



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: July 28, 2026

Time: 2:00 PM

Members Present

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

Others Present

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

**Alex Morris, Co. HWY
David Smith, Jr., CSD
Chad Alsbrooks, CSD
Ben Browder, CGW
Mike Reed, CFR**

Approval of Minutes

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

Announcements/Deferrals

Michael Long made a motion to approve the May 26, 2026 minutes. Seconded by David Smith, Sr. All members voted in favor. Minutes were approved.

Jeff Tyndall presented the following cases: Z-18-2026 for withdrawal, Z-19-2026 for a one month deferral, S-41-2026 for a one month deferral, S-44-2026 for a one month deferral, SR-9-2026 for withdrawal, SR-46-2026 for a one month deferral.

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

Jeff Henley explained the public speaking process.

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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 into the consent agenda.

STAFF RECOMMENDATION: WITHDRAWN

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

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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 a one month deferral.

STAFF RECOMMENDATION: 1 Month Deferral

Awaiting City Council action on Ted Crozier Blvd. access.

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

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3. CASE NUMBER: Z - 24 - 2026 APPLICANT Lewis Contracting, LLC
REQUEST: RM-1 - Single-Family Mobile Home Residential District to R-3 - Three Family Residential District
LOCATION: A parcel of land located on the western frontage of Evans Rd, 350' +/- south of the intersection of Britton Springs Rd and Evans Rd.
TAX MAP(S): 029L PARCEL #(S): C 015.00
REASON FOR REQUEST: To divide the lot into three lots. This will give better use of the lot and increase the number of residences.
CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .37 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3

Jeff Tyndall 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 Suburban Neighborhood designation encourages increased residential density and limited single family attached and detached housing is appropriate along major transportation corridors.

The proposed R-3 Three Family Residential district is in character with the development pattern that has occurred in the area.

Jeff Henley opened public hearing.

No one spoke.

Public hearing was closed.

Bill Kimbrough made a motion to approve the proposed R-3 Three Family Residential district is in character with the development pattern that has occurred in the area. Seconded by Michael Long. All members voted in favor. Motion passes for approval.

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4. CASE NUMBER: Z - 25 - 2026 APPLICANT Ok H Guiterrez
REQUEST: R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District
LOCATION: A parcel of land located on the northern frontage of Tiny Town Rd, 440' +/- west of the intersection of Green Acres Dr and Tiny Town Rd.
- TAX MAP(S): 0061 PARCEL #(S): D 007.00
REASON FOR REQUEST: Commercial Strip Mall Center
CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1 NUMBER OF ACRES: 1 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3

Jeff Tyndall 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 zoning requests aligns with the Corridor Commercial Future Land Use designation and is in character with the development pattern for this area.

Jeff Henley opened public hearing.

James Davis spoke in favor stating he was the surveyor and believes it fits the character of the area.

No one spoke against.

Public hearing was closed.

Cindy Greene made a motion for approval the proposed C-5 Highway & Arterial zoning requests aligns with the Corridor Commercial Future Land Use designation and is in character with the development pattern for this area. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

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5. CASE NUMBER: **Z - 26 - 2026** APPLICANT **Harris Homes Holding, LLC**
REQUEST: **AG - Agricultural District to R-5 - Residential District**
LOCATION: **A parcel of land located at the southeast intersection of Gibbs Ln and Trenton Rd.**
TAX MAP(S): **032** PARCEL #(S): **031.00**
REASON FOR REQUEST: **For Townhomes**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **2.49 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**

Jeff Tyndall presented the RPC Staff Report.

STAFF RECOMMENDATION: Disapproval

This request appears to be in agreement with the Future Land Use designation of Suburban Neighborhood for this location, however it does not align with the overall goals and objectives of the Clarksville / Montgomery County Comprehensive Plan as it relates to transportation infrastructure.

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. This proposal appears premature given the current capacity limitations in this area of the Trenton Road corridor. By access ordinance, the entrance to this site is Gibbs Lane. Gibbs Lane is substandard at 16' +/- wide. The road is adjacent to areas of steep topography and 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.

