



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: June 23, 2026

Time: 2:00 PM

Members Present

Jeff Henley
Stacey Streetman
Eric Huneycutt
Joe Smith
Bill Kimbrough
Michael Long
David Smith, Sr.
Cindy Greene

Others Present

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

Alex Morris, Co. HWY
David Smith, Jr., CSD
Chad Alsbrooks, CSD
Tim Benson, CGW
Neal Cherry, CFR

Jeff Henley called the meeting to order at 2:00 pm and stated a quorum was present.

Approval of Minutes Announcements/Deferrals

Joe Smith made a motion to approve the May 26, 2026 minutes. Seconded by Bill Kimbrough. All members voted in favor. Minutes were approved.

Jeff Tyndall presented the following cases for deferral: Z-18-2026, Z-19-2026, V-5-2026, S-32-2026.

Bill Kimbrough made a motion for a one month deferral. Seconded by Joe Smith. All members voted in favor. Motion passes for one month deferral.

Jeff Henley explained the public speaking process.

Jeff Tyndall explained the consent agenda procedure.

Brad Parker presented the following cases into the consent agenda for approval or deferral: S-33-2026, S-35-2026, S-38-2026, S-39-2026, SR-9-2026 (one month deferral), SR-42-2026, SR-44-2026, SR-45-2026 (one month deferral), SR-51-2026, SR-52-2026, SR-53-2026, SR-54-2026, SR-55-2026, SR-56-2026, SR-57-2026 (one month deferral), SR-58-2026 (withdrawn), SR-59-2026.

Stacey Streetman pulled S-29-2026 off the consent agenda.

Cindy Greene abstained from SR-42-2026.

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

A member of the public asked for S-33-2026 to be pulled from the consent agenda.

Stacey Streetman made a motion to resend S-33-2026 from the consent agenda. Seconded by Joe Smith. All members voted in favor. Motion passes for approval.

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1. CASE NUMBER: Z - 18 - 2026 APPLICANT Faith Investments
REQUEST: O-1 - Office District to C-5 - Highway & Arterial Commercial District
LOCATION: A parcel of land located on the western frontage of Alpine Dr, 670 +/- feet south of the intersection of West Dunbar Cave Rd and Alpine Dr.
TAX MAP(S): 056H PARCEL #(S): A 007.00
REASON FOR REQUEST: To better align with surrounding uses in area.
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: .61 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

Jeff Tyndall presented the case for deferral.

STAFF RECOMMENDATION: 1 Month Deferral at the Request of the Applicant

Bill Kimbrough made a motion for a one month deferral. Seconded by Joe Smith. All members voted in favor. Motion passes for one month deferral.

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2. CASE NUMBER: Z - 19 - 2026 APPLICANT Estate of Jason Feltner, Bob Yates Executor
REQUEST: AG - Agricultural District to R-2A - Single-Family Residential District R-4 -
Multiple-Family Residential District R-5 - Residential District
LOCATION: A large tract of land consisting of two parcels with frontage on the western edge
of Ted A. Crozier Blvd and split by Dunlop Ln running east to west.
TAX MAP(S): 040 041 PARCEL #(S): 001.01 026.00
REASON FOR REQUEST: To allow for a multi-use development
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 134.02 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

Jeff Tyndall presented the case for deferral.

STAFF RECOMMENDATION: 1 Month Deferral

Awaiting City Council action on Ted Crozier Blvd. access.

Bill Kimbrough made a motion for a one month deferral. Seconded by Joe Smith. All members voted in favor. Motion passes for one month deferral.

3. CASE NUMBER: V - 5 - 2026 APPLICANT: Hanna Price Steven Seay

VARIANCE REQUEST:

LOCATION: Currently addressed as 540 & 542 Woodland Drive. Generally located at the south of the terminus of Woodland Dr, extending +/- 930 feet southward toward Red River.

ZONING: R-1 - Single-Family Residential District

GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

CORRESPONDING CASE:

Jeff Tyndall presented the case for deferral.

STAFF RECOMMENDATION:

Bill Kimbrough made a motion for a one month deferral. Seconded by Joe Smith. All members voted in favor. Motion passes for one month deferral.

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4. CASE NUMBER: **S - 32 - 2026** APPLICANT **Hanna Price Steven Seay**
REQUEST: **Preliminary Plat Approval of Woodland View**
LOCATION: **Currently addressed as 540 & 542 Woodland Drive. Generally located at the south of the terminus of Woodland Dr, extending +/- 930 feet southward toward Red River**
TAX MAP(S): **056** PARCEL #(S): **105.00 106.00**
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **18.35 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **10 +/-**

Jeff Tyndall presented the case for deferral.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

- ~~1. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.~~
- ~~2. Approval of all utility plans by the City Engineer's Office or Utility District Official. Possible lift station upgrades 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.~~
- ~~4. Approval of V-5-2026~~

Bill Kimbrough made a motion for a one month deferral. Seconded by Joe Smith. All members voted in favor. Motion passes for one month deferral.

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5. CASE NUMBER: **S - 35 - 2026** APPLICANT **Sterlin Investments**
REQUEST: **Final Plat Approval of Mae Fields Section 1 Lots 1-12 & Mae Fields (Cluster) Section 2 Lots 13-74**
LOCATION: **South of Rossvie Road, West of Basham Lane**
TAX MAP(S): **057** PARCEL #(S): **065.00**
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: NUMBER OF ACRES: **31.85 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**
ZONING: **R-1 - Single-Family Residential District**
OF LOTS: **74 +/-**

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

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

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6. CASE NUMBER: **S - 38 - 2026** APPLICANT **Titan Structures GP**
REQUEST: **Preliminary Plat Approval of Titan Estates**
LOCATION: **South frontage of Current Street, aprox. 400ft west of the Charlotte St, intersection, and aprox 60ft east of the Dixon Dr. intersection.**
TAX MAP(S): **079B** PARCEL #(S): **A 020.00**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **1.79 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **7 +/-**

Brad Parker presented the case into the consent agenda.

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

1. **Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.**

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

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7. CASE NUMBER: **S - 39 - 2026** APPLICANT **Kolt Milam**
REQUEST: **Preliminary Plat Approval of Ashland City Development**
LOCATION: **A parcel of land fronting on the South frontage of Old Ashland City Rd., 273 +/- feet north and west of the Old Ashland City Rd. & Redbud Ln. intersection.**
TAX MAP(S): **080F** PARCEL #(S): **F 005.00**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **1.91 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **10 +/-**

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. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer.**

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

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8. 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 case into the consent agenda for a one month deferral.

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

Deferred at the request of the applicant

Previous recommended conditions for approval:

- ~~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. Prior to issuing an Access Permit or allowing any ROW construction, the applicant must submit a supplemental engineering memo providing:~~
 - ~~-1. A formal Left-Turn Lane Warrant Analysis using standard AASHTO or TDOT nomographs.~~
 - ~~-2. An Intersection and Stopping Sight Distance Certification for the proposed driveway.~~

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

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9. CASE NUMBER: SR - 42 - 2026 APPLICANT: Bill Mace Homes
DEVELOPMENT: Mace Horseshoe Commercial
LOCATION: Portion of a tract of land south of Tiny Town Rd and west of Jockey Dr.
Approximately 900+/- ft west of the Tiny Town Rd and Jockey Dr intersection. Proposed
access' will be from an extension of the current terminus of Calumet Dr to the west as
well as from a new road to be built on the western frontage connecting to Tiny Town Rd.
TAX MAP(S): 018 PARCEL #(S): 016.00 (P/O)
PROPOSED USE: Commercial
CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 4.45 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: n/a +/- SQ FOOTAGE: 42,600 +/-

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. Final plat completed for ROW & Lot (S-28-2026)

Joe Smith made a motion to approve the consent agenda, seconded by Stacey Streetman. All members voted in favor, except Cindy Greene who abstained. Motion passes for approval.

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10. CASE NUMBER: **SR - 44 - 2026** APPLICANT: **Courtney Lynch (DMG) Bill Belew**
DEVELOPMENT: **Autumnwood Farms Retail (Previously Proposed Retail)**
LOCATION: **South of and adjacent to Tiny Town Rd., approximately 1,680 feet east of the intersection of Tiny Town Rd. and Tower Dr.**
TAX MAP(S): **018** PARCEL #(S): **016.00 (P/O)**
PROPOSED USE: **Retail**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **8** NUMBER OF ACRES: **25.04 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **181, 236 +/-**

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. Approval of and recording of a Final plat to include the Autumnwood Blvd. Right-of-way extension, Travel Easement Dedications, and the associated lots included on this site plan.**

**Joe Smith made a motion to approve the consent agenda, seconded by Stacey Streetman.
All members voted in favor. Motion passes for approval.**

11. CASE NUMBER: SR - 45 - 2026 APPLICANT: Chris Blackwell
DEVELOPMENT: 736 Main Villas
LOCATION: A site consisting of two parcels with frontage along Main St and Grant Ave, between 7th St and 8th St. Approximately 180 +/- ft to the west of the intersection of Main St and 8th St.
TAX MAP(S): 066F PARCEL #(S): E 017.00 E 018.01
PROPOSED USE: Multifamily
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.39 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: CBD - Central Business District
OF UNITS: 10 +/- SQ FOOTAGE: n/a +/-

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

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

- Requested by Engineer to meet Dept and Site Plan requirements

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

12. CASE NUMBER: SR - 51 - 2026 APPLICANT: House of Praise Trustee- Kenneth Leavelle
DEVELOPMENT: House of Praise Property
LOCATION: Western frontage of Peachers Mill Road directly west of the intersection of Peachers Ridge Road
TAX MAP(S): 054D PARCEL #(S): D 025.00 D 017.02
PROPOSED USE: Pavilion
CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 3.26 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7
ZONING: R-4 - Multiple-Family Residential District R-2 - Single-Family Residential District
OF UNITS: n/a +/- SQ FOOTAGE: 1,200 +/-

Brad Parker presented the case into the consent agenda.

