CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION
MEETING MINUTES

Date: September 22, 2026
Time: 2:00 PM

Members Present

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

Others Present

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

Alex Morris, Co. HWY
Mike Reed, CFR
Chad Alsbrooks, CSD
Sonny Emmert, CSD
Ben Browder, CGW
Aujuah Jackson, CSD
Tim Benson, CGW
Ben Browder, CGW

Approval of Minutes

Michael Long made a motion to approve the August 25, 2026 meeting minutes. Seconded by Stacey Streetman. All members voted in favor, motion passes for approval.

Announcements/Deferrals

Jeff Tyndall presented the deferrals into the consent agenda: Z-30-2026, ZO-2A-2026, V-7-2026, S-44-2026, S-56-2026, SR-76-2026.
Stacey Streetman made a motion to approve the consent agenda. Seconded by David Smith, Sr.
All members voted in favor, motion passes for approval.

Jeff Henley explained the public speaking process.

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**

John Spainhoward presented the RPC Staff Report.

STAFF RECOMMENDATION: Disapproval

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.
Over 112 acres of this request is identified as the Future Land Use Designation of Mixed Use Development, with the remaining area designated as Mixed Residential Neighborhood. The proposed combination and arrangement of zoning classifications does not fully reflect the intent of the Mixed Use Future Land Use Designation.
As presented, the proposed combination of multiple zoning districts does not provide the coordinated development pattern intended in the Mixed Use designation. Currently, a Mixed Use PUD is the only zoning approach that provides the unified development pattern, infrastructure design and coordination intended in the Mixed Use designation.
Based on the levels of service identified in the submitted traffic assessment, the proposed site and infrastructure improvements are best coordinated through the master planning process referenced in the Mixed Use Future Land Use Designation and the recommended PUD process for the site.
The Clarksville-Montgomery County Comprehensive Plan establishes a framework for coordinating land use, transportation, and infrastructure systems to ensure that future development is supported by adequate infrastructure.

Jeff Henley opened public hearing.
Stanley Ross spoke in favor requesting a deferral. This application was submitted early 2026 and the scope of the traffic resulted in a several month deferrals. Then issues about access to Ted Crozier arose and that was recently resolved at City Council. Conversations with staff have resulted in amending the zoning request from C-5 to C-3 or applied as a PUD. They weren't aware a PUD would be the only designation allowed in the Future Land Use map.
Stacey Streetman asked when this application was turned in.
Stanley Ross stated December 29, 2025.
Stacey Streetman asked when the conversation regarding a PUD was had.
Stanley Ross stated that it may have been lost on him but they weren't aware that a PUD was the only way to follow the future land use plan.
Michael Long asked if under the PUD a child play area had to be included.
Jeff Tyndall stated that PUD's do require 15% open space and that could be met with a playground of some sort.
Michael Long asked if that was something the client was agreeable to as there will be a lot of children in the area. Mr. Smith mentioned in the Informal meeting that the closest park is miles away.
Stanley Ross stated that while that isn't a part of the zoning request requirements it is something that seems more common. While it hasn't been discussed with the client, he does believe that they would be agreeable once they get to the site plan stage.
Michael Long thanked Mr. Ross and stated that it would be helpful as Parks & Rec can't always shoulder the burden.
No one spoke against.
Public hearing was closed.
Eric Huneycutt made a motion for a thirty-day deferral. Seconded by Michael Long.
All members voted in favor. Motion passes for thirty-day deferral.

2. CASE NUMBER: **Z - 30 - 2026** APPLICANT **Anba Kyrillos LLC**
REQUEST: **R-1 - Single-Family Residential District R-3 - Three Family Residential District to R-2A - Single-Family Residential District**
LOCATION: **A tract of land consisting of two parcels on the eastern frontage of Ringgold Rd, 1,500 ft north of the intersection of 101st Airborne Division Pkwy & Ringgold Rd.**
TAX MAP(S): **030** PARCEL #(S): **020.00 021.00**
REASON FOR REQUEST: **To create an additional housing and better use of property.**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **1.82 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

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

STAFF RECOMMENDATION: RECOMMENDED FOR DEFERRAL

Awaiting information relative to driveway access as it relates to site distance.

Jeff Tyndall presented the deferrals into the consent agenda: Z-30-2026, ZO-2A-2026, V-7-2026, S-44-2026, S-56-2026, SR-76-2026.
Stacey Streetman made a motion to approve the consent agenda. Seconded by David Smith, Sr.
All members voted in favor, motion passes for approval.

3. CASE NUMBER: **ZO - 2A - 2026** APPLICANT: **Regional Planning Commission**
REQUEST: **Amend verbiage governing site plan review procedures**

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

STAFF RECOMMENDATION:

Jeff Tyndall presented the deferrals into the consent agenda: Z-30-2026, ZO-2A-2026, V-7-2026, S-44-2026, S-56-2026, SR-76-2026.
Stacey Streetman made a motion to approve the consent agenda. Seconded by David Smith, Sr.
All members voted in favor, motion passes for approval.

