



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

Date: August 25, 2026

Time: 2:00 PM

Members Present

**Jeff Henley
Stacey Streetman
Eric Huneycutt
Joe Smith
Bill Kimbrough
Michael Long
Valerie Guzman
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

Michael Long made a motion to approve the July 28, 2026 minutes. Seconded by Joe Smith. All members voted in favor. Minutes were approved.

Announcements/Deferrals

Jeff Tyndall presented the following cases for deferral: Z-19-2026, S-41-2026, S-44-2026. Bill Kimbrough made a for a one month deferral. Seconded by Joe Smith. All members voted in favor. Motion passes for approval.
Jeff Henley explained the public speaking process.

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1. 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 into the consent agenda for a one month deferral.

STAFF RECOMMENDATION: 1 Month Deferral

Awaiting City Council action on Ted Crozier Blvd. access.

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

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2. CASE NUMBER: Z - 28 - 2026 APPLICANT Blick Homes, LLC
REQUEST: RM-1 - Single-Family Mobile Home Residential District to R-2A - Single-Family Residential District
LOCATION: A parcel of land located on the northern frontage of Eva Dr, 133 ft +/- east of the Britton Springs Rd & Eva Dr intersection.
TAX MAP(S): 030H PARCEL #(S): M 020.00
REASON FOR REQUEST: To subdivide the lot into two lots
CO. COMM. DISTRICT: 10 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .33 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3

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 aligns with the Future Land Use Designation of Suburban Neighborhood.

The proposed R-2A Single Family Residential district is in character with the development pattern in the area.

Jeff Henley opened public hearing.

Jonathan Blick spoke in favor stating they are hoping to get one extra lot and this request is similar to others in the area recently.

Earl Minter spoke against stating that the homes are being built to close together as this request would allow two houses on one third of an acre. If one catches on fire, the other will as well. Additionally, the driveways offer no turn around so they are backing out on the road which is dangerous.

Public hearing was closed.

Bill Kimbrough made a motion for approval the proposed R-2A Single Family Residential district is in character with the development pattern in the area.

Joe Smith seconded.

All members voted in favor, motion passes for approval.

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3. CASE NUMBER: **Z - 29 - 2026** APPLICANT **Huneycutt LLC**
REQUEST: **RM-1 - Single-Family Mobile Home Residential District** to **R-2A - Single-Family Residential District**
LOCATION: **A property located on the eastern frontage of Calvert Dr, 360 ft +/- south of the Center Rd and Calvert Dr.**
TAX MAP(S): **029L** PARCEL #(S): **C 039.00**
REASON FOR REQUEST: **To develop 3 single family lots**
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **.34 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

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 aligns with the Future Land Use Designation of Suburban Neighborhood.

The proposed R-2A Single Family Residential district is in character with the development pattern in the area.

Jeff Henley opened public hearing.

Cal Burchett spoke in favor stating he was the Engineer and was here for any questions.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for approval this request aligns with the Future Land Use Designation of Suburban Neighborhood. Seconded by Michael Long.

All members voted in favor, motion passes for approval.

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4. CASE NUMBER: ZO - 2 - 2026 APPLICANT: Regional Planning Commission
REQUEST: Amend verbiage governing vape and smoke shop locations and changes to site plan review procedures

Jeff Tyndall presented the RPC Staff Report.

STAFF RECOMMENDATION: Approval

Updates to Smoke Shops are needed to avoid over-concentration of such uses.
Site Plan requirements will be clearer as amended.

Jeff Henley opened public hearing.

No one spoke in favor.

David Smith, Jr. spoke against as Director of the Clarksville Street Department. Stating that the facts show this is overreach. Chase Bank, Zaxby's, and Bubbakoo's Burritos are all examples of this. Sidewalks are purview of the Street Department. Coming into full compliance with the zoning code for a minor remodel is not fiscally achievable. Prices will be driven up and increase vacancies. He is against this. The zoning code rewrite has had many planning meetings and this hasn't. Everyone should be at the table for these discussions.

Cal Burchett spoke against stating he would ask for a deferment as some of the changes are not what he had heard in the past. We would like to know what exact changes bring a site plan in front of the planning commission. With the verbiage of any site change that could mean putting in a light pole.

Public hearing was closed.

Stacey Streetman made a motion to divide the question to exclude 5.10 up to 9.4.4.

Jeff Tyndall clarified that she wanted to remove section 5.10 only and leaving 9.4.4. and 9.4.4.E

Joe Smith seconded the motion.

Valerie Guzman clarified that the question was split.

Joe Smith stated that was correct.

All members voted in favor. Motion passes for approval to divide the question.

Stacey Streetman made a motion to approve the remaining portion of the question.

Stacey Streetman thanked Mr. Tyndall for his work on this so far.

Seconded by Valerie Guzman.

All members voted in favor. Motion passes for approval.

Joe Smith made a motion to defer the second part of the question 5.10 for one month.

Seconded by Michael Long.

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

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6. CASE NUMBER: CZ - 10 - 2026 APPLICANT David & Debra Tuberville
REQUEST: AG - Agricultural District to E-1 - Single-Family Estate District
LOCATION: A parcel of land property located on the western frontage of Louise Rd, 375 ft+/- north of the intersection of Louise Creek Rd and Louise Rd.
TAX MAP(S): 142 PARCEL #(S): 119.00
REASON FOR REQUEST: Current home is 126 years old and deteriorating. We want to place a manufactured home and increase property value.
CO. COMM. DISTRICT: 6 NUMBER OF ACRES: 1.38 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 22

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 small scale request of E-1 Estate District aligns with the Rural Reserve Future Land Use Designation.

This request brings an existing non-conforming parcel into conformance with the current County Zoning Resolution.

Jeff Henley opened public hearing.