Public hearing was closed.

Bill Kimbrough made a motion for approval this proposal appears premature given the current capacity limitations in this area of the Trenton Road corridor.

Seconded by Michael Long.

All members voted in favor, motion passes for disapproval.

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6. CASE NUMBER: Z - 27 - 2026 APPLICANT Regional Planning Commission
REQUEST: CBD - Central Business District to CBD - Central Business District H-1 - Historic Overlay
LOCATION: Properties East of Public Square, South of College Street, North of Madison Street and West of S 5th Street to also include the property on the NE corner of S 5th Street.
TAX MAP(S): 066G 066K PARCEL #(S):
REASON FOR REQUEST: Requested by the Regional Historic Zoning Commission, the RPC initiated a zoning change adding properties in downtown Clarksville to the H-1 Historic Overlay.
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 22.8 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

Jeff Tyndall presented the RPC Staff Report.

STAFF RECOMMENDATION: Approval

The expansion of the H-1 Overlay coincides with the adoption of the updated Historic and Downtown Urban Design Overlay District and associated Guidelines

The updated guidelines provide more clarity for development in the Historic and Downtown districts but true historic properties and districts must be in the H-1 overlay to adopt the regulations properly.

The updated guidelines provide some reduced rules for downtown non-historic overlay properties

Jeff Henley opened public hearing.

Joe VanDeusen spoke in favor stating that he supports an H-1 expansion. It helps loosen the belt on downtown while protecting historical properties.

No one spoke against.

Public hearing was closed.

Eric Huneycutt made a motion for approval, seconded by Valerie Guzman.

All members spoke in favor. Motion passes for approval.

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7. CASE NUMBER: ZO - 1 - 2026 APPLICANT: Regional Planning Commission
REQUEST: Requested by the Regional Historic Zoning Commission, the RPC
initiated a Zoning Ordinance Change

Jeff Tyndall presented the RPC Staff Report.

STAFF RECOMMENDATION: Approval

The RPC received a grant to update the Guidelines for the Historic and Downtown Urban Design Overlay Districts. The new guidelines require a zoning ordinance update to activate them. The ordinance update also cleans up the legal authority and language contained therein. The new guidelines and ordinance provide better clarity to the design and review process and further differentiates the development in the H-1 Historic and the Downtown Urban Design Overlay Districts.

This ordinance was reviewed by City Legal.

This ordinance also includes language regarding demolition by neglect, a first step in attempting to enforce those regulations in Historic Districts.

Jeff Henley opened public hearing.

Louisa Cook spoke in favor on behalf of the Montgomery County Preservation Coalition stating that this was way past due and she appreciates the efforts put in to bring it forward.

Bill Kimbrough made a motion for approval the ordinance update also cleans up the legal authority and language contained therein.

Seconded by Stacey Streetman.

All membersd voted in favor. Motion passes for approval.

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8. CASE NUMBER: CZ - 8 - 2026 APPLICANT Russell Ali & Carlo Rovetto
REQUEST: AG - Agricultural District to E-1 - Single-Family Estate District
LOCATION: A tract of land along the south frontage of Antioch Church Rd, 4,250' +/- west of the intersection of River Rd and Antioch Church Rd.
TAX MAP(S): 100 PARCEL #(S): 178.00
REASON FOR REQUEST: The requested E-1 zoning classification is compatible with surrounding land uses and promotes orderly growth while preserving open space and the rural character of the community. The rezoning will allow the property to be legally divided into two conforming residential parcels, improving property maintenance, ownership flexibility, financing opportunities, and long-term investment in the existing homes.
CO. COMM. DISTRICT: 6 NUMBER OF ACRES: 2.57 +/-

Jeff Tyndall presented the RPC Staff Report.

STAFF RECOMMENDATION: Approval

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

This request is in character with this area and will permit the owner to create a lot for each existing residential home.

Jeff Henley opened public hearing.

Russell Ali spoke in favor stating that two existing homes would allow the two existing homes to be on separate parcels.

No one spoke against.

Public hearing was closed.

