

Jeff Tyndall commented that if Commissioner Streetman wasn't happy with what was presented here today.

Stacey Streetman answered she was not.

Jeff Tyndall continued that a traffic study to replace the old one from 2023 could be requested. If a recommendation for deferral was wanted it could be asked for to review more information and provide additional studies.

Stacey Streetman commented that she hated to delay after already deferring for one month, but it needs to be done, to conduct another traffic study and review the possibly of deceleration lanes due to it's proximity to Warfield.

Stacey Streetman made a motion for a one month deferral.

Seconded by Joe Smith.

All members voted in favor.

Bill Kimbrough asked after this deferral what is the procedure.

Jeff Tyndall answered approval after subsequent deferral is a subdivision requirement, not site review. That could change next year.

Jeff Tyndall asked if Commissioner Streetman wanted to see the left turn analysis and stopping analysis as well as an updated traffic study and site plan.

Stacey Streetman stated that this is the only opportunity to review this plan, so as much as she hates to delay another month she must. This is also an effort to not let the developer get to far in the plan and have to change,

Jeff Tyndall stated that was correct, and if she wanted to review that information and see those improvements that is within her ability.

**13. CASE NUMBER: SR - 11 - 2026 APPLICANT: Carter Engineering/Mark Campbell
DEVELOPMENT: CFA 06163 Ft. Campbell
LOCATION: 1607 & 1611 Fort Campbell Boulevard
TAX MAP(S): 043B PARCEL #(S): A 014.01 A 014.02
PROPOSED USE: Commercial- Restaurant
CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.69 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 5,183 +/-**

Brad Parker presented the case into the consent agenda for deferral.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

14. CASE NUMBER: SR - 18 - 2026 APPLICANT: VHS Developers
DEVELOPMENT: Persinger Place Apartments
LOCATION: East of and adjacent to Allen Road, south of Brewster Drive, approximately 760 feet north and east of the intersection of Tiny Town Road and Allen Road.
TAX MAP(S): 006 PARCEL #(S): 037.00 (P/O)
PROPOSED USE: Multi Family
CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 27.19 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: C-2 - General Commercial District
OF UNITS: 432 +/- SQ FOOTAGE: +/-

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.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Recording of the Plat for the Travel Easement.**
- 4. Final approval of the landscape plan.**

Jeff Henley opened public hearing.

Vernon Weakley spoke in favor stating that this meets all the requirements and would ask for a vote of approval.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for approval.

Seconded by Joe Smith.

All members voted in favor. Motion passes for approval.

15. CASE NUMBER: SR - 23 - 2026 APPLICANT: Chris Blackwell
DEVELOPMENT: 1302 Restaurant & Market
LOCATION: Southwest of and adjacent to the intersection of Hwy 48 and Hawkins Rd, East of the Cumberland River.
TAX MAP(S): 090 PARCEL #(S): 002.02
PROPOSED USE: Restaurant/Market/Food Storage
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 2.54 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: C-1 - Neighborhood Commercial District
OF UNITS: +/- SQ FOOTAGE: 5,849 +/-

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. No-rise certificate accepted by the City Street Department.**
- 4. Approval by TDOT.**
- 5. Recording of an approved subdivision plat.**

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

-
- 16. CASE NUMBER: SR - 24 - 2026 APPLICANT: HLG LLC**
DEVELOPMENT: Eisenmann Office
LOCATION: Along the Southern frontage of Townsend Ct approximately 180 feet West of the intersection of Townsend Ct and Old Farmers Rd
TAX MAP(S): 081 PARCEL #(S): 033.20
PROPOSED USE: Office Building
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 1.00 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: O-1 - Office District
OF UNITS: n/a +/- SQ FOOTAGE: 6,263 +/-

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 and sidewalk improvements as required.**
- 2. Approval of all utility plans by the City Engineer's Office and Utility District Official.**

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

17. CASE NUMBER: SR - 25 - 2026 APPLICANT: Urban Six Realty
DEVELOPMENT: The APex
LOCATION: A site consisting of three separate parcels between N 1st St and N 2nd St.
Parcel one is at the intersection of N 1st St & Bogard Ln on the northern frontage of
Bogard Ln. The second is on the southern frontage of Bogard Ln 100 ft +/- west of
Bogard Ln & N 2nd St intersection. The third parcel is located on the northern frontage of
Bogard Ln at the western intersection of N 2nd St & Bogard Ln.
TAX MAP(S): 066B PARCEL #(S): B 009.00 B 020.00
PROPOSED USE: Multi Family
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 1.03 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: CBD - Central Business District
OF UNITS: 33 +/- SQ FOOTAGE: 11,725 +/-

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 and sidewalk improvements as required.
2. Approval of all utility plans by the City Engineer's Office and Utility District Official.
3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer
4. Common Design Review Board approval (HZ-1-2026)

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman.
All members voted in favor. Motion passes for approval.