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

- 1. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**
- 2. Approval and recording of Combination Plat.**

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

13. CASE NUMBER: SR - 52 - 2026 APPLICANT: Reyes Holding LLC
DEVELOPMENT: RCCB Clarksville Warehouse Addition
LOCATION: Southeast of and adjacent to the intersection of Dunlop Ln and Steelstock Rd
TAX MAP(S): 040 PARCEL #(S): 007.01
PROPOSED USE: Warehouse
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 12.27 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 6
ZONING: M-1 - Light Industrial District M-2 - General Industrial District
OF UNITS: n/a +/- SQ FOOTAGE: 21,240 +/-

Brad Parker presented the case into the consent agenda.

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

- 1. Approval by Clarksville Gas & Water.**
- 2. Recording of a minor plat (replat).**

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

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14. CASE NUMBER: **SR - 53 - 2026** APPLICANT: **Cross & Crown C/O Pastor Craig Caldwell**
DEVELOPMENT: **Cross & Crown Church**
LOCATION: **North adjacent to Meriwether Rd, 562 ft +/- west of the intersection of
Glenhurst Way and Meriwether Rd**
TAX MAP(S): **017** PARCEL #(S): **013.00**
PROPOSED USE: **Religious**
CO. COMM. DISTRICT: **20** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **6.3 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **AG - Agricultural District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **17,955 +/-**

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**

**Joe Smith made a motion to approve the consent agenda, seconded by Stacey Streetman.
All members voted in favor. Motion passes for approval.**

15. CASE NUMBER: SR - 54 - 2026 APPLICANT: Tim Perkins
DEVELOPMENT: Perkins Motorplex
LOCATION: East of and adjacent to Trenton Road, approximately 1,000 feet south of the intersection of 101st Airborne Division Parkway and Trenton Road.
TAX MAP(S): 041 PARCEL #(S): 039.08 (P/O) 039.11
PROPOSED USE: Automobile Sales
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 2.36 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: n/a +/- SQ FOOTAGE: 3,290 +/-

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 from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.**
- 3. TDOT Access Permit required.**
- 4. Minor plat required.**

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

16. CASE NUMBER: SR - 55 - 2026 APPLICANT: Chris Blackwell
DEVELOPMENT: Pembroke Woods
LOCATION: Currently addressed as 3341 & 3351 Pembroke Rd. Along the east frontage of Pembroke Rd, +/- 760 feet north of the intersection of Pembroke Rd and Tiny Town Rd.
TAX MAP(S): 006 PARCEL #(S): 005.00 005.01
PROPOSED USE: Multifamily
CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 2.92 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3
ZONING: R-5 - Residential District Z-07-2026
OF UNITS: 46 +/- 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 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. CDE approval: Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

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

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17. CASE NUMBER: **SR - 57 - 2026** APPLICANT: **Naren Patel**
DEVELOPMENT: **Tim Horton's + Retail**
LOCATION: **Currently addressed as 1445 Fort Campbell Boulevard. Generally located along the east frontage of Ft. Campbell Blvd, +/- 225ft south of the intersection of Concord Dr and Ft. Campbell Blvd**
TAX MAP(S): **043K** PARCEL #(S): **A 035.00**
PROPOSED USE: **Coffee Shop and one retail tenant**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.08 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 7**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **3,100 +/-**

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

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

- **Awaiting July 27 CDRB application results for corridor overlay front facade requirements**
- **Applicant and staff are working through further revisions and review to improve the landscape plan**

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

18. CASE NUMBER: SR - 58 - 2026 APPLICANT: Concord Ventures Group LLC
DEVELOPMENT: Concord Realty Office
LOCATION: A site located on a portion of a parcel fronting on the Northwest corner of the Trenton Rd and Hayes St intersection.
TAX MAP(S): 041J PARCEL #(S): A 001.00
PROPOSED USE: Office
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 0.67 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: O-1 - Office District
OF UNITS: n/a +/- SQ FOOTAGE: 2,674 +/-

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

STAFF RECOMMENDATION:

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

19. CASE NUMBER: SR - 59 - 2026 APPLICANT: Dominion Worship Center
DEVELOPMENT: Dominion Worship Center
LOCATION: Southeast of and adjacent to the intersection of Tylertown Rd and Oakland Rd
TAX MAP(S): 009 PARCEL #(S): 035.01
PROPOSED USE: Worship Sanctuary
CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 6.75 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
ZONING: R-1 - Single-Family Residential District
OF UNITS: n/a +/- SQ FOOTAGE: 7,583 +/-

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 or Utility District Official.**

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

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20. CASE NUMBER: S - 29 - 2026 APPLICANT Meritage Homes
REQUEST: Final Plat Approval of Red River Ridge Phase II
LOCATION: East of Rudolphtown, accessed from Little Barn Drive
TAX MAP(S): 064 PARCEL #(S): 020.00 (P/O)
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 12.88 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: R-1 - Single-Family Residential District
OF LOTS: 60 +/-

Brad Parker presented the RPC Staff Report.

★ **STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS**

Stacey Streetman asked how many lots this was total between this subdivision and Rudolphtown. Jeff Tyndall stated he would get back to her at the end of this hearing with those numbers. Stacey Streetman asked what conditions were placed on the original approval. Jeff Tyndall stated this was approved for preliminary in March of 2023 the motion was made from the floor to switch the order of the project phases. It did not pass with four votes against it. The final action was to leave the order as is. We can push this to the end of the Agenda so that I can get those numbers for you.

Joe Smith asked if they also required the construction entrance to be off Memorial Drive.

Jeff Tyndall stated the road is a gravel entrance and he is not the construction police.

Stacey Streetman stated the road hasn't been completed and with 60 additional homes coming that entrance is still unfinished forcing residents to utilize Rudolphtown.

Jeff Tyndall stated that they could have public hearing while awaiting on that final number count.

Joe Smith stated that if they do pass it he wants to condition it so that the main entrance is completed as a standard road.

Jeff Henley opened public hearing.

Andrew Smith spoke in favor stating he was here on behalf of LI Smith and was here on behalf of Chris Conrad. Chris had been talking with several people on behalf of the City and was under the impression the road was completed.

Jeff Tyndall stated he believes he's been in talk with RPC and Street Department Staff and that the roads he's referring to being finished belong to Section 2 of the project. The commissioners are worried about the main road to Memorial and wanting it opened before Phase 3.

Stacey Streetman stated that what they want has been relayed and her concern is that the final lot count may violate their own rules.

No one spoke against.

Public hearing was closed.

David Smith, Jr., Clarksville Street Department, stated that the entrance off Memorial is still a construction entrance to them.

Joe Smith asked if they heard any complaints from residents regarding this.

David Smith, Jr. answered that they haven't heard as many as Councilwoman Streetman, but the Street Department has done a good job policing it and the contractors have been receptive.

Joe Smith made a motion to table until the end of the meeting. Seconded by Stacey Streetman. All members voted in favor. Motion passes.

Jeff Tyndall stated that to go back to Stacey Streetman's earlier question they have the answers.

Rudolphtown and CJ Farms which are the first two existing sections are 157 and 116 lots respectively. Red River Ridge Phase 1A was 22 lots. Phase 1B was 47 lots. This is Phase two which is 60 lots. We get a total of 302 lots, you can have up to 499 lots off two entrances. This subdivision has five total phases making this 2/5. Phase three is the remainder of Yellow Leaf Lane that does connect to Memorial Drive.

CMCRPC MEETING MINUTES

Stacey Streetman asked if it was approved as a Phase 1, Phase 1A, and Phase 1B. Brad Parker stated yes.

Stacey Streetman stated she wanted to ensure that no other plats were done until the road was connected.

Jeff Tyndall stated that can be a part of the motion.

Stacey Streetman implied that nothing can be done on this case as it's at the final plat stage.

Jeff Tyndall stated that was correct they don't have conditions.

Stacey Streetman stated that she could put the condition that the very next plat for this development does not get anymore lots until that connection is made.

Joe Smith reiterated that she was saying that no more lots can be made until the road is built to Clarksville Street Department standards from Phase 2 all the way to Memorial Drive until the next phase will be approved.