Cindy Greene made a motion for approval this request is in character with this area and will permit the owner to create a lot for each existing residential home.

Seconded by Stacey Streetman.

All members voted in favor, motion passes for approval.

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9. CASE NUMBER: CZ - 9 - 2026 APPLICANT **Clarksville-Montgomery Regional Planning Commission**
REQUEST: **C-5 - Highway & Arterial Commercial District to R-1 - Single-Family Residential District**
LOCATION: **Property consisting of eleven parcels of land, north of Hwy 41A, south and east of Bagwell Rd, and surrounding Albright Circle.**
TAX MAP(S): **086 087** PARCEL #(S): **022.00, 023.00, 026.00, 027.00, 028.00 042.00, 043.00, 044.00, 047.00, 048.00, 053.00**
REASON FOR REQUEST: **To correct existing non-compliant zoning**
CO. COMM. DISTRICT: **3** NUMBER OF ACRES: **4.95 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **10**

Jeff Tyndall presented the RPC Staff Report.

STAFF RECOMMENDATION: Approval

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

This request aligns with the Future Land Use Designation of Suburban Neighborhood and removes the commercial nonconformity from the existing residences.

Jeff Henley opened public hearing.

No one spoke.

Public hearing was closed.

Bill Kimbrough made a motion for approval this request removes the commercial nonconformity from the existing residences. Seconded by Eric Huneycutt.

All members voted in favor except Stacey Streetman who voted against. Motion passes for approval 6-1.

10. 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:

Brad Parker presented the RPC Staff Report.

STAFF RECOMMENDATION:

Cal Burchett spoke in favor stating he was the engineer. The parcel has extreme topography requiring the length of the road. Working with the Street Department and Fire Department led them to the alignment seen here.

Stacey Streetman stated she appreciated the collaboration with Departments but still had concerns about the steepness and curvature of the proposed road. As well as that it won't be a public road and when extreme weather events happen how will emergency vehicles respond. Cal Burchett stated that 15% is allowed in the subdivision regulations. Because TDOT allows this and the Street Department and Fire Department have approved it we feel that is justification for the roadway.

Stacey Streetman stated if it was a City road it wouldn't be that big of a deal. The concern is when an emergency happens in January and the roadway isn't passable because it isn't maintained by the Street Department.

Jerry Myers spoke against stating he was an abutting property owner. As a working farm they often traverse the small wind road currently there with large farm equipment. Where the road is proposed is a bridge and it floods. The City Sewer connection may require blasting since it's surrounded by limestone which is another concern.

Joe VanDeusen spoke against stating he was torn and that a common access easement removes the City from paying for a road serving ten people. However, the residents who buy these properties will have to maintain the roadway and incur all associated costs. Some of these people may not realize that when purchasing the home.

Cheryl Travis spoke against stating she had concerns about flooding, availability of water and sewer, storm water drainage, emergency service access, and constant electrical outages they currently experience that effect the sewer station. The roads are one of the last to be plowed and residents commonly park at the top of the hill in extreme weather to walk to their vehicles.

Cal Burchett rebutted stating the bridge flooding would be improved by this request. As far as the length of the road to utilize this land the common access easement is needed.

Public hearing was closed.

Stacey Streetman made a motion for disapproval based on the steepness and length of the road.

Bill Kimbrough asked what the staff's heartburn was with this request.

Jeff Tyndall read the staff report stating that the residential common access easement must be maintained by the HOA and must be 3-10 lots with a maximum of five hundred feet. An extension of this request would increase burden on future home owners and cause delays to emergency services. Our heartburn is ten homeowners maintaining a quarter mile of road.

Bill Kimbrough seconded.

Bill Kimbrough asked if this was a public road would the concerns still be raised.

Jeff Tyndall answered that the grade would have to go down to a 10% grade. The length isn't as big of a problem even those it exceeds maximum cul de sac length. A 12% grade would be difficult speaking with the Engineer. If they brought it back as a 12% grade it would change the variance request to length only.

Jeff Henley stated there was a motion on the floor that was properly seconded.