Debra Tuberville spoke in favor stating they are looking to rezone to be able to place a manufactured home on the property as the current home is very old and has an instable foundation.

No one spoke against.

Public hearing was closed.

Joe Smith made a motion for approval this request brings an existing non-conforming parcel into conformance with the current County Zoning Resolution.

Seconded by Michael Long.

All members voted in favor. Motion passes for approval.

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7. CASE NUMBER: CZ - 11 - 2026 APPLICANT J & N Enterprises
REQUEST: E-1 - Single-Family Estate District to C-5 - Highway & Arterial Commercial District
LOCATION: A tract of land situated east of Guthrie Hwy and south of Arkadelphia Rd, with frontage along both Guthrie Hwy and Arkadelphia Rd.
TAX MAP(S): 010 PARCEL #(S): 039.00 (P/O)
REASON FOR REQUEST: To make the land around the new proposed road to the fairgrounds compatible with said fairgrounds.
CO. COMM. DISTRICT: 19 NUMBER OF ACRES: 39.79 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 1

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Approval with Condition

Condition: The Landscape, Buffering and Screening Requirements of the Montgomery County Zoning Resolution shall apply to all development within the area of request, despite its current Rural Area designation in the adopted Growth Plan.

The development of the Montgomery County Fairgrounds Park represents a significant change in the area that was not included in the Clarksville Montgomery County Comprehensive Plan. This property's location along the primary entrance to the new public facility provides an opportunity for commercial zoning that is more appropriate than the current E-1 Single Family Zoning Classification.

Jeff Henley opened public hearing.

Vernon Weakley spoke in favor representing J&N Enterprises and would appreciate a vote in favor.

Danny Seely spoke against stating that this properties storm water currently runs off onto his land, when the commercial developments come what will happen to the water runoff then. Traffic is already bad on Guthrie HWY. In 2024 they had fifty four traffic accidents a year. With the potential fairgrounds and event traffic he is concerned about how he will access his home during these events. Finally, why is almost 40 acres needed of C-5. The growth plan shows it as rural area. Before voting for approval drainage, infrastructure, and safety should be considered.

Ed Myers spoke neither in favor nor against but he wants to know what they are actually going to do with the land.

John Spainhoward stated that the businesses that will be there are speculative but no land divisions yet. There is a potential road design that anyone who wishes to can view.

Scott Thompson spoke against stating during every heavy rain there is storm water that floods out four properties near him that are closet to the creek. Sometimes the water will be up to their door step. The opportunity here is the storm water problems could be alleviated if it is addressed by this development. Or, if ignored by the development it could make the storm water issues worsen. Traffic is also a concern.

John Spainhoward stated that the rezoning will only change the land use, when they are going to develop the property properties will receive letters once again to let them know and at that time the drainage will be reviewed.

Joe Smith asked Jeff Bryant with the County Highway Department to come forward and elaborate on the work that the highway department has done to help with future traffic on Guthrie Highway.

Jeff Bryant said they have been working with TDOT.

Joe Smith stated that there will be round about and traffic calming measures as well as a reduced speed limit.

Jeff Bryant stated it would be 35 mph and have additional lanes going into it.

Joe Smith stated that it would be a big enough round about that they would be able to have eighteen wheelers utilize it.

Jeff Bryant stated it would be 35 mph and have additional lanes going into it.

Joe Smith stated that it would be a big enough roundabout that they would be able to have eighteen wheelers utilize it.

Jeff Bryant stated that was correct.

Michael Long asked if there is anything currently addressing the water runoff.

Joe Smith stated that when the commercial buildings are built that they will evaluate the storm water drainage then.

John Spainhoward stated that he has a traffic impact study and a draft version of the future road for anyone who wanted to view it.

Jeff Bryant stated that the access into the fairgrounds is a four lane divided highway.

Joe Smith stated the good thing is most of the commercial will face the road not off the highway.

Jeff Tyndall stated that to his knowledge no additional driveways will be allowed off Guthrie HWY.

Public hearing was closed.

Joe Smith made a motion for approval with the condition about landscape buffering and screening requirements.

Seconded by Eric Huneycutt.

All members voted in favor. Motion passes for approval.

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9. 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 +/-**

Jeff Tyndall presented the case into the consent agenda for a one month deferral.

STAFF RECOMMENDATION: 1 Month Deferral

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

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10. 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: 59.81 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 1
ZONING: R-1 - Single-Family Residential District
OF LOTS: 148 +/-

Brad Parker presented the RPC Staff Report.

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. This shall include Traffic calming measures as required by the Montgomery County Highway Department.
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.
4. The developer shall construct a roadway connection between the northern and southern termini of John Duke Tyler Boulevard, contingent upon Montgomery County acquiring the necessary property interests to facilitate the connection.

Brad Parker presented S-43-2026 and S-53-2026 into the consent agenda.

Regional Planning Commission staff pulled S-43-2026 and a member of the public pulled S-53-2026 from the consent agenda.

Jeff Henley opened public hearing.

Vernon Weakley spoke in favor stating it met all the requirements and would appreciate a vote of approval. The consultant for the county determined that this development wouldn't have a negative effect on nearby properties.

Shannon Heim spoke in favor stating he was a real estate broker and resident of Hickory Wild who supported this development and had no association with the developer. When Dunlop Road flooded in 2025 the only access to leave was the connection made by the County Highway Department on a privately owned property. The issues raised seem to be community and HOA issues, which are separate than the case that is up for vote today.

Stephanie Dang spoke in favor stating she was a homeowner in Hickory Wild. This continued growth would allow for additional infrastructure. Currently, there is one way in and one way out so when the flooding happened they couldn't leave the subdivision, that connection to Wellington Fields and Farmington made possible by this plan would allow for better access for homeowners and emergency responders.