Stacey Streetman stated that was correct.

Jeff Tyndall stated that Phase three should have the road connection.

Joe Smith made a motion to approve under Stacey Streetman's conditions. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

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21. CASE NUMBER: S - 33 - 2026 APPLICANT Joshua Dennis
REQUEST: Preliminary Plat Approval of Highland Pastures Hwy 149 Lots 1-10 & Oak Pastures Old TN-13 Lots 1-7
LOCATION: East of and adjacent to the intersection of Old Highway 13 and Highway 149
TAX MAP(S): 137 118 PARCEL #(S): 008.00 019.00
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 182.59 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 19
ZONING: AG - Agricultural District
OF LOTS: 17 +/-

Brad Parker presented the RPC Staff Report.

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

1. Approval of all grading, drainage, and erosion control plans by the Montgomery County Building and Codes Department.
2. Approval of all utility plans by the City Engineer's Office or Utility District Official.
3. Approval by TDOT.
4. 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.

Jeff Henley opened public hearing.

Cal Burchett spoke in favor stating he was the Engineer and they are good with conditions listed. James Vaughn spoke against stating there is a shared driveway on the deed between him and Mr. Dennis who owns the subject property. He has lived at his property for seventy two years. When the deed was made up to separate the farm it says that the driveway was to be shared between the eighty acres and the remainder of the property. They say that garages may have to be taken down as they are shown right on the property line. In the last twenty years another garage was put up and approved by County Codes throughout the process. We aren't sure what we are going to do, but we need to talk to someone about what to do now because taking the buildings down over a foot of space is not ideal.

Jeff Henley commented that the Engineer would come back up and try to answer his questions. Cal Burchett rebutted stating that a survey hadn't been completed by his firm, this is a conceptual layout. The client he represents stated that they had no problem giving him the land if there is an encroachment on the driveway, also. We want this to move forward and will follow the steps to make him satisfied. The structures have been there a long time and we don't have a problem making it right.

Jeff Henley closed public hearing.

Joe Smith made a motion for approval with the condition that the landowner works with Mr. Vaughn to figure out how to give him an easement to make his buildings legal and on his property. If Mr. Vaughn needs to give up some acreage somewhere else to make that even then I make that condition if Mr. Dennis is okay with it.

Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

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22. CASE NUMBER: S - 34 - 2026 APPLICANT Chris Blackwell Reecie and Tommy Byard
REQUEST: Preliminary Plat Approval of Royal Aire Subdivision
LOCATION: 1911 Old Russellville Pike
TAX MAP(S): 056 PARCEL #(S): 052.00 052.01
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 10.85 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: R-2A - Single-Family Residential District
OF LOTS: 51 +/-

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 from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.
3. Approval from the RJ Corman Railroad Group, LLC

Jeff Henley opened public hearing.

Cal McKay spoke in favor stating that more work has been done to identify the wetland of the area. The Street Department has received a grading and drainage plan as well as a Hydrology report to review. We were able to slightly lower the hundred year flood elevation from what's out there now. We would like to have the third condition removed since it's a private company. RJ Corman has no obligation to answer to this Body, the client, or the City/County.

Dr. Michael Shu spoke against stating that he represents his parents who own the property to the Northwestern side of the Map. While it looks like two ponds with any rain they seem to come together. Obviously, we want to make sure we won't have impacts of flooding on our properties due to this development.

Cal McKay rebutted stating that they addressed the question about storm water. They are doing everything they can to mitigate the water. Do want to know if anyone has questions about the RJ Corman as that is a pretty serious comment.

Public hearing was closed.

Joe Smith asked the Street Department if they had seen a full drainage plan and have they approved it.

David Smith, Jr. stated that they have seen the plan and reviewed it which prompted them to send some comments regarding the plan. It's a little early in the process to have an approved grading and drainage plan.

Jeff Henley asked how long he would need before he could approve it.

David Smith stated they could do it before next month.

Joe Smith stated that this body has the ability to require the Street Department to review drainage before it comes to them. He is okay with removing the RJ Corman stuff as well as they are a private company, not a government entity. They have property rights that start and end at their lines like everyone else in this room.

Joe Smith made a motion for a one month deferral.

Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

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23. CASE NUMBER: Z - 22 - 2026 APPLICANT Youth Realty, LLC
REQUEST: O-1 - Office District to C-2 - General Commercial District
LOCATION: A parcel of land located on the eastern frontage of Professional Park Dr, 1,850 ft +/- south of the intersection of Dunlop Ln and Professional Park Dr,
TAX MAP(S): 040G PARCEL #(S): C 012.00 (P/O)
REASON FOR REQUEST: To convert existing facility to a nursing home. No new construction is planned.
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 2.11 +/-
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.

This request brings the entire parcel and existing structure under one zoning classification instead of split between C-2 & O-1.

The C-2 General Commercial District aligns with the future Land Use Designation of Mixed Use.

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

Seconded by Joe Smith.

All members voted in favor. Motion passes for approval.

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24. CASE NUMBER: Z - 23 - 2026 APPLICANT Shaun Robertson
REQUEST: R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District
LOCATION: Property consisting of two contiguous parcels located on the Southern frontage of Dover Rd, 520 ft +/- east of the Dover Rd and High Point Rd intersection.
TAX MAP(S): 054G PARCEL #(S): F 035.00 F 036.00
REASON FOR REQUEST: To provide an extension of C-5 zoning for commercial development
CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 1.4 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 7

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Approval

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

The proposed C-5 Highway & Arterial Commercial Zoning request represents a logical extension of the existing commercial development pattern.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating this is an extension of existing C-5 zoning. We waited and will go back to City Council. It makes sense with C-5 behind and across the street from this parcel.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for approval the request is consistent with the Clarksville Montgomery County Comprehensive Plan.

Seconded by Bill Kimbrough.

All members voted in favor. Motion passes for approval.

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25. CASE NUMBER: CZ - 4 - 2026 APPLICANT Billy McCraw
REQUEST: AG - Agricultural District to C-2 - General Commercial District
LOCATION: A portion of a tract of land located at the northwest corner of the Rossvie Rd & Kirkwood Rd intersection
TAX MAP(S): 039 PARCEL #(S): 013.00 (P/O)
REASON FOR REQUEST: Proposed convenience store at a signalized intersection
CO. COMM. DISTRICT: 19 NUMBER OF ACRES: 2.18 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 1

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 Clarksville-Montgomery County Comprehensive Plan establishes a framework in which land use, transportation, and infrastructure systems are intended to be coordinated, and development is supported by the availability of adequate infrastructure.

Presently, multiple developments within the area have been conditioned to proceed in phases or at a reduced pace through the Planned Unit Development (PUD) process and residential development limitations, in recognition of existing infrastructure constraints. Given the current roadway capacity limitations and the need to maintain consistency with the Comprehensive Plan's infrastructure coordination objectives, additional zoning approvals that would intensify development are not recommended at this time.

Jeff Henley opened public hearing.

Bill Beach spoke in favor stating they changed their request to C-2 as requested. They believe this will help alleviate traffic not add traffic. Right now people travel all the way to Exit 8 for gas and groceries. Turning lanes will be added as requested.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for approval as this zoning is what we requested of the developer last month and I do personally believe this will alleviate trips to Exit 8 and help with traffic in this area.

Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

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26. CASE NUMBER: CZ - 6 - 2026 APPLICANT Shannon Cummings
REQUEST: AG - Agricultural District to R-1 - Single-Family Residential District
LOCATION: A parcel located on the western frontage of Dixie Bee Rd, 2,800 ft +/- south of Trough Springs Rd and Dixie Bee Rd intersection.
TAX MAP(S): 083 PARCEL #(S): 049.09
REASON FOR REQUEST: No reason provided by applicant
CO. COMM. DISTRICT: 15 NUMBER OF ACRES: 16.97 +/-
GROWTH PLAN AREA: PGA CIVIL DISTRICT : 5

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Approval

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

The proposed R-1 Single Family Residential District is a logical extension of the R-1 Single Family District to the north and is in character with the development pattern in the immediate area.

Jeff Henley opened public hearing.

Sandra Cummings spoke in favor stating they are requesting the zone change on behalf of the buyers of the property.

Brian Ortiz spoke against stating that this zone change will negatively effect the neighborhood as indicated by the number of people who signed the protest petition. Years of construction, loss of trees and wildlife will be misplaced. Recently he spent a lot of money redoing the septic system and this development could cause more drainage issues. This ruins the entire feel of the neighborhood and why most of its residents chose their home there.

Erica Cecil spoke against stating that she owned a home that backed up to the neighborhood and recently moved across the street. That neighborhood has drainage issues and most residents chose their homes based on its rural feel which would be ruined by this development. Traffic and school capacities are already struggling to keep up with the current resident population.

Shannon Cummings rebutted stating that the back of the properties trees will not be effected to his understanding.

Public hearing was closed.

Stacey Streetman made a motion for approval based on the proposed R-1 single family residential district is a logical extension of the R-1 single family district to the North and is in character with the development pattern in the immediate area.

Seconded by Cindy Greene.