All members voted in favor, except Michael Long and Valerie Guzman who voted against.

Motion passes for disapproval 5-2.

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11. 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 +/-

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

STAFF RECOMMENDATION: One Month Deferral

RPC Staff pulled S-32-2026 from the consent agenda.

Brad Parker put S-32-2026 back into the consent agenda for a one month deferral following the disapproval of V-5-2026

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

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

RPC Staff pulled S-34-2026 from the consent agenda.

Jeff Henley opened public hearing.

Cal McKay spoke in favor stating they have the full permits and have done all the changes that staff requested.

No one spoke against.

Public hearing was closed.

Bill Kimbrough made a motion for approval. Seconded by Valerie Guzman.

All members voted in favor. Motion passes for approval.

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13. CASE NUMBER: **S - 41 - 2026** APPLICANT **Van Wormer Construction LLC**
REQUEST: **Preliminary Plat Approval of Preliminary Replat Church Street Row**
LOCATION: **The northeast corner of the intersection of Church Street and Forest Street**
TAX MAP(S): **066N** PARCEL #(S): **C 009.00 C 009.01**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.59 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-6 - Single-Family Residential District**
OF LOTS: **7 +/-**

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

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

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14. CASE NUMBER: **S - 42 - 2026** APPLICANT **Eric & Danny Smithson**
REQUEST: **Preliminary Plat Approval of Smithson Ridge**
LOCATION: **A tract of land situated on the northern frontage of Attaway Road, 1,945 +/- ft west of the HWY 13 & Attaway Rd intersection.**
TAX MAP(S): **122** PARCEL #(S): **021.05 (p/o)**
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **22.75 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **17**
ZONING: **AG - Agricultural District**
OF LOTS: **8 +/-**

Brad Parker presented the case into the consent agenda.

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

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

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

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15. CASE NUMBER: S - 43 - 2026 APPLICANT MVM Properties (previously listed as Gordon Seay)
REQUEST: Preliminary Plat Approval of The Reserve at Hickory Wild Section 2 (Cluster)
LOCATION: East of Dunlop Lane, east of and adjacent to the current terminus of Judge Tyler Drive, south of and adjacent to the current terminus of Shield Drive.
TAX MAP(S): 034 039 PARCEL #(S): 052.05 016.07
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 61.12 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 1
ZONING: R-1 - Single-Family Residential District
OF LOTS: 151 +/-

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Jeff Henley opened public hearing.

Vernon Weakley spoke in favor stating he wasn't against the deferral as they know the County Highway Department is awaiting additional information but they have supplied everything needed according to the subdivision regulations.

Camille Jones spoke against representing the Hickory Wild HOA. She mentioned an on line petition that had been started, stating she wasn't against growth but against growth without infrastructure. Continuing on to say that the clubhouse for Hickory Wild property lines were in dispute. Since the creation of Hickory Wild in the early 2000's it has totaled up \$92,000 in maintenance fees that were due to a lack of being done correctly the first time leading to ongoing litigation with the developer. The problem with this proposal is whether it addresses the storm water, emergency access issues, and infrastructure issues. If this is approved please consider extending Tacoma Road to Dunlop along with required independent amenities.

Lacey Sansburn spoke against stating she was on the Wellington Fields side when the flooding occurred all traffic went through Wellington Fields. Kirkwood Road floods and it is the major route or all morning school traffic headed to the Kirkwood campus. We are not against development we see the roads there and the connection that it will make, but people drive so fast so traffic calming measures would be needed.

Michelle Thaxton spoke against stating she lived in Hickory Wild. When the homes were built they were told the rear loaded alleyways were to be used for construction until it was done then it was going to be turned into a road. That didn't happen. The developer still owns the cornfield and adjacent strip of land and is supposed to maintain the five foot grass strip but it is continuously covered in trash, they can't imagine how a 30-50 foot open space will look. Between drainage, bell tower repairs, a sinking playground the issues are everywhere.