Kathy Latrobe spoke against stating that the recent flooding in Farmington has had long lasting effects. After that event storm water management issues have been well known in Montgomery County since the 1990's and developments have been made in areas long known for their storm water issues. Exhibit #2 was presented into the record it was a notice of violation for a development in Northern Montgomery County from TDEC to the landowner JDL Development and the Engineer, Vernon Weakley. We need to know who will take responsibility for the development short comings.

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Camille Jones spoke against stating that Gordon Seay was the initial name on the application, but on the Agenda it changed when it was time for meeting day's Agenda. On July 20, 2026 the land was sold to VHS Developers and deeded to MVM Properties on the same day, showing part ownership was with Vernon Weakley. Mr. Vernon Weakley has a connection to multiple subdivisions as the Engineer and owner such as the Reserve at Hickory Wild Sec. 1, Farmington Section 5E, Wellington Fields Sec. 6B, Hickory Wild Sec. 2D, Farmington Sec. 5B, Beech Grove, Woodstock Estates. If this system allows the subdivisions to be built, then the system needs to change. The public asks to know who owns, and takes responsibility with these matters.

Amy Griffin spoke against stating she has a timeline of drainage issues on her property. The flooding needs to be fixed prior to more building. The five million storm water design has been approved but it needs to be in effect before the homes are built. Some of these homes back up to a storm water basin, what happens to them.

Vernon Weakley rebutted stating that before the Commission was preliminary plat approval and this plan meets all the guidelines. Drainage plans are a step that come in later on in the process.

Bill Kimbrough asked Mr. Weakley if it was correct that they have to retain water on their property.

Vernon Weakley stated that was correct that the drainage basins are designed to where they will hold water in open areas. The Farmington flooding while very unfortunate was due to a large basin upstream that overflowed into another basin. Closing down International Blvd and Dunlop. This project here is uphill from that.

Joe Smith asked if he could explain who approves the drainage portion of this project.

Vernon Weakley stated that TDEC has a role in the process, and Montgomery County Building & Codes also reviews it as well as the County Highway Department.

Joe Smith stated there was three different entities who would be checking that the calculations and grading was according to plan.

Bill Kimbrough asked Mr. Tyndall to explain how it works when something in front of the Commission meets all the criteria.

Jeff Tyndall stated that while sympathetic to what has happened out there with two hundred year storms back to back was why they went the extra step to speak with the engineer doing the storm water mitigation that was mentioned earlier. Today they are looking to see if the plan is compliant with the subdivision regulations, then it goes through the review process to meet the conditions which were placed upon its approval. Once they have met all those conditions then they can come back in for final subdivision approval. The conditions are listed on the staff report of what would need to be obtained prior to final plat approval including County Highway Department road and drainage, Montgomery County Building and Codes grading permit, approval of utility plans, and a roadway connection made by the developer connecting John Duke Tyler Boulevard.

Bill Kimbrough stated that he was sorry for all the issues they had.

Bill Kimbrough made a motion for approval with the four conditions listed.

Seconded by Joe Smith.

Stacey Streetman asked if everything was legal and met the requirements as needed on the plat before them today.

Jeff Tyndall stated that was correct, the plat to be voted on meets or exceeds the minimum regulations.

Stacey Streetman asked what happens if it was denied.

Jeff Tyndall stated that the planning commission would have to find significant issues with health, safety, or welfare. Staff would point that out if they had believed it to be of significant risk.

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Stacey Streetman asked what happened if it was denied without those premises.

Jeff Tyndall stated it could end up in court.

Joe Smith stated he heard someone ask who provides fire service for the area, and it is Montgomery County Fire Department. It is a paid department now during the day, and the volunteers man the night shift.

Jeff Tyndall added that there will be a new fire department built for this coverage area this year.

Joe Smith stated that was correct as part of the Marcelina project with a public safety complex.

All members voted in favor, motion passes for approval.

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11. 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 +/-**

Jeff Tyndall presented the case into the consent agenda for deferral.

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

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

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12. CASE NUMBER: S - 53 - 2026 APPLICANT River Investments
REQUEST: Preliminary Plat Approval of Residences at The River Club
LOCATION: A portion of a tract of land located on the intersection of Warfield Blvd and Rivermont Dr and bisected to the northeast and northwest by Rivermont Dr.
TAX MAP(S): 064 PARCEL #(S): 001.00 (P/O)
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 2.78 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: R-1 - Single-Family Residential District
OF LOTS: 7 +/-

Brad Parker presented the RPC Staff Report.

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

1. Approval of all utility plans by the City Engineer's Office.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
3. Meet CDE requirements per CDE Lightband's design, at full cost to the Developer.

Brad Parker presented S-43-2026 and S-53-2026 into the consent agenda.

Regional Planning Commission staff pulled S-43-2026 and a member of the public pulled S-53-2026 from the consent agenda.

Cal McKay spoke in favor stating it would be seven lots on a private road and it meets all subdivision regulations.

Richard Hood spoke against and presented Exhibit #3. Stating his property backs up to the proposed development and the open space shown on his plat map were this is going to be built was for drainage. A drainage ditch feeds into the wooded portion of the land and it flows on down to the grass area making it a catch basin. The City rebuilt the drainage ditch a few years ago. When it rains the drainage ditch becomes a powerful river. On severe occasions the Red River has risen so much that the overflow from this property has spilled onto Warfield, resulting in road closure. This land was set aside for rainwater by the Developer.

Sarah White spoke against stating that they don't have storm drainage or sidewalks. The street lights are minimal. The flooding that happens on that land is a result of any major rain event. If we build on that property then where does the water go, if it goes on Warfield there will be accidents.

Will Barnett spoke against stating he lives by proposed Lot #1. With the flooding, it happens very often in his yard from the golf course and also the runoff from Fabian.