Joe Smith asked if they could get thirty three lots on this property with it being on septic.

John Spainhoward explained that the historical data doesn't separate properties on septic or sewer, because they could do a private sewer system. With the traffic assessment a site plan was proposed that showed the current home remaining.

Joe Smith commented that if the development was only happening in front of the house then are they only proposing to development the front part of the land.

All members voted in favor. Motion passes for approval.

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27. CASE NUMBER: CZ - 7 - 2026 APPLICANT Kent & Carolyn Brown
REQUEST: R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District
LOCATION: A parcel fronting on the northern frontage of Highway 41A South, 880 ft +/- west of the Sango Dr & Highway 41A South intersection.
TAX MAP(S): 082 PARCEL #(S): 166.00
REASON FOR REQUEST: To be able to build a dental office.
CO. COMM. DISTRICT: 15 NUMBER OF ACRES: 3 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Disapproval

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

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 proposed C-5 Highway & Arterial Commercial District does not fully align with the adopted Future Land Use Map designation of Mixed Residential Neighborhood for this parcel. The Mixed Residential Neighborhood designation is intended to support a variety of housing types with limited neighborhood serving commercial uses while maintaining an appropriate mix of commercial and residential uses.

Jeff Henley opened public hearing.

Mat Lasater spoke in favor stating he was here as the developer, not aware of any reason why this wouldn't be approved. They submitted the traffic study as requested.

Danny Gray spoke in favor this will be a stand alone building not a strip center. The dental industry is going towards corporate. The dream is to own the land that is built on and the practice will be a legacy business hopefully. Extensive planning has gone into this with a contractor and interior designer. This stand alone building will have a residential feel.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion to approve. I am at odds with the Clarksville-Montgomery County Comprehensive Plan on this area being designated mixed residential neighborhood because this land is crawfish soil. If you put residential on it those foundations are probably going to sink a little bit, it is wet soil. If it's commercial at least it has higher engineering standards and it has to be built to a certain standard. They are going to have to dig down through the weak un-compacted soil and dig down deeper.

Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

28. CASE NUMBER: SR - 46 - 2026 APPLICANT: Greg Guinn
DEVELOPMENT: McAdoo Creek Townhomes
LOCATION: South of and adjacent to HWY 41A S, east of and adjacent to McAdoo Creek Road, approximately 280' south of the intersection of McAdoo Creek Road and HWY 41A S
TAX MAP(S): 087 PARCEL #(S): 008.00
PROPOSED USE: Multifamily
CO. COMM. DISTRICT: 3 CITY COUNCIL WARD: NUMBER OF ACRES: 5.75 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 11
ZONING: R-4 - Multiple-Family Residential District
OF UNITS: 84 +/- SQ FOOTAGE: 129,864 +/-

Brad Parker presented the RPC Staff Report.

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

1. Approval of all grading, drainage, and erosion control plans by the Montgomery County Building and Codes Department.
2. Approval of all utility plans by the City Engineer's Office and Utility District Official.
3. Approval of the Montgomery County Highway Department.
4. Approval and recording of plat.

Joe Smith stated he knew that this development had to be pushed as far away as possible from the intersection. He asked the Highway Department why no turning lanes were required in a high traffic area during peak hours of the day when a school is within a close proximity.

Alex Morris answered that the traffic counts didn't warrant lane improvements. Decel lanes weren't necessary approaching a stop condition at a signal. If a turn lane into that property you were wanting to extend that would only create more conflict points when trying to turn down there.

Joe Smith stated he was looking at their side of it. It needs to have a turning lane in front of that entrance because in peak hours if someone isn't courteous enough to let people in this development, once it's developed you will have traffic backed up the highway. Similar to Gaylewood by Barksdale where it backs up to 41A. Has the Highway Department looked into that, to widening that all the way down to Mr. Robert's property.

Alex Morris answered that they have spoken to the Engineer about that and in consideration of that. We wanted to see if the data supported that first. It did not. However the data was probably collected when school was out of session, not sure if they have been able to modify those numbers to account for school traffic in that area. If they wanted to do that we could possibly look at those numbers then increase it to a point that it does trigger that, beyond that it would be a preference.

Joe Smith stated as the commissioner of that area I would highly recommend it of our Highway Department to make sure those numbers are at peak hours. Which is school let in/let out time.

Alex Morris stated he would get with the Engineer and look at those numbers to capture school traffic.

Joe Smith stated he knew their was future commercial up front, is that going to tie into this properties drive at some point.

Alex Morris stated that was correct it's not going to be granted any additional driveways.

Joe Smith asked if there was already a driveway on 41A.

Alex Morris answered there was not, they have not stubbed into the highway yet, but the plan is for a shared access between the residential and commercial along 41A if TDOT allows it.

Joe Smith asked if it would be over where the fire access lane is on the right side, as far away from the intersection as possible.

Alex Morris stated he believed that was the intent. The commercial will be responsible for that access.

Joe Smith asked if the fire access lane would connect to the souvenir shop. Or, if any of the parcels were going to connect. Or, is it one way in/out for eighty units.

Alex Morris answered to his knowledge there is only one access point for the residential portion.

CMCRPC MEETING MINUTES

Bill Kimbrough asked was that also the case for the commercial.

Joe Smith asked what if TDOT denies it.

Alex Morris answered they would have to figure something else out.

Joe Smith stated he has heartburn over this. Across the street they required a right-in, right-out on the 41A side. As well as push their entrances as far back as possible. So, why doesn't this one have a second entrance. What is our max for that, is it 100 units?

Jeff Tyndall answered there is no max on site plans. If they followed subdivisions it would be 160, not 84.

Stacey Streetman asked if the left turn lane at the light was going to be extended. Will it allow enough people to back up there to head back towards town. Also, heartburn is had over the lack of a 41A connection. Going back to Red River Ridge one of the things we mentioned was the need for the site plan to be looked at as a whole. If the plan is to come back with the commercial part then we don't need to hope they figure out a 41A connection, otherwise if they don't get it, the figure something out will be to have all the traffic in/out on McAdoo. If you have an accident that happens right there, how does anyone get in/out of that area.

Joe Smith stated they happen frequently.

Stacey Streetman asked what if an accident happens and then a medical emergency inside. how does anyone get inside to the area, besides the fire access lane.

Jeff Tyndall stated he hears their concerns, after the public hearing they will have a few things to try and wrap all this together.

Stacey Streetman mentioned that a public comment mentioned wanting to have the current fence stay, is that possible.

Jeff Tyndall responded that the letter was sent to the Engineer, and during public comment period we can have him come up to address that.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating that he was representing Greg Guinn. This was rezoned R-4 and approved by this body. We have worked with the Planning Commission and with the highway access we moved it as far back as possible. We don't believe a connection through the fire access is feasible. The fire chief wanted better access to the back units. Our history shows we are willing to work with everyone, we moved some things around. We provided adequate turn space for fire trucks and made it to where the firetrucks can get a hose or the back of a building. There is a curb cut for the commercial but we do think we will get that connection from TDOT. We do plan to have inner connectivity between the commercial and residential. Having just spoken with the Engineer we don't for see any issues with that connection coming. Mr. Guinn wants to be a good neighbor, this is a good area for this. Our conduct thus far shows that we want to be good neighbors. If theres a fence they want to stay up, I'm sure that's not an issue. This is the first I've heard of the turning lanes. We ask for your approval. We understand some neighbors aren't in favor of it, but that is the zoning side. This is not in my backyard area. This is a question of whether we met the standard and how do we protect and provide for heath, safety, and welfare which would be the access. If we need to do anything else we will work the any other bodies we need to.

Joe Smith asked if they had applied for TDOT access.

Larry Rocconi answered he didn't believe they had applied yet. They usually have to have a plan or a use lined up.

Joe Smith stated that would be why he would like to see it before the commercial is developed. If for some reason TDOT says no. If they tied it in now, and had the full entrance at McAdoo and had right in/tight out off 41A will be a lot easier to develop. From the intersection to the far right is 500 feet, so not a lot of room to require a whole other entrance.

Larry Rocconi stated he was making the assumption it would go where the curb cut is which is fairly far back from the intersection.

Joe Smith stated he thought he saw the curb cut was across the street from the right in/right out.

Jeff Tyndall stated that was correct and they had the Engineer remove that because the driveway has not been approved by TDOT so we didn't want to show something that wasn't approved.

Joe Smith stated his question was would it be a right in/right out.

Brad Weakley spoke in favor stating that the entrance is 600 foot back from the 41A intersection. General standard is you need to access the lower class road. Six hundred feet accommodates 30 cars roughly. Unsure about turning lane that was referenced we analyzed McAdoo and that intersection. If it queued backed and it did not.

Joe Smith asked if that was during school traffic.

Brad Weakley answered it was during recent peak counts so school was out. We referred to right across the street which is CJM for that traffic study. Theirs had a more intense number so we went with it.

Joe Smith stated that direction keeps going and that after drop off the could split and go down the highway either way instead of going back home.