Vernon Weakley rebutted stating that this is a separate developer. This subdivision hooks all the stub roads together. With the 2025 flooding the residents were trapped in Hickory Wild until the connection was made. This subdivision will hook into Farmington through Remington Drive and Wellington through Shield Drive. Storm water will be reviewed when it's going through grading and drainage. Traffic calming measures are being discussed with County Highway. The edge of the field will be maintained by the HOA.

Jeff Henley asked if they foresaw any drainage issues.

Vernon Weakley stated that everything will be worked on through the County Highway Department and will go into an enlarged basin.

Public hearing was closed.

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

Jeff Tyndall stated that this plan has been submitted to the County for review and those comments should come back next month.

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16. CASE NUMBER: **S - 44 - 2026** APPLICANT **Ligon Homes Builders LLC**
REQUEST: **Final Plat Approval of Gold Landing Section 1**
LOCATION: **Continuing from the current terminus of Ann Dr. Generally located west of Bell Rd, 1200' +/- northwest of the intersection of Needmore Rd and Bell Rd**
TAX MAP(S): **032** PARCEL #(S): **052.01 053.04**
CO. COMM. DISTRICT: **17** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **10.80 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **56 +/-**

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.

17. 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 +/-**

STAFF RECOMMENDATION: WITHDRAWN BY THE APPLICANT

18. 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: **20 +/-** 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. 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. Minor plat required**

Bill Kimbrough 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 - 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 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 Stacey Streetman. All members voted in favor. Motion passes for approval.

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20. 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.

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
4. TDOT Access Permit required.

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

21. CASE NUMBER: **SR - 60 - 2026** APPLICANT: **Saul Martinez**
DEVELOPMENT: **Rinconcito's Mexican Grill**
LOCATION: **Along the eastern frontage of Fort Campbell Boulevard, north of the intersection of Ashbury Road.**
TAX MAP(S): **043B** PARCEL #(S): **A 013.00**
PROPOSED USE: **Restaurant**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **0.524 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **1800 +/-**

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

22. CASE NUMBER: SR - 61 - 2026 APPLICANT: Danell Welch
DEVELOPMENT: Watson Point Townhomes
LOCATION: Located on the southern frontage of HWY 41A S, 560 +/- ft east of Shady Maple Dr & HWY 41A S intersection.
TAX MAP(S): 081 PARCEL #(S): 162.00 (P/O) 163.00
PROPOSED USE: Townhomes
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 0.91 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-2 - General Commercial District
OF UNITS: 14 +/- SQ FOOTAGE: +/-

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. Minor plat required.**
- 5. Common Design Review Board approval required**
- 6. TDOT access permit required.**

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

23. CASE NUMBER: **SR - 62 - 2026** APPLICANT: **Singletery Construction LLC**
DEVELOPMENT: **Walker Farms Final PUD Revision**
LOCATION: **Located 497 +/- ft East of the intersection of Pea Ridge Road and Rutting Dr.**
TAX MAP(S): **041** PARCEL #(S): **039.00**
PROPOSED USE: **Mixed Use**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **22.5 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **PUD - Planned Unit Development Residential District**
OF UNITS: **358 +/-** SQ FOOTAGE: **46,500 +/-**

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. Final approval from the Clarksville Fire & Rescue Department .**

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

24. CASE NUMBER: SR - 64 - 2026 APPLICANT: Bridge Church of Clarksville (Chad Rowland)
DEVELOPMENT: Bridge Church Expansion
LOCATION: Between Highway 76 and Memorial Drive, at the northeast corner of the intersection of Red Coat Run and Highway 76
TAX MAP(S): 064 064N PARCEL #(S): 043.00 A 045.00
PROPOSED USE: Expansion of existing church/religious facility
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 8.49 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: R-1 - Single-Family Residential District
OF UNITS: n/a +/- SQ FOOTAGE: 27,892 +/-

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.
3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer.
4. Approval by the Common Design Review Board.
5. Replat/Minor Plat approved and recorded.
6. Approved landscape plan