Cal McKay rebutted stating they were aware of the drainage problems in the area.

Jeff Tyndall asked if he could explain the no rise comment made by the Street Department. Cal McKay stated it was only if they filled in the lots across the street.

Jeff Tyndall stated that on the FEMA maps it appears to be an AE area. Which can be built on, but must be built to the flood measures.

Cal McKay stated that this land is owned by the same owner as the golf course so any changes that need to be made to that land on lots 1 & 2 will be feasible.

Jeff Tyndall stated that the review process for building on these lots would be handled by the Clarksville Street Department and the City Codes Department.

Cal McKay stated that was correct.

Joe Smith made a motion for approval with the conditions listed.

Seconded by Michael Long.

All members voted in favor. Motion passes for approval.

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15. 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.
3. Approval by Montgomery County Highway Department

Brad Parker presented SR-46-2026, SR-47-2026, SR-67-2026, SR-70-2026, SR-72-2026, and SR-73-2026 into the consent agenda.

Planning Commission staff removed SR-46-2026, and SR-47-2026 from the consent agenda.

Joe Smith asked if the left hand turn that was shown into this site was correct.

Jeff Tyndall stated that the note says that the road improvements shown were at the request of the Highway Department, the lanes and widening shown are not allowed for the townhomes or future development. It is only an example. The Highway Department wanted to ensure that any future possible improvements would fit along this proposed site design.

Jeff Henley opened public hearing.

Larry Rocconi spoke in favor stating that this is a site review and if the plan meets the minimum requirements it says in the rules it should be approved. The first issue with the plan was for County Fire access which was addressed. It was then pulled off the consent agenda and deferred one question was when the traffic study was done. Since then meetings have happened with TDOT, and here we are again talking about the traffic issue. The Engineer has been out there hand counting traffic.

Brad Weakley spoke in favor stating he was here to speak to the traffic study and answer any questions. It had a level of service B and no lane requirements needed. When the commercial comes in, in the future they will reapply to TDOT for additional access. The counts were taken during school time.

Joe Smith asked if the first traffic study was done during school.

Brad Weakley stated it was.

Joe Smith stated it was a borrowed traffic study from the other side of the highway. Brad Weakley stated it was the intersection, so it counts what is going down the road in every direction.

Joe Smith stated that it is a little different in his opinion since the North side traffic goes to Sango Elementary, South side goes to East Montgomery.

Brad Weakley stated that the counts took into account every direction and every possible turn from McAdoo.

Joe Smith asked when the traffic study was completed.

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Brad Weakley stated the first one was done April of 2025, the newest one was August 2026. Once pictures were shown of the back up by the residents he went back out there Friday afternoon during school hours from 3-4 pm and looked for any back up and it never backed up to the street. The backup to turn onto 41-A never backed up past the hatched area. The official count was lower than the count used in the study.

Joe Smith asked what day the new count was taken.

Brad Weakley stated it was August 21st from 3-4 pm.

Joe Smith stated that he asked because the first report said August 6th.

Brad Weakley stated he may be thinking of April 9th and it had a much lower count as stated in the report. Additionally, he went out there Monday morning and nothing different happened. The traffic never seemed to back up in the fifty minute period. The pictures that were turned in were taken the first day of Kindergarten which may have caused the traffic issues.

Joe Smith stated he asked because he didn't want it done on the first full or half day of school.

Brad Weakley stated that this traffic report is using the count from last school season and it was confirmed Friday & Monday that the counts were correct.

Joe Smith asked if he could elaborate about the possible future improvements shown on the plan.

Brad Weakley stated that the Highway Department requested that they show that they have the room for any future improvements if they are required when the commercial lot develops.

Joe Smith asked if the TDOT letter stated that access needed to be guaranteed from the commercial lot into the townhomes.

Brad Weakley stated that the email read that it was a recommendation.

John Spainhoward stated that it read that the developer needs to develop internal connectivity, create easements to ensure the corner parcel has access to McAdoo Townhomes roadway network. That is not listed as a condition as that will come up during the subdivision process.

Brad Weakley stated that was a two acre lot and would have to go through the subdivision process.

Joe Smith stated he wanted a failsafe in case the property changes ownership.

Greg Guinn spoke in favor stating he has lived here all his life and tried to conduct himself in a manner that benefits the community. If the data supported the need for extra lanes we would do it, but at the end of the day they are asking for approval of the R-4. They are trying to make the townhomes single family like and could've done more but chose not to.

John Williams spoke against stating that he has been in attendance of the meetings since the zone change last fall and they are getting something they didn't expect which was rented apartments.

They had six months to plan this project the public gets three minutes to speak. The neighboring community will not benefit from this development in terms of property values and increased density. Back in June he spoke against this project and asked questions that still haven't been answered. This project doesn't align with the tenants of R-4 in the zoning ordinance. Until you know what will be on the corner commercial project how can you approve this. In our election this year 33 people were on the ballot but 14 ran unopposed. It would be nice if the citizens could become more involved in this process before this part of it.

Annie White-Holland spoke against stating she has questions about how they can say we don't have a traffic problem, a lot of parents in the neighborhood began walking their kids to school due to traffic but that will change with the weather. When exiting the subdivision around 8 am the only way to get out is to wait until someone is kind enough to leave a gap. With no clarity on what or how the commercial property will be developed it is hard to know the future implications of this proposal.

Roger Blessler spoke against asking if the TDOT access to 41A is set in stone. Residents are concerned about the access to the town homes and the commercial.

Jeff Tyndall explained that before them today was the town home property and that the C-5 property is not included. TDOT stated that a driveway access to 41A would depend on what the C-5 developed as. Worst case was a right in and right out only on 41A. As of now the access would be off McAdoo Creek.