Brad Weakley stated that was correct, the count was held at the intersection. He wasn't sure if it was taken while school was in session but it was the more intensive of both counts. When it comes to the TDOT entrance they have standards for distance from the intersection. Who required the right in/right out.

Joe Smith answered he believed that the RPC required the right in/right out and they asked their entrance to move further away from the intersection.

Brad Weakley stated that with TDOT when you have two entrances on the same road it's very hard. Usually they want a right in/right out. We can't apply for the commercial yet, you have to have a plan.

Joe Smith asked if the residential private drive could go out to that.

Brad Weakley stated that to get both you have to have a separate plan for the commercial. Joe Smith stated his fear is what if TDOT comes back that you need another full entrance that close to the intersection.

Brad Weakley stated at that point they would need to submit a full site plan and that would come through for approval.

Stacey Streetman stated she was aware of the lower class road connection standard. With what you already have why isn't that enough to request a second connection.

John Spainhoward answered that you can ask, the TDOT process changed 18 or so months ago. Now a group meeting is held with TDOT, RPC staff, the engineer, and the applicant, as well as the City/County engineer. At the time of that meeting they want to know the uses and the specific counts for the uses that are going to be there. They specify the minimum requirements they want to see for each individual use. While they could turn in an application, and get a meeting, anytime TDOT has a question they defer the meeting. They don't release the access until they know exactly what is being built. Accessing TDOT highways can result in a 2-3 month waiting period. For example we started with the zoning case on the McCraw case. TDOT wouldn't commit to access until they had a plan. The developer had a concept which we got to the point of discussing a turn lane, but TDOT wouldn't divulge whether a driveway permit would be issued until they actually had a formal application submittal. Once that comes in with a use it will have shared connections and driveways.

Brad Weakley stated that site plan will be coming through, and the requirement of access can come forward at that time also. We will then apply to TDOT. What we have shown was requested by the Highway Department, it meets the zoning manual.

Jeff Tyndall asked if the traffic study took the C-5 development into account or just the town homes.

Brad Weakley answered that the C-5 development will come off the highway.

Jeff Tyndall commented that it would have shared drives.

Brad Weakley stated they don't know that and they also don't know what it is.

Jeff Tyndall stated his point was the time for road work is before the people are living in the town homes so if the C-5 would trigger the need for turning lanes and the time for that is now.

Brad Weakley stated the warrant for a turn lane in and out of the spot is far from being needed. The level of service is a B, worst case is a C. When we go to develop that site we will go through the appropriate steps. If it is denied we will try alternatives. That is a lot of what if's.

Joe Smith stated that the private drive on the plan goes over into the twenty foot utility easement. If the road was widened in the future it would result in tearing out part of the development.

Brad Weakley commented the driveway is common to go across the utility easement.

CMCRPC MEETING MINUTES

Joe Smith stated he understood it was common. The problem is they aren't thinking about twenty years out just today. If the commercial takes twenty years to be developed, how are they going to account today that TDOT denies the connection or limits the entrance. Then the highway department wants to widen the road due to school traffic, how do they accommodate the widening at that point.

Brad Weakley stated that is a pretty significant what if. He agreed that you should look towards the future. To say that the commercial TDOT access is denied, the plan still comes before the board. This plan here meets all the standards, the commercial will need a TDOT entrance and will be used that way.

Joe Smith asked what day the traffic study was done.

Brad Weakley answered he would have to double check.

Joe Smith stated he needs to know that before he can vote in favor. The main reason being if it was not done during school season during peak hours it is not factual. If it was done anytime after school let out it doesn't capture true peak hours. We drive that road, you live out that way, you have seen the traffic any time the school has an event.

Bill Kimbrough commented the highway department has blinders on if they say they don't know that McAdoo Creek has an issue. Regardless, whether your plan is the way it should be, that area has an issue.

Jeff Tyndall stated that as staff they are looking at this as one site, since it is one parcel. If they went to TDOT to subdivide that corner they aren't guaranteed to get that access. That is why everyone is looking at the site as one site and not two. It may be worth subdividing to try and get TDOT access granted.

John Williams spoke against and presented Exhibit #1 and read Exhibit #2 into the record.

Annie White Holland spoke against stating she was a retired educator and children are her business. If this goes forward who is going to cross the children from the proposed site to the school. Personally, trying to get out when parents are bringing their kids to school is a nightmare now. When school buses are coming in in the afternoon, people in Sheffield Woods can't get out unless someone lets them out. On the Sheffield Woods side there isn't room to add part of a road. On the Ironworks side, if you add you take from Mr. Jack's property. Some people that should have been included weren't.

Cindy Atwood spoke against stating her husband and her live across the street. She wanted to respond to the remark that this is some sort of not in my backyard issue, this is not. Based on her background she understand issues that affect zoning and issues that affect the appropriateness of a site plan. The biggest concern is there is no way for children to cross that street safely and get to school. If you condemn property and put in sidewalks, maybe. We aren't talking about zoning, we can't go back. The appropriateness of the site plan is the topic. We have a right to ask for input on that, and to ask the developer to do their part. Nothing against the developer, thank you for investing in our community. But, we have to keep the kids safe. There's no way for them to cross the street. they would have to trespass or cross at the corner which is very tight and dangerous. Who knows how many people have almost been wiped out. Someone has to figure out a way to get the kids across the street, we don't have the space for a pedestrian bridge or probably the financial feasibility.

Larry Rocconi rebutted stating the developer wants to protect the kids, hindsight 20/20 Sheffield Woods should have had sidewalks. This project, does have sidewalks. We aren't planning for the neighbors to have a walking trail through this development it's an R-4 development. Outside of that, what is before this board is the access. Jeff Tyndall said it perfectly when you go to TDOT they want to know what is going on the square before they allow access. If this body wants to defer, we would be okay with that to discuss the tuning lanes and access.

Closed public hearing.

Joe Smith asked members in the audience various questions.

Joe Smith asked Jeff Tyndall if one month was enough time to meet with TDOT.

Jeff Tyndall stated that was a wild card but they can certainly get on the TDOT meeting calendar.

Joe Smith made a motion for a one month deferral. Seconded by Stacey Streetman. All members voted in favor. Motion passes for one month deferral.

29. CASE NUMBER: SR - 47 - 2026 APPLICANT: Hunter Winn, ET AL
DEVELOPMENT: Northeast Drive Villas
LOCATION: South of Northfield Drive, adjacent to and east of the terminus of Northeast Drive
TAX MAP(S): 017 PARCEL #(S): 004.00
PROPOSED USE: Multifamily
CO. COMM. DISTRICT: 20 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 6.73 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
ZONING: R-4 - Multiple-Family Residential District
OF UNITS: 92 +/- SQ FOOTAGE: 69,000 +/-

Brad Parker presented the RPC Staff Report.

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 or Utility District Official.
3. Final approval of the landscape plan after submittal of an approved grading and drainage plan.

Jeff Henley opened public hearing.

Vernon Weakley spoke in favor representing Hunter Winn. This site plan was approved three years ago for a different developer. It has since expired. A lot of comments were received last month so we agreed to a one month deferral. Most of the comments involved drainage so we took the last month to explore ways to help their problem instead of adding to it. We removed an entire building to increase the detention pond. It should hold our water and held hold some of theirs. We can't completely fix their problem, but we have addressed it as good as we can with the small site. We have taken the effort to help reduce their problem. Even though it was approved three years ago it seems we had a lot of new comments and we addressed them all with staff. Staff has recommended approval and we have met all requirements of site plans. Kevin Bean spoke against and presented Exhibit #3 he explained that he is asking for a one month deferment. Looking at the proposed plan on the SE corner he is digging into an already established pond not only owned by him. The problem is if he starts digging on that side it could cause problems for existing homeowners especially ones that can't afford the damages associated with flooding again. We only have one shot at this and if we don't get it right it's going to hurt Meriwether Farms and Greenbriar. We do have serious flooding problems that have yet to be addressed by the City. We also don't know the legalities behind working on a pond that is shared. Maybe Mr. Smith knows if permission is needed to dig into a shared pond, because that small pond does have two overflow pipes that go to the main pond and he is proposing to dig in their and put trees. The Street Department doesn't have an engineer so has the drainage plan been evaluated yet, and if it's a third party then we need to know who it is to make sure it's not a conflict of interest. Meriwether Farms HOA hasn't agreed to the pond being altered in anyway. It's great they are looking for ways to remedy the issue such as removing a building but there are still to many unanswered questions. If we did get a big rain again and the small pond overflows the big pond the developers aren't going to help us pay for damages it will be on the homeowners and the city.

Keri Lovato spoke against stating that she is the City Council representative for this Ward and a homeowner in the Greenbriar subdivision. Last month when she spoke against this development she asked for this case to be deferred until January 2027.

CMCRPC MEETING MINUTES

Keri Lovato continued stating that the City is currently doing a storm water study that would bring potential solutions for residents such as those in Meriwether Farms. Last month Mr. Weakley asked a very great question- what had changed between the first site plan approval and now. Keri Lovato presented Exhibit #4 and pointed out how the tree line shows where they want the development to go. This area is also collecting water from across the street and has plans to be developed. This water was inches away from living spaces. Just the second flood caused 100,000 worth of damages. The photos provided today were taken by a neighbor in the Woodstock area, who wanted to help out his neighbors by taking these photos.