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

25. CASE NUMBER: SR - 65 - 2026 APPLICANT: Billy Ray Suiter
DEVELOPMENT: Heritage Pointe Lot 4
LOCATION: Located on the Western frontage of Heritage Pointe Dr 505 +/- ft North of
Tiny Town Rd & Heritage Pointe Dr intersection.
TAX MAP(S): 008 PARCEL #(S): 013.08
PROPOSED USE: Surveying & Engineering Office
CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 0.46 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: n/a +/- SQ FOOTAGE: 3,240 +/-

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.**
- 3. Approval from the Common Design Review Board.**

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

26. CASE NUMBER: SR - 66 - 2026 APPLICANT: Chris Blackwell
DEVELOPMENT: 25 Crossland Lofts
LOCATION: Currently addressed as 25 Crossland Avenue. Located on the north frontage of Crossland Ave, +/- 270' east of the intersection of Crossland Ave and S Riverside Dr.
TAX MAP(S): 066J PARCEL #(S): G 006.00
PROPOSED USE: Multifamily
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.52 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: C-2 - General Commercial District
OF UNITS: 12 +/- 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**
- 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**
- 4. Replat of the subject property**

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

27. 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.

Jeff Henley opened public hearing.

Vernon Weakley spoke in favor stating that the grading and drainage plans have been approved.

Jeff Henley asked if he could elaborate on the drainage.

Vernon Weakley stated it will be retained in an over enlarged basin at the Northeast corner.

Lance Holdorf spoke against stating he was with Hydrawise Engineering who have been hired by Meriwether Farms HOA. He stated that the report wasn't sufficient for a conclusive analysis and detailed the points that should be included in the report those concerns were sent to Weakley Engineering, McKay Burchett Engineering, and David Smith, Jr at the Street Department.

Jeff Henley asked what company he was with.

Lance Holdorf responded Hydrawise in Spring Hill, TN.

Jeff Henley asked if what he saying was that he doesn't agree or have enough information to agree with the other Engineer's proposal.

Lance Holdorf stated that was correct they can't confirm it won't increase erosion or flooding in Meriwether Farms.

Jeff Tyndall asked what his professional certifications were.

Lance Holdorf stated he was a professional engineer in the State of Tennessee with storm water expertise.

Jeff Tyndall asked when the emails to the other Engineers and Street Department were sent and if the email could be sent over to him.

Lance Holdorf answered the end of the previous week and that he would forward the email.

Bradley Jones spoke against stating he was professional civil engineer and a colleague of Lance Holdorf. The clients aren't against the development they are concerned over potential flooding. He continued with the list of information that seems to be missing from the grading and drainage report.

Bill Kimbrough asked if TDEC would review the issues mentioned.

Bradley Jones answered if they deem it as a wetland.

Keri Lovato spoke against stating she was the City Council representative and a nearby resident. For the third time she asked for a deferral to January 2027 which would allow the County's storm water study to be done. Meriwether Farms frequently has standing water on the roads. Last month it was stated that Greenbriar doesn't have any kind of retention pond, but they have an injection well which was maintained a few years back. If this is passed who is liable for the flood damages caused to the homeowners living spaces.

Vernon Weakley rebutted stating he spoke with the other Engineers and their rules are a little different than they are here. The injection well has already been granted by TDEC. Some calculations he asked for are not required by our rules and regulations.

David Smith, Jr stated this is the high point in the neighborhood. It went through tiers of review. TDEC will still review part of this, but there will be more permits needed. A lot of cases have come through and none required an approved grading and drainage plan. A third party here in Clarksville did review this plan. The other Engineer firm mentioned some things not required in the manual for the City of Clarksville. They only review this site and this sites calculations do check out.