Roger Bressler spoke to concerns regarding traffic and how they have to schedule their day around the traffic surrounding the subdivision trying to get to the school.

Jeff Henley closed public hearing.

Joe Smith asked for Jeff Bryant to come forward.

Joe Smith asked when they would apply for the TDOT access again now or when the commercial was developed.

Brad Parker stated that TDOT was very adamant that they wouldn't review the plan until it came back with the commercial site plan.

Joe Smith stated that at that point the Highway Department would review their plan and require intersection improvements if the traffic study warranted it. He also asked about the Highway Department comment that had been stricken through on August 24, 2026.

Brad Parker answered that he believed that comment was received and then upon further review from the Highway Department it was changed.

Jeff Bryant stated that was a request they had for the Engineer to guarantee that the lane improvements could be made in the future if warranted when the commercial developed.

John Spainhoward stated the original drawing didn't have the improvements shown, the traffic study states that if the commercial warranted it they would have to show those improvements could be made if they were asked for in the future.

Joe Smith asked if the the Highway Departments engineer agrees that the traffic study doesn't warrant the need for the improvements shown on the mock up plan.

Jeff Bryant responded that the traffic study only looked at the town homes with the condition or assumption that 41A would have a full access. Once that was denied they decided they needed to see that those improvements could be built with the current site layout so that when the commercial came they could guarantee that if lanes needed to be built they would have the room for it.

Joe Smith asked if the County would have to purchase the right of way.

Jeff Bryant stated that would be on the developer when the commercial came.

Joe Smith asked about the comment made that access should be shifted along McAdoo Creek to the South.

Jeff Bryant stated that was part of the original plan and it has been shifted as shown.

John Spainhoward explained that the staff report is a working document for planners to relay comments received on plans and show which ones have been addressed.

Joe Smith stated the downside of that is that they see it has been addressed but they don't see how it was addressed.

Bill Kimbrough asked if sidewalks were going to go to where Mr. Roberts property started and it would connect into sidewalks that are in place or will they continue around the commercial on 41A.

Jeff Tyndall stated that was correct the 41A sidewalks would be contingent on the commercial property. He then stated that he was incorrect and it seems the sidewalks are actually shown all the way around by the development.

Joe Smith asked if the county had any plans to update McAdoo Creek in the next 5 years.

Jeff Bryant stated they didn't.

Joe Smith asked if they could meet soon about getting another pulling lane at East Montgomery.

Jeff Bryant stated that conversations with the school system are in place and its contingent on when they get the funds for those improvements.

John Spainhoward asked if the school system already did a new routing system.

Jeff Bryant stated that he wasn't aware.

Jeff Henley called for a point of order.

Stacey Streetman made a motion for approval.

Seconded by Joe Smith.

All members voted in favor. Motion passes for approval.

16. 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.**

Brad Parker presented SR-46-2026, SR-47-2026, SR-67-2026, SR-70-2026, SR-72-2026, and SR-73-2026 into the consent agenda.

Planning Commission staff removed SR-46-2026, and SR-47-2026 from the consent agenda. Bill Kimbrough asked if the Engineer for the HOA has reviewed and assessed the drainage report.

Brad Parker responded that was correct and they had addressed and satisfied the comments brought up at last months meeting.

Jeff Tyndall pointed out the response that was provided by Hyrdro Wise addressing the comments. Everything seems to meet the storm water regulations.

Jeff Henley opened public hearing.

Vernon Weakley spoke in favor stating that the past month has allowed them to do extra work on the project to get the drainage plan approved and answered Hydro Wises questions raised last month. Asking for your vote in favor as this meets requirements.

No one spoke against.

Public hearing was closed.

Joe Smith thanked Mr. Weakley for removing the other building and going above and beyond the process. He made a motion for approval with conditions listed.

Seconded by Eric Huneycutt.

All members voted in favor. Motion passes for approval.

17. CASE NUMBER: SR - 67 - 2026 APPLICANT: Jeff Bryant (In-N-Out) MLCB LLC
DEVELOPMENT: In-N-Out Burger (Wilma Rudolph Blvd.)
LOCATION: Southeast of and adjacent to the intersection of Wilma Rudolph Blvd. and
Holiday Dr.
TAX MAP(S): 033 PARCEL #(S): 015.01 (P/O)
PROPOSED USE: Restaurant with drive-thru
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 2.22 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-4 - Highway Interchange District
OF UNITS: n/a +/- SQ FOOTAGE: 3,890 +/-

Brad Parker presented the RPC Staff Report.

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

1. Approval of all utility plans by the City Engineer's Office and Utility District Official.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
3. Final acceptance by the Clarksville Street Department of the traffic data and all roadway and traffic signal infrastructure improvements identified in the approved Traffic Impact Study.
4. CDE approval: Meet CDE requirements per CDE Lightband's design, at full cost to the Developer
5. TDOT Access Permit required.

Brad Parker presented SR-46-2026, SR-47-2026, SR-67-2026, SR-70-2026, SR-72-2026, and SR-73-2026 into the consent agenda.

Stacey Streetman pulled SR-67-2026 from the consent agenda.

Jeff Henley opened public hearing.

Jeff Bryant spoke in favor as the applicant representing In-N-Out Burger.

Stacey Streetman referenced wanting a condition that if the gas station redeveloped at some point in time asking that the connection be allowed to have one entrance that tied into the entrance at In-N-Out.

Jeff Bryant stated that they are less comfortable with it, while they want increased connectivity the entrance would be at the south side of the gas station from what it looks like giving only 2-3 cars space to go down the common drive aisle. As cars try to get onto Holiday it could cause a back up.

Stacey Streetman stated that due to that she will be recommending deferral to better plan.