Stacey Streetman asked if she could help her understand where the development would be on these photos.

Keri Lovato stated the trees in the second photo are the proposed development site. Also, this area sits at a higher elevation so it sends water off site to the nearby ponds.

Joe Smith stated it appeared that the lot that was never developed was left as an overflow for that pond. You have pictures here of a hundred year plus flood. With normal rain does it cross the road.

Keri Lovato stated that with normal rain they see water cross the road, and it's only different now because we are currently in a drought.

Josh Etson spoke against stating he lives nearby and his house doesn't flood but he knows exactly what they are talking about. When the rain comes the damages are severe and the water sits for such a long time. Building town homes can't possibly help. The traffic out there is nuts. North from this development is Northfield Drive/Trenton Road/I-24. South of that you have to go through Meriwether Farms which people normally do and it becomes very backed up. People speed through Glenhurst going almost twenty five over the speed limit normally. A few years ago an eight year old was hit coming out from behind an ice cream truck. He luckily survived, but even then they can't get speed bumps installed. Adding more homes next to a congested exit and road they will be circumnavigating to try and get out. The school (Northeast) is so close it's a parent responsibility zone. So kids are walking to school and the speed limit is twenty but everyone is going forty to forty five miles per hour. This isn't conducive to the health and safety of the children. Recently, Meriwether Road had a rezoning case and most of the Meriwether Farms community and half of the HOA for Greenbriar showed up to oppose that case due to the rezoning. Once you start putting more cars on Trenton they will end up having to put up a light. Which will only worsen the traffic already backed up the interstate from the Trenton road intersection.

Vernon Weakley rebutted stating that in regards to the pond digging that will only be done on their property, none of it will be done on the Meriwether Farms property side. So, we aren't asking for permission to dig on their property. They have proven they have a drainage problem over there, we are helping that problem by putting in a detention basin and holding all their water on site. We cannot solve their problem, we didn't create their problem, but we aren't adding to it.

Public hearing was closed. In regards to traffic these people will exit at the light at McDonald's.

Joe Smith stated he applauded them for getting rid of a building and trying to assist the volume they can hold on that property. Looking at this pictures the last speaker provided and if y'all do extra on the retention pond you will be helping out quite a bit. The Greenbriar side is a big flat spot and HOA open space so that would be on the home owners to put in their own pond. We appreciate y'all taking out a building to hold the water.

CMCRPC MEETING MINUTES

Public hearing was closed.

David Smith, Jr. stated the received a grading and drainage plan but it couldn't be approved prior to this meeting. On the plan they do not encroach. We do have some concerns on the East side berm where a pond is. We need to see more details on that. It does seem the North side has a 6-8 foot compensatory cut that wouldn't reach the flood elevation. It wouldn't flood unless the entire road flooded. The subdivision to the East (Meriwether Farms) those first few homes in the roadway which are a part of a platted subdivision approved by this body show those homes well within the 100 year flood. The homes themselves aren't in that 100 year zone, but the lots and crawl spaces are all shown in the 100 year flood zone. They do have title insurance and whatnot that it was recorded against the plat that those homes are in fact in a flood area. So, yes they do see water but is it an unknown flooding problem. Not at all.

Jeff Henley asked if they had a drainage and plan.

David Smith, Jr. stated they did get the plan and it is being reviewed by a third party engineer.

Jeff Henley asked how long until the Street Department could give their blessing on the plan.

David Smith, Jr. stated thirty days would be sufficient.

Joe Smith commented that it wasn't this body for the record, it was an older version of this body.

David Smith, Jr. stated it was the past members of the body.

Joe Smith made a motion for approval based on the fact that they have given up one building and plan to retain even more water. We talked about receiving a drainage plan on this but if he has already received it then that's on his engineer to approve it.

Jeff Henley asked how that was different than the one we deferred earlier today.

Joe Smith stated because they gave up space and retention on the map. The map this month is completely different than the one from last month.

Jeff Henley asked if that was the fix though, as he is not a professional engineer. Does giving up one building mean it is fixed.

Joe Smith stated it would hold a lot more water.

Jeff Henley commented that he believes it to be prudent to wait thirty more days.

Joe Smith amended his motion to a one month deferral.

Seconded by Stacey Streetman.

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

30. CASE NUMBER: **SR - 56 - 2026** APPLICANT: **Reda Home Builders, Inc.**
DEVELOPMENT: **Nolen Road Townhomes**
LOCATION: **A site located on the southern frontage of Nolen Rd at the intersection of Sandalwood Dr & Nolen Rd.**
TAX MAP(S): **055** PARCEL #(S): **033.00**
PROPOSED USE: **Townhomes**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **3.93 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **49 +/-** SQ FOOTAGE: **n/a +/-**

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 from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.**
- 3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

Jeff Henley opened public hearing.

Britt Little spoke in favor stating he worked with staff to create a plan that meets approval.

Unaware of anything controversial, here asking for 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.

31. CASE NUMBER: AB - 3 - 2026 APPLICANT: Montgomery County Highway Dept
REQUEST: Partial ROW Abandonment of Perry Road
LOCATION: A portion of Perry Road, 0.52 +/- miles. 0.23 +/- mi (1,210 +/- ft) to remain.
TAX MAP(S): 118 PARCEL #(S): 011.00
REASON FOR REQUEST: This portion of road is not suitable for development and only serves one property owner beyond this point.
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 1.89 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 19
ZONING: AG - Agricultural District
LENGTH OF ROAD: 0.52 +/- Miles ROAD WIDTH: 30 +/- Feet

Jeff Tyndall presented.

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

Jeff Henley opened public hearing.

No one spoke in favor.

Wade Hadley spoke against and presented Exhibit #5. Mr. Hadley made various comments away from the microphone. He explained that he would like three hundred and twenty four feet left on the books. He has three grandsons and hopefully one day they can build three homes on this property. The three hundred and forty two feet is currently gravel and they are maintaining it.

Jeff Tyndall asked if this was three hundred and forty two additional feet or is that including the fifty foot proposed by the Highway Department.

Wade Hadley stated that from the fifty foot that was proposed they want an additional three hundred and forty two feet.

Jeff Tyndall clarified that his request is to maintain three hundred and ninety two feet from the property line should remain a road.

Jeff Henley asked if since the last meeting Mr. Hadley had a discussion with the Highway Department.

Wade Hadley stated he did not, but he did identify the amount of road he wanted to keep.

Public hearing was closed.

Jeff Tyndall stated that for reference that Mr. Hadley would like to keep the right of way on Perry Lane remain a road, and abandon 4wd Road.

Stacey Streetman asked if they could amend the request.

Jeff Tyndall stated he did consult with the County Attorney and these are a lot like zoning cases in that you can make a recommendation but County Commissioners can amend/approve/or deny at that time.

Joe Smith asked if the court records show that he owns the property to the split then who rewrites the deed after this is done.

Jeff Tyndall answered that it goes to the Assessor's Office and it is recorded at the Register of Deeds. If anyone did re-plat or redo their deed that was affected it would show up in the search for being associated with that property.

Alex Morris stated he believed that was correct.

Joe Smith asked if they filed it.

Jeff Tyndall stated they did.

CMCRPC MEETING MINUTES

Jeff Tyndall continued that once the resolution is signed by the County Mayor we record it within 30 days and forward it to USPS, County Highway, Fire, EMS, and the Assessor's office. Then the Assessor updates Stratum.

Joe Smith stated that he had talked with Jeff Bryant and the only difference he sees between this one and the other ones is this records show that it does go all the way up to the split. The other ones it shows it going to the road. This shows it going all the way to the split.

Alex Morris stated this one is correct. This is part of the list of roads that an abandonment process was started in 2014 but never finalized officially. So those roads are technically ours. As you can see buildings and things have been placed over the years that are not obedient to the setbacks which is fine. We are trying to correct that list appropriately. We are not eliminating anything that Mr. Hadley is wanting to do in the future.

Joe Smith agreed but stated that if he looks at the Meadows Road abandonment which is in here as a reference. The Highway Department didn't stop when you met his property they followed it all the way up into there.

Alex Morris stated that they gave the Meadows Road property full frontage which protruded fifty foot into the next lot.

Joe Smith stated that wasn't done with this application in front of him.

Alex Morris stated that was Jeff Bryant's call.

Joe Smith stated he understands. Meadows Road we maintained the culvert so it is costing us money, this case is flat and he wants us to go forward with it as shown.

Alex Morris stated a lot of the concern is in regards to his plans to subdivide in the future. If he does do that and the lots are five acres or more then they don't go through any kind of approval process. So, they could develop the property with the road staying gravel without having to bring the road up to the County standard. That is what we are trying to eliminate when we trim those pieces. Bales Road was a good example of that.

Joe Smith commented that another one was East Evans. Mr. Travis had to do a big cul de sac so his son could build there, but he was also never abandoned.