Jeff Henley asked if he had plans for the consultant to review the HOA's Engineers plans.
David Smith, Jr. stated he could get that review done but if you put multiple engineers in a room they have different opinions.
Jeff Henley asked what the process was after this.
David Smith, Jr. responded that his process is met. It's been reviewed by a third party, the MS4 has been satisfied by TDEC. From a storm water standpoint this is satisfactory.
Jeff Henley asked why it was being called preliminary.
David Smith Jr answered that they are awaiting TDEC documents.
Public hearing was closed.
Bill Kimbrough made a motion for approval. Seconded by Eric Huneycutt.
Stacey Streetman stated she would like to see a one month deferral and see the other Engineers report in comparison to the ones already done and reviewed as well as storm water review questions.
Bill Kimbrough and Eric Huneycutt voted in favor, all other members voted against. Motion fails 5-2.
Stacey Streetman made a motion for a one month deferral. Seconded by Valerie Guzman.
Jeff Tyndall asked for any clarity on what she was looking for before the next meeting.
Stacey Streetman responded that she wanted to have more conversations with Mr. Smith, see the secondary engineering report, and ask about the new storm water division.
Jeff Tyndall added that he would like to see the response to the twelve points mentioned by the third party Engineer and what applies and doesn't apply.
Stacey Streetman stated that it should also give Mr. Weakley more time to obtain additional permits.
All members voted in favor of the one month deferral except Bill Kimbrough and Eric Huneycutt.
Motion passes for one month deferral 5-2.

28. CASE NUMBER: **SR - 63 - 2026** APPLICANT: **Singletery Construction LLC**
DEVELOPMENT: **The Willow at Madison**
LOCATION: **Located on the western frontage of Meadowhill Ln, 400+/- ft south of the Madison St & Meadowhill Ln intersection.**
TAX MAP(S): **081J** PARCEL #(S): **A 003.00**
PROPOSED USE: **Commercial (Retail) & Multifamily**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **10.88 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 11**
ZONING: **C-2 - General Commercial District**
OF UNITS: **174 +/-** SQ FOOTAGE: **27,000 +/-**

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 and Utility District Official.
3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer
4. Replat of Easement as shown required

Jeff Henley opened public hearing.

Cal McKay spoke in favor stating this was a C-2 lot and had been since 2010. The plans meet the criteria and the basin is already constructed.

Stacey Streetman asked if the 174 units was the total number of multi family.

Cal McKay stated that was correct.

Stacey Streetman stated that was a lot of cars on Madison Street and asked if any improvements would be made to Meadowhill or would it remain the same.

Cal McKay responded that a traffic study was done when the subdivision plat was completed which allocated this as a shopping center which generates more traffic and it was before 41A was widened, The traffic study will be updated if improvements are required they will be done.

Stacey Streetman stated that the main concern she heard is the additional traffic on Madison Street.

No one spoke against.

Public hearing was closed.

Eric Huneycutt made a motion for approval. Seconded by Cindy Greene. All members voted in favor.

Motion passes for approval.

VI. OTHER BUSINESS:

A. Monthly Profit & Loss Statement

Jeff Tyndall presented.

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

B. A-2-2026 Annexation Plan of Service for Land West of Little Hope Road.

Jeff Tyndall presented.

Jeff Henley opened public hearing.

No one spoke.

Public hearing was closed.

Eric Huneycutt made a motion for approval. Seconded by Bill Kimbrough.

All members voted in favor. Motion passes for approval.

C. Adopt Historic & Downtown Guidelines

Jeff Tyndall presented.

Stacey Streetman made a motion for approval. Seconded by Michael Long.

All members voted in favor. Motion passes for approval.

D. Readopt Fee Schedule

Jeff Tyndall presented that it was correcting one error.

Stacey Streetman made a motion for approval. 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 and explained that Item E & F can be heard as one motion.

Valerie Guzman made a motion for approval. Seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.

F. Approve Montgomery County FY27 Capital Improvement Plan

Jeff Tyndall presented and explained that Item E & F can be heard as one motion.

Valerie Guzman made a motion for approval. Seconded by Stacey Streetman. All members voted in favor. Motion passes for approval.

G. Fee Waiver Request from CNCS for a property off Jack Miller Blvd

Jeff Tyndall presented.

Valerie Guzman made a motion for approval. Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

Jeff Henley opened public comment period.

No one spoke.

Public hearing was closed.

Stacey Streetman made a motion to adjourn. Seconded by Michael Long. All members voted in favor. Meeting ended at 4:05 pm.

ATTEST:

Chairman Signature / Date