18. CASE NUMBER: SR - 26 - 2026 APPLICANT: Millan Enterprises
DEVELOPMENT: Emerald Event Center
LOCATION: On the north frontage of HWY 41-A BYP, +/- 400 feet south of the intersection of HWY 41-A BYP and Madison St
TAX MAP(S): 081H PARCEL #(S): B 004.01
PROPOSED USE: Bank/Retail
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 2.06 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: +/-

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. If any dumpsters are used on the site in the future, they must be connected to the sanitary sewer.**
- 4. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**
- 5. Approval from the Common Design Review Board**

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

19. CASE NUMBER: **SR - 27 - 2026** APPLICANT: **Chris Blackwell**
DEVELOPMENT: **309 Farris Drive Triplex**
LOCATION: **North of and adjacent to Farris Drive, approximately 280 feet east of the Robb Avenue and Farris Drive intersection.**
TAX MAP(S): **055N** PARCEL #(S): **A 018.00 A 018.02 (p/o)**
PROPOSED USE: **Multi Family**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: NUMBER OF ACRES: **0.43 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-3 - Three Family Residential District**
OF UNITS: **3 +/-** SQ FOOTAGE: **1,936 +/-**

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. Recording of the minor plat.**

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

-
20. CASE NUMBER: **SR - 28 - 2026** APPLICANT: **Red Snapper LLC**
DEVELOPMENT: **Lemay Concrete Storage**
LOCATION: **East of Fort Campbell Blvd., west of and adjacent to Shannon Street near it's terminus (at the rear of 1661 Fort Campbell Blvd.).**
TAX MAP(S): **043B** PARCEL #(S): **A 003.00 A 020.01**
PROPOSED USE: **Contractor Storage**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.70 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 13**
ZONING: **C-5 - Highway & Arterial Commercial District R-1 - Single Family District**
OF UNITS: **+/-** SQ FOOTAGE: **6,720 +/-**

Brad Parker presented the RPC Staff Report.

STAFF RECOMMENDATION: TBD

- 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. Recording of the minor plat.**
- 4. Approval from the Common Design review Board.**

Jeff Henley opened public hearing.

Cal McKay spoke in favor stating they are trying to put an equipment storage shed back there. There was a driveway connecting to Shannon Street, they asked for it to be removed and we complied. Additional landscaping and screening was asked for on Shannon Street and it was provided. It meets the ordinance and a similar configuration was approved in 2016 or 2017.

Jeff Tyndall thanked Cal McKay for removing the driveway due to the neighbors concerns.

Bill Kimbrough made a motion for approval.

Seconded by David Smith.

All members voted in favor. Motion passes for approval.

21. CASE NUMBER: **SR - 29 - 2026** APPLICANT: **Lifepoint Church c/o Mr. Tim Hager**
DEVELOPMENT: **Lifepoint Church Additional Parking**
LOCATION: **Rear portion of a recently developed site, located on southern frontage of Calumet Dr at the intersection of Profit Dr & Calumet Dr.**
TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O) 016.05**
PROPOSED USE: **Additional parking for church**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **1.65 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **n/a +/-**

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 and sidewalk improvements as required.**
- 2. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

22. CASE NUMBER: SR - 30 - 2026 APPLICANT: Retasal Holdings LLC
DEVELOPMENT: 1662 Golf Club Lane
LOCATION: At the SW intersection of Gary Hills Drive and Golf Club Lane
TAX MAP(S): 080G PARCEL #(S): D 004.00
PROPOSED USE: Professional Office
CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 0.34 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: OP - Office, Professional District
OF UNITS: +/- SQ FOOTAGE: 1,152 +/-

Brad Parker presented the case into the consent agenda for deferral.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

- 1. Access appeal required in order to proceed with site plan approval.**
- 2. Landscape appeal required in order to proceed with the site plan approval.**

Note: Replat is required but may be submitted concurrently (in order to record a cross-access easement)

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

23. CASE NUMBER: SR - 31 - 2026 APPLICANT: Jamal Pahlevani
DEVELOPMENT: Meadowhill Auto
LOCATION: Along the south frontage of Madison St, +/- 500 feet east of the intersection of Country Ln and Madison St.
TAX MAP(S): 081J PARCEL #(S): A 001.00
PROPOSED USE: Automobile Dealership
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.82 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: +/- SQ FOOTAGE: 5950 +/-

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**

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

24. CASE NUMBER: **SR - 32 - 2026** APPLICANT: **Joe Serra**
DEVELOPMENT: **Serra Pea Ridge**
LOCATION: **East of and adjacent to the terminus of Del Ray Dr, northwest of and adjacent to the intersection of 101st Airborne Division Pkwy and Pea Ridge Rd**
TAX MAP(S): **041** PARCEL #(S): **006.01**
PROPOSED USE: **Car Dealership**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **15.80 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **59,954 +/-**

Brad Parker presented the case into the consent agenda for deferral.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Bill Kimbrough made a motion to approve the consent agenda. Seconded by Valerie Guzman. All members voted in favor. Motion passes for approval.

VI. OTHER BUSINESS:

1. Monthly Profit & Loss Statement

Jeff Tyndall presented.

Stacey Streetman made a motion for approval of the Profit & Loss Statement. Seconded by Joe Smith. All members voted in favor. Motion passes for approval.

2. RPC Annual Report

Jeff Tyndall presented.

3. Subdivision Regulation Update

Jeff Tyndall announced it would be coming next month.

4. Presentation on Zoning Code Update by Houseal Lavigne

Jeff Tyndall introduced Houseal Lavigne.

John Houseal presented.

Nicole Campbell presented.

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

Jeff Henley opened public comment period.

No one spoke.

Public comment period was closed.

Bill Kimbrough made a motion to adjourn. Seconded by Valerie Guzman.

All members made a motion for approval. Meeting was adjourned at 3:13 pm.

ATTEST:



Chairman Signature / Date