Alex Morris stated he was extending what was already there.

Joe Smith stated that his only concern with this one, some of the examples are not the best examples.

Alex Morris stated he didn't pick the samples.

Stacey Streetman asked if they could divide the question since these are all together.

Joe Smith stated that it was only one Abandonment.

Stacey Streetman apologized.

Jeff Tyndall stated that page four showed what the County Highway Department would like to abandon which is 0.52 miles from the edge of that 50 foot retention of Perry. Page five shows the current right of way. You are able to make a recommendation for yes, no, or to retain some of the property. You will not be modifying the request, you are making a recommendation.

Bill Kimbrough asked if they could recommend three hundred and ninety feet from the property line or would they say three hundred and forty two feet from the right of way as is shown.

Jeff Tyndall stated he would phrase it as retain the right of way the way it is, and abandon the remainder of Perry Road to the North.

Bill Kimbrough made a motion on what Jeff Tyndall just stated.

Seconded by Joe Smith. All members voted in favor. Motion passes for approval.

VI. OTHER BUSINESS:

A. April & May Profit and Loss Statement

Jeff Tyndall presented.

Stacey Streetman made a motion to approve April & May's Profit & Loss Statements. Seconded by Bill Kimbrough. All members voted in favor. Motion passes for approval.

B. Approve RPC FY2027 Budget

Jeff Tyndall presented.

Bill Kimbrough made a motion for approval. Seconded by Joe Smith. All members voted in favor. Motion passes for approval.

C. Adopt Fee Justification Report

Jeff Tyndall presented.

Joe Smith made a motion to accept the Fee Justification report. Seconded by Michael Long. All members voted in favor. Motion passes for approval.

D. Adopt Updated Fee Schedule July 3, 2026

Jeff Tyndall presented.

Joe Smith made a motion to approve the Fee Schedule effective July 3, 2026. Seconded by Michael Long. All members voted in favor. Motion passes for approval.

E. Approve City of Clarksville FY27 Capital Improvement Plan

Jeff Tyndall presented.

Joe Smith made a motion to defer. Seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.

F. Approve Montgomery County FY27 Capital Improvement Plan

Jeff Tyndall presented.

Joe Smith made a motion to defer. Seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.

G. Initiate Area Rezoning of C-5 Parcels on Albright Circle to R-1.

Jeff Tyndall presented.

Stacey Streetman asked if three lots were vacant or if they had something on them.

Jeff Tyndall stated the middle of the image that shows the R-2D zoning has three structures existing and three vacant parcels.

Stacey Streetman asked about the others.

Jeff Tyndall stated he believed two of the homes are vacant.

Stacey Streetman commented that they aren't all nonconforming.

Jeff Tyndall commented he would assume the vacant ones are nonconforming.

Stacey Streetman asked if one person came and spoke.

Jeff Tyndall stated that he was approached by someone who bought a lot and wanted to build a home on it now and after talks with the Codes Department they decided it would have to be rezoned. At that time we thought why not rezone the whole property instead of one parcel at a time.

Stacey Streetman asked if he mentioned during the informal session that one of htr lots may want to stay C-5 but they could always bring it back.

Jeff Tyndall stated that they have a letter ready to go tomorrow that will notify everyone owning property and if anyone objects they can opt out. It will also go out to surrounding property owners.

Stacey Streetman stated that anyone else wanting to rezone has to apply and pay.

Jeff Tyndall stated that they feel this is an opportunity to correct a potential mistake. Stacey Streetman stated that the line for C-5 goes pretty long in the map shown. So, it's changing all the stuff right beside C-5 to R-1.

Jeff Tyndall stated all those parcels except for ones on Bagwell Road only access Albright Circle. Eleven parcels in total.

Stacey Streetman asked if those parcels will still be against C-5 parcels.

Jeff Tyndall stated that was correct.

Jeff Henley asked if the property owners were going to get to come and speak at a public hearing about this.

Jeff Tyndall stated they would and if they receive push back from the neighborhood they will delay this until conversations can be had with all of those individuals.

Jeff Henley asked if at this stage they were just asking for permission to begin working on this.

Jeff Tyndall stated this was correct.

Michael Long asked if this would improve their taxes.

Jeff Tyndall stated that it shouldn't. The tax assessor taxes based on the current use of the property with the size of these C-5 parcels it shouldn't change anything.

Joe Smith made a motion to initiate the area rezoning of C-5 parcels of Albright Circle to R-1.

Seconded by Bill Kimbrough.

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.

Joe Smith made a motion to adjourn. Seconded by Michael Long.

All members voted in favor. Motion passes. Meeting was adjourned at 4:42 pm.

ATTEST:

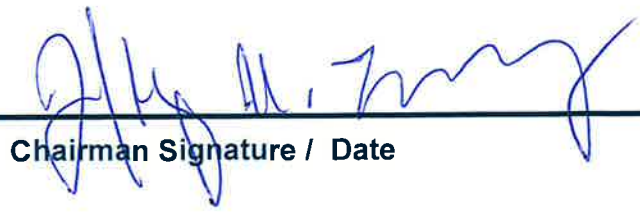
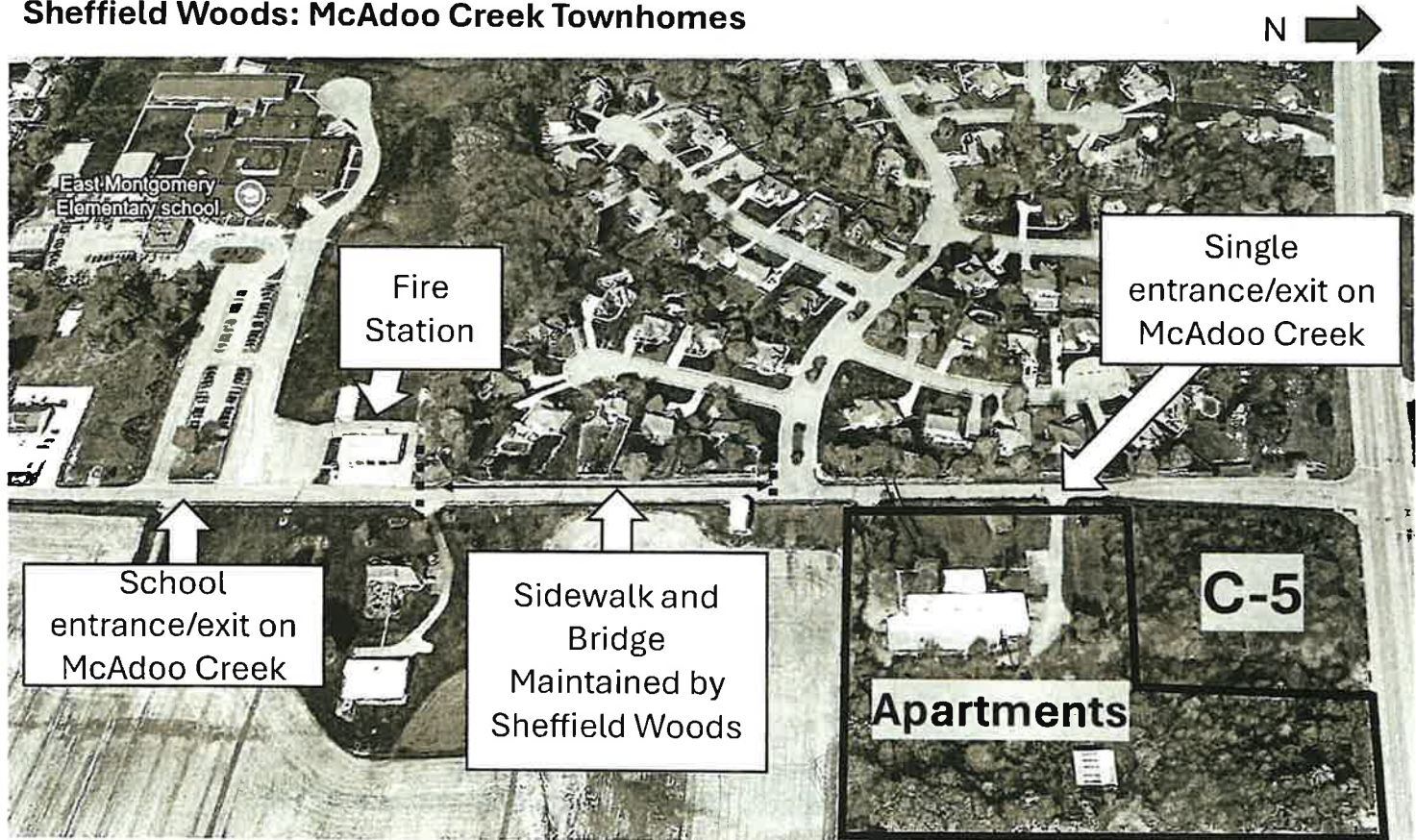

Chairman Signature / Date

Exhibit #1

Sheffield Woods: McAdoo Creek Townhomes



- Traffic – one route in and out of complex; traffic study to include school hours?
- No green space or recreational area inside the apartment grounds
- What business(es) will be built in the C-5 zoned area? Environmental remediation?
- Safety – crosswalk attached to “sidewalk to nowhere”?