Derek Shepherd spoke against stating he had been in front of the board before due to traffic concerns off Kennedy Road. There is a safety issue with a fire station being so close and only one entrance and one exit there causing major traffic issues for emergency responders. By the time a project reaches here it feels like a done deal, the only way he was aware of this was the In-N-Out Burger post on Clarksville Now. It should not be a last minute when the public finds out. With this and Costco coming it's going to affect traffic over there negatively.

Alana Potter spoke against stating she agreed with the previous speaker the one entrance and one exit to the neighborhood is very concerning. It severely delays emergency services from being able to respond in a timely manner. While we want the In-N-Out, Exit 4 is not a good location for this project.

Otis Kahn spoke against stating that the previous speakers both spoke well to the concerns. Kennedy Road is a frontage road that dead ends when the nursery wasn't approved at the end of the road, but other projects were approved. The Costco is a huge project with commercial and multifamily.

CMCRPC MEETING MINUTES

Otis Kahn continued stating that that proposal will make Ted Crozier a nightmare. He often drives to the business district off Athletic drive and coming back the traffic can be backed up past the fire station. The roundabout along Westfield was a waste of time for the Street Department. It takes 35-45 minutes for him to access the road that gets to his house. While the hotel was being built they blocked traffic to unload contents needed holding up school traffic and emergency responders. This area is a huge choke point. You can't make a left hand turn off Kennedy. The City & TDOT need to do something about Wilma. We ask you defer or deny this request. The job is not to approve the bare minimum it is to make sure the community is not adversely impacted.

Jeff Bryant rebutted stating he understands the traffic issues the site has gone under extensive traffic studies. Part of their solution is to close off a current access thats closer to Wilma Rudolph to hopefully not create more issues. In-N-Out has unique ways of dealing with traffic from the beginning the site is designed to help with traffic by building location and entrance to the drive thru. The drive aisle is thirty six feet and overt stacking will be available the first year of the business being open. The traffic study shows that adding an dedicated right turn lane will improve traffic flow.

Stacey Streetman stated she understood their concerns and why they are concerned about people making left hand turns on a much bigger road from Holiday Drive to the access point. Also, with the mention of future development we don't know what is necessary. With so much being listed here as future development would this development be able to be denied or deferred due to a lack of understanding the full scope of the project.

Jeff Tyndall answered that the traffic study took in the Costco and potential development for this project.

Stacey Streetman stated that a lot on their plan says future development and not sure how you can make this decision with so much unaccounted for.

Jeff Tyndall asked if the traffic study took in account for the other commercial locations.

Jeff Bryant stated they did.

Jeff Tyndall stated that similar to the McAdoo Creek case the commissioners are being asked to review the proposal in front of them. If they aren't comfortable with it they can ask questions or a deferral. This applicant has worked with the Street Department and Planning Commission staff to make their plan better.

Stacey Streetman stated that she appreciated him mentioning the case from before because one thing the Montgomery County Highway Department asked for was improvements to be shown on the plan based on what could end up going on the other commercial properties.

Jeff Bryant stated that the traffic study does take into account the proposed businesses and all of their traffic is scoped out.

Valerie Guzman asked what he meant by stacking and how many lanes of traffic.

Jeff Bryant answered that the site plan shows a partial bypass lane so from the business they start with a double que and then if there is an emergency they can leave the drive thru. The queuing capacity would allow for over thirty cars in the drive thru lane which is one of the largest they have. Typical parking counts are 55 and they have 74 on this property. In periods of high demand they can continue the drive thru lane south and signage can be used to delineate those periods.

Valerie Guzman asked how long it takes to usually get an order.

Jeff Bryant responded that it is typically 30 seconds to bag and get the food out to the customer. The kitchens have three grills, two are active 24/7, cameras are everywhere so they are aware every time they need to turn on the third grill to help get customers out of the drive thru.

Valerie Guzman asked who would manage the traffic.

Jeff Bryant stated that all of the associates are capable of managing traffic. All the restaurants have delineators, signs, and associates in the parking lot to manage the traffic.

Valerie Guzman stated that she hopes she understands that if it is deferred it would be due to the concerns raised by constituents. If possible she would like to see a video demonstration of their traffic control methods. Getting your food out the door in 30 seconds is impressive but also when Clarksville wants something it becomes a big deal.

Jeff Bryant stated they understand and it is on their mind which is why it is important to have a stop gap. Also, for openings they bring in a third party traffic control team and they stay until they feel they are comfortable with the volume.

Michael Long stated that he would like to see gas station connectivity. Other burger restaurants are connected to the businesses next to them. We don't want to set a precedent that each case is not treated the same.

Jeff Bryant stated that they think it would be really difficult to set an access point at this time without knowing what the future development will look like. We would be open to addressing the other two properties to the South and their access. The gas station sits 4.5 to 5 feet above the hotel property. That is a huge steep unsafe grade for the business to connect too and wouldn't be feasible at this time. The gas station has no intention to sell they have been in communication with them. Also, they can't control the development of a neighbor that may or may not happen at some point, but they would be as cooperative as possible. There is an existing easement access to the North in the future that could be used to reconnect to Holiday that would be dedicated just for the gas station.

Valerie Guzman stated that what she understood was it wasn't a no, it's just a no to the gas station as it currently sits.

Jeff Bryant answered that it is difficult, if they drop their access point and site down a few feet depending on the final engineering that may make it more functional. Other options do exist as the existing access is going to be removed to make this a safer area.

Stacey Streetman explained that she wasn't asking for the access to be there tomorrow all she is asking for is to require connectivity so that if they were ever required to come back they couldn't connect up at the top where it would be a much more dangerous connection. It's the planning commission so trying to focus on the planning part.

Stacey Streetman made a motion for a one month deferral in order to be able to better look at how this would go about being done to allow for future planning for a connection for the property that's located right there where the gas station currently sits.