Exhibit #2

23 June 2026

Written Statement, John Williams, Sheffield Woods HOA

Good afternoon. My name is John Williams, and I live at 152 Edmonds Way in the Sheffield Woods subdivision. I am here today representing our HOA Board and the 90 homeowners in our community to voice our strong opposition to the McAdoo Creek Townhomes site plan.

During the rezoning process last fall, notification procedures left 88 of our 90 homeowners entirely in the dark. Despite our presence at the late 2025 meetings to raise safety concerns, this commission recommended R-4 approval. We trusted the process. We trusted that any future site plan would strictly honor the county's 2024 zoning resolution, which explicitly pledges to protect the value, integrity, and character of neighboring properties.

The Core Problem

Unfortunately, this site plan does the exact opposite. It introduces a massive density spike that will instantly double the population of this small area. Page 58 of your own zoning resolution clearly states that R-4 land use must not cause traffic congestion, overload infrastructure, and provide useable open space.

This proposal violates the very spirit of those guidelines. It poses severe risks to our community's infrastructure, safety, and overall quality of life.

Our 8 Critical Questions

To protect our community, we demand clear answers to eight critical questions before any further approvals are granted:

1. **Traffic Safety:** Has a comprehensive Traffic Impact Study been completed that accounts for peak school hours? With only one entrance on McAdoo Creek Road, what will traffic look like, especially with a future business on the corner?
2. **Greenspace:** Where is the recreational space for these new residents? Are developers planning to accommodate dog walkers, children, and cyclists in Sheffield Woods?
3. **Pedestrian Maintenance:** Our HOA completely funds the sidewalk and bridge to East Montgomery Elementary. Will this new complex share those maintenance costs?
4. **Utility Strain:** What is the definitive impact on our city sewer and water systems?

Exhibit #2

5. **School Overcrowding:** How will this population surge affect East Montgomery Elementary?
6. **Infrastructure:** What road or utility improvements are being mandated to support this complex?
7. **Environment:** Has full environmental remediation been completed on this former industrial site?
8. **Emergency Services:** Can our local Volunteer Fire Department handle this massive influx?

Conclusion

As private citizens, it is incredibly difficult to fight a rezoning request before seeing the actual site plan. Now that the plan is public, the negative impact on our property values and daily lives is undeniable.

This development is simply not in the best interest of the voters, taxpayers, and current residents of this area. We ask that you put your constituents first and reject this plan until these dangers are fully addressed.

Thank you for your time.

//==NOTHING FOLLOWS==//

S-32-2026

**REASONS FOR PUTTING THE ENTRANCE TO PRELIMINARY PLAT
WOODLAWN VIEW FROM FANTASY LANE INSTEAD OF WOODLAND
DRIVE.**

It would cost the city of Clarksville Tennessee a tremendous amount of money to put the entrance road through Woodland drive as opposed to Fantasy Lane, due to flooding from storm water runoff, construction of a replacement bridge, tree removal and loss of natural screening. It would be far more fiscally responsible to enter the property via Fantasy Lane. This access is more level, shorter distance, and retains more of our beautiful trees. The existing bridge frequently becomes blocked with storm debris, resulting in flooding of the bridge and roadway.

Woodland Dr is a long, steep grade. During snow and icy conditions, working families have to park at the top of the hill near Idaho Springs and Sugar Tree Lane then walk to and from home to car. I have to believe this practice is a nuisance for those property owners. But without four wheel, or all wheel drive vehicles, the street is impassable. My husband and others have towed many stranded vehicles up Woodland drive, as well as the treacherous long narrow driveway to units 540 and 542. Some have slid into the ravine, or ended up in our yard because backing down the hills after an unsuccessful climb is difficult. The road surface slopes toward our yard. Gravity wins.

Our city street department does a good job of pretreating with salt brine, but too often the brine washes away before the snow comes and ice forms. Even emergency vehicles like ambulances and fire trucks have difficulty before the city can return with rock salt. Increasing traffic on Woodland Dr is only asking for more trouble.

Widening Woodland Dr would likely result in removal of several of our beautiful trees. Also the sewage pumping station near the cul-de-sac and bridge reconstruction is another major obstacle.

Also, if this easement extension of an increase from the standard 750 ft to 1220 ft is so necessary, have other sites been evaluated? Easement restrictions have

a purpose. Have other easement extensions been successfully granted? If so, why would we not receive the results of your findings in the letter we received? We are concerned about the slippery slope of setting new precedent, further eroding property owner's rights.

We have a quiet, close knit neighborhood, and wish it to remain so. We'd like to see Woodland Dr. remain a cul-de-sac, perhaps even removing the bridge altogether, freeing the creek to flow unrestricted.

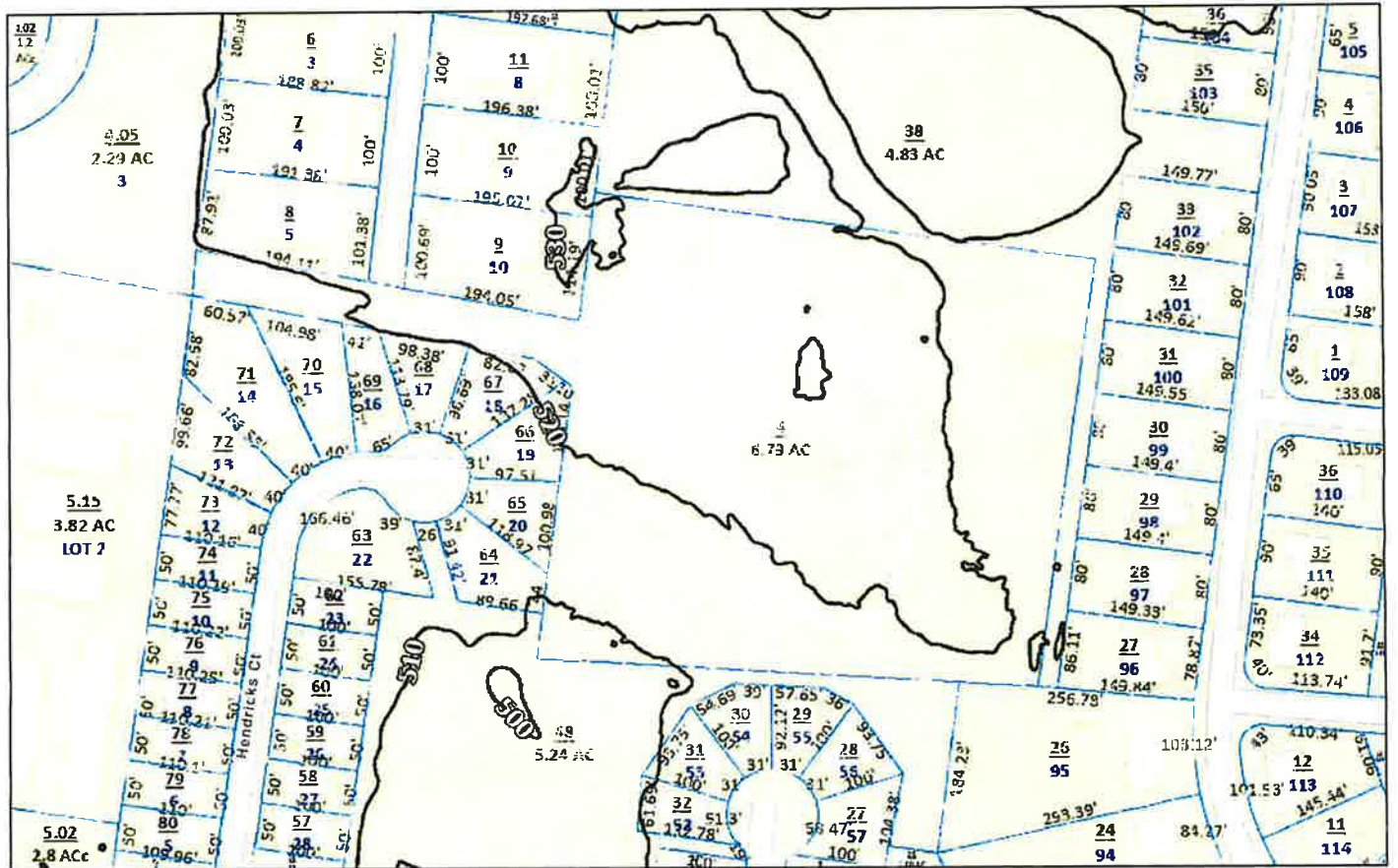
Thank you for your time.

Sincerely,

Sherrill Travis

517 Woodland Dr.

ArcGIS Web Map



6/22/2026, 8:15:06 AM

Clarksville City Limits (From RPC) Montgomery1ftTopo

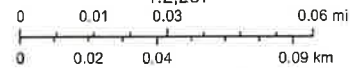
☐ Montgomery County

0

1

☐ Parcels, Parcel Numbers, Acreages, and Lot Numbers

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community