Michael Long seconded.

All members voted in favor except Valerie Guzman who voted against.

Motion passes for one month deferral.

19. CASE NUMBER: SR - 69 - 2026 APPLICANT: Todd Morris
DEVELOPMENT: Bellamy Lane Business Park
LOCATION: Currently addressed as 405 Bellamy Lane. Immediately west of the intersection of Bellamy Ln and Warfield Blvd
TAX MAP(S): 041 PARCEL #(S): 085.00
PROPOSED USE: Office & Warehouse
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 2.87 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: n/a +/- SQ FOOTAGE: 21,000 +/-

Brad Parker presented the RPC Staff Report.

STAFF RECOMMENDATION: TBD

Tentative 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. Traffic Impact Study required.
4. Replat of lot to relocate existing Utility Easement.

Brad Parker presented SR-46-2026, SR-47-2026, SR-67-2026, SR-70-2026, SR-72-2026, and SR-73-2026 into the consent agenda.

A member of the public pulled SR-69-2026 from the consent agenda.

Jeff Henley opened public hearing.

Desiree Hawkins spoke in favor stating she was the engineer for the project and this site plan meets all the site plan requirements and all the storm water drains to the East to a sinkhole that's closer to Warfield.

Barbara Beam spoke against stating she wasn't opposed to this but on the site plan it shows the planting of a lot of trees but there are already a number of trees that are on their side and curious why they can't work around them to help with heat mitigation.

Jeff Tyndall answered that significant grading is needed on the site and that it can be very difficult to utilize the existing trees.

Desiree Hawkins rebutted stating they are aware of aggressive topography on the site and they will do their best to meet the ordinance with required landscaping and not disturb anything that can be left alone.

Jeff Tyndall stated they don't have a tree preservation ordinance at this time so we just ask that you use what is available on the site.

Public hearing was closed.

Joe Smith made a motion for approval. Seconded by Valerie Guzman.

All members voted in favor. Motion passes for approval.

20. CASE NUMBER: SR - 70 - 2026 APPLICANT: Jennifer Fisher
DEVELOPMENT: Hopscotch Gymnastics
LOCATION: 1,270 ft +/- Northwest of the intersection of Merchants Boulevard and Wilma Rudolph Boulevard, south of and adjacent to 101st Airborne Division Parkway,
TAX MAP(S): 041K PARCEL #(S): E 026.00
PROPOSED USE: Commercial gymnastics academy
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.51 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-5 - Highway & Arterial Commercial District
OF UNITS: n/a +/- SQ FOOTAGE: 11,520 +/-

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.

Michael Long made a motion to approve the consent agenda.

Seconded by Joe Smith.

All members voted in favor. Motion passes for approval.

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21. CASE NUMBER: **SR - 72 - 2026** APPLICANT: **D&S Clarksville LLC**
DEVELOPMENT: **Homewood Suites by Hilton**
LOCATION: **A site located on the southern frontage of Stacy Johnson Blvd, 700 ft +/- to the east of the Alfred Thun Rd and Stacy Johnson Blvd intersection.**
TAX MAP(S): **033** PARCEL #(S): **005.13**
PROPOSED USE: **Hotel**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.92 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **16,433 +/-**

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. Updated Traffic Impact Study accepted and approved by City Street Department.**
- 4. CDE approval: Meet CDE requirements per CDE Lightband's design, at full cost to the Developer**

Michael Long made a motion to approve the consent agenda.

Seconded by Joe Smith.

All members voted in favor. Motion passes for approval.

22. CASE NUMBER: SR - 73 - 2026 APPLICANT: Trey Mitchell
DEVELOPMENT: Lot 6 Scogin Industrial Park
LOCATION: 802 ft Northwest of the intersection of Corporate Parkway Blvd and Alfred Thud Rd.
TAX MAP(S): 033G PARCEL #(S): A 005.00
PROPOSED USE: Manufacturing Warehouse
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.79 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: M-1 - Light Industrial District
OF UNITS: n/a +/- SQ FOOTAGE: 12,900 +/-

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

Michael Long made a motion to approve the consent agenda.

Seconded by Joe Smith.

All members voted in favor. Motion passes for approval.

VI. OTHER BUSINESS:

A. Profit and Loss Statement

Jeff Tyndall presented.

Joe Smith made a motion for approval.

Seconded by Michael Long.

All members voted in favor. Motion passes for approval.

B. Initiate a County Zoning Resolution Update with regards to Data Centers and Site Plan Requirements

C. Initiate a County Zoning Resolution Update with regard to Smelting and similar operations in M-2 Districts

D. Initiate a County Zoning Resolution Update with regards to Smoke Shops, Vape Shops, and Site Plan requirements.

Jeff Tyndall presented items B, C, D as one motion.

Stacey Streetman asked if they could approve items B, C, and D as one motion.

Joe Smith asked about the requirements to have traffic impact study and drainage plans pre-informal meeting.

Jeff Tyndall stated that would be a part of the site plan process.

Joe Smith made a motion to approve items B, C, D as one motion.

Seconded by Stacey Streetman.

All members voted in favor. Motion passes for approval.

Jeff Tyndall thanked Bill for his years of service as Planning Commissioner and thanked him for serving his full terms.

Bill Kimbrough thanked the RPC.

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

Jeff Henley opened public comment period.

William Lang spoke and thanked Bill Kimbrough for all of his hard work.

Public hearing was closed.

Valerie Guzman made a motion to adjourn. Seconded by Michael Long.

All members voted in favor. Meeting is adjourned at 4:56 p.m.

ATTEST:


Chairman Signature / Date

9/22/20

CMCRPC MEETING MINUTES



Exhibit #1



Exhibit #1



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

Nashville Environmental Field Office
711 R.S. Gass Boulevard
Nashville, TN 37219

Phone 615-687-7000 Statewide 1-888-891-8332 Fax 615-687-7078

April 23rd, 2025

JBL Development
P. O. Box 3409
Clarksville, TN 37043

Subject: **NOTICE OF VIOLATION**
CGP & ARAP Violations
Permit # TNR247784/NR2404.217
Persinger Place / Northmade Section "C"

Dear Landowner:

On April 10th the Division of Water Resources (DWR) received a complaint for Persinger Place / Northmade Section "C" Development. On April 11th, 2025, staff from the Division of Water Resources (the division) conducted a data review identifying two permits and conducted a subsequent stormwater site inspection at the development (TNR247784/NR2404.217) in Clarksville, Montgomery County. During the inspection, division staff inspected the site's stormwater pollution prevention plan (SWPPP), erosion prevention sediment controls (EPSCs) inspection reports and best management practices (BMPs) for compliance with the Construction General Permit (CGP).

During the inspection the division identified violations in need of corrective action(s).

1. EPSCs were absent, not installed, or maintained in several areas and most specifically along the north and eastside of the Limits of Disturbance (LOD), resulting in untreated discharge into the identified wetland and offsite.
 - a. Silt Fence requires maintenance, replacement or placement.
 - b. No sediment traps or basins were found to be installed according the EPSC plans.
 - c. Outlets/Outfall structures without pre-treatment and velocity dissipation structures.
 - d. No onsite SWPPP or Inspections.

Because unauthorized stream alterations and/or unauthorized discharges may impact the usefulness of the stream and its designated uses, including support of fish and aquatic life, livestock and wildlife watering, recreation, and irrigation they are violations of the Tennessee Water Quality Control Act of 1977. Therefore, this letter will serve as a formal Notice of Violation. Failure to remedy these violations within the specified timeframes may result in possible further action, which may include monetary penalties.

Exhibit #2

April 23rd, 2025

Page 2 of 2

To bring this site into compliance the terms and conditions of the 2021 CGP permit for discharges of stormwater associated with construction activities and the 2020 General ARAP permit for Minor Alterations to Wetlands, the division requests that you immediately Vernon Weakley implement and maintain all necessary measures to ensure this site's stormwater discharge(s) have been treated to the maximum extent practicable. If any corrective actions or stabilization measures have already been implemented, please submit photographic documentation of them along with your written response to this letter.

Please submit the following item(s) within the specified timeframe:

1. Immediately install or repair ineffective erosion prevention and sediment control EPSC's measures to ensure adequate treatment of the site's stormwater discharge. This includes all required silt fences, erosion eels, check dams, construction entrances/exits, inlet protection, slope stabilization, sediment basins, sediment traps or other items not indicated here but that are indicated in the 2021 CGP Permit and Erosion & Sediment Control Handbook. Provide any proof of any corrections already made.
2. Install or identify an area to maintain the SWPPP and Site Inspections.
3. Provide the last month's site inspections and to include the required site assessment.
4. Provide a plan to reduce untreated discharge and sediment and a timeline for the corrections.
5. Provide a response and provide any corrections completed within **14 days** of receipt of this letter.

Be advised, failure to provide the requested item(s) and address the site's non-compliance within the specified timeframes above, will result in the division initiating enforcement action, which may include monetary penalties. If you have any questions regarding this correspondence, please contact me at (629) 215-0465 or by E-mail at Hunter.Borash@tn.gov.

Sincerely,



Hunter Borash

cc:

Timmy Jennette, TDEC-DWR, Tim.Jennette@tn.gov

Seth McCormick, TDEC-DWR, Seth.McCormick@tn.gov

DWR. Nashville EFO Permit File

Attachments:

1. Site EPSC Plan

25 August, 2026

RE: Case No. S-53-2026

Memorandum for the Clarksville Montgomery County Regional
Planning Commission

My name is Richard Houde, I reside at 410 Fabian Place, Rivermont Subdivision. My home is the third house on the left as you drive up Fabian Place. My property abuts the property in the referenced case number. I have lived in this house since 1985.

Point No. 1: When Rivermont Subdivision was built a large drainage pipe was installed under Fabian Pl. even with the North side of my lot. A large drainage ditch was installed along the North side of my property. The purpose of the drainage ditch is to allow water runoff from the Subdivision to drain away onto the wooded vacant land behind my property. Please note there are no storm sewers in the subdivision. According to the builder of the subdivision his intent was to keep this area vacant to allow for collection of water runoff from the subdivision.

After several years the drainage ditch eroded and the City of Clarksville spent several days rebuild the drainage ditch and lining it with rock. When it rains the drainage ditch becomes a raging river.

On the south side of my property there is also a natural drainage ditch that collects runoff water and drains into the wooded area.

Point No. 2. The Rivermont Subdivision is surrounded by the Red River. The Red River routinely overflows and floods the adjacent

Exhibit #3

property. At times this flooding becomes so severe that water will flow across Rivermont Drive. When the water crosses the road the vacant lot on the corner of Rivermont and Warfield Blvd., which is a low-lying area, acts as a catch basin to collect the water. Even with this, at times water has crossed Warfield Blvd. causing the closure of the road.

Point No. 3: The intersection of Rivermont Drive and Warfield Blvd. is a dangerous intersection. During daily high traffic periods high speed traffic on Warfield Blvd. makes it difficult and at times dangerous for vehicles to exit the subdivision to merge onto Warfield Blvd. Adding structures on the corners will only exacerbate the problem.

Summary, Rivermont is a well-established single-family subdivision. Drainage is not a problem. Allowing construction on land that has always been used to collect rainwater and prevent flooding in the subdivision make no sense. Building on this land will eventually result in flooding problems that could become very costly for the city to deal with.

Richard Houde

Exhibit #3