4. CASE NUMBER: **CZO - 1 - 2026** APPLICANT: **Regional Planning Commission**
REQUEST: **To clarify the requirements in the County Zoning Resolution pertaining to Data Centers**

Jeff Tyndall presented the RPC Staff Report.

STAFF RECOMMENDATION: APPROVAL

The lack of current regulations on Data Centers opens all property to Data Centers and standard regulations are necessary
The emphasis is on utility (Water, Gas, Electricity) availability and setbacks to surrounding land uses
It provides a way forward through the Permitted on Review and the Board of Zoning Appeals

Jeff Henley opened public hearing.
No one spoke in favor.
No one spoke against.
Public hearing was closed.
Stacey Streetman made a motion for approval.
Seconded by Cindy Greene.
All members voted in favor, but Michael Long who was against. Motion passes for approval 4-1.

5. CASE NUMBER: **CZO - 2 - 2026** APPLICANT: **Regional Planning Commission**
REQUEST: **To insert requirements in the County Zoning Resolution in regards to Smelting and similar operations in the M-2 District**

Jeff Tyndall presented the RPC Staff Report and Exhibit #1.

STAFF RECOMMENDATION: APPROVAL

Smelting was previously a permitted on review use in M-2 up until 2016 before it was removed from the county zoning resolution
This use continues in our community and the permitted on review standards should be included in the county zoning resolution
This use will be permitted on review which requires a separate hearing by the Board of Zoning Appeal prior to RPC approval

Stacey Streetman stated she wished Commissioner Smith was here because he wanted the five hundred feet raised and now it is being reduced to three hundred because of this one specific location, is that not something that could be a variance request.
Jeff Tyndall stated that they would need a height variance anyway so possibly, but if they could open the floor first for the public to speak they could continue this discussion afterwards or the lawyer here to represent may be able to shed more light on it.
Stacey Streetman stated that it didn't seem like a question for a lawyer.
Jeff Tyndall stated that the lawyer will provide a handout that may make the request more understandable, but yes a setback from a distance could be obtained at the Board of Zoning Appeals.
Jeff Henley opened public hearing.
Greg Young spoke in favor stating he was with the law firm representing Korea Zinc. They are in support of this zoning resolution. It seems in the past a mistake was made in regards to the setback in the zoning ordinance which would've made it fifty feet, they think that three hundred feet is very reasonable. The design would be impacted if it was more than that which is shown on the design that was presented as Exhibit #2. We greatly appreciate the engagement of the staff and commission and look forward to working together.
Joe VanDeusen spoke against stating he wasn't opposed, but a general standard shouldn't be dictated by one single case since this applies to the whole County. Economic development tends to happen in clumps, this increases the likelihood of more smelting coming to this county which we are in full favor of.
Greg Young rebutted stating that what can be granted by variance relates to setbacks but not uses permitted. A question that seems to be raised is could uses be granted by a variance.
Public hearing was closed.
Eric Huneycutt made a motion for approval.
Seconded by Michael Long.
Stacey Streetman asked for clarification if the motion was for the amendment or the overall resolution.
Jeff Tyndall stated it would be the original motion in your packet.
Stacey Streetman asked if a variance could be obtained for a setback.
Jeff Tyndall stated that you could, and what Mr. Young was trying to explain was that they still have to go for the height variance and they would then have to also ask for a setback variance which makes it unknown what the outcome will be.
Stacey Streetman explained that they are already asking for one variance so the future is unknown regardless.
All members voted in favor.
Motion passes for approval.

6. CASE NUMBER: **CZO - 3 - 2026** APPLICANT: **Regional Planning Commission**
REQUEST: **Amend verbiage governing smoke shop locations in the unincorporated county**

Jeff Tyndall presented the RPC Staff Report.

STAFF RECOMMENDATION: APPROVAL

This resolution provides for separation and distance requirements for retail locations heavily involved in smoke, tobacco, and vape products.

This will reduce any future concentration of these uses in the unincorporated area of the County.
Smoke Shops will be permitted with conditions and distances from churches, schools, and parks.

Jeff Henley opened public hearing.
No one spoke in favor.
No one spoke against.
Public hearing was closed.
Cindy Greene made a motion for approval.
Seconded by Stacey Streetman.
All members voted in favor. Motion passes for approval.

7. CASE NUMBER: **V - 6 - 2026** APPLICANT: **Van Wormer Construction LLC**
VARIANCE REQUEST:
LOCATION: **The northeast corner of the intersection of Church Street and Forest Street**
ZONING: **R-6 - Single-Family Residential District**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
CORRESPONDING CASE:

Brad Parker presented the RPC Staff Report.

STAFF RECOMMENDATION:

Jeff Henley opened public hearing.
Dennis VanWormer spoke in favor stating he was here for questions. Additionally, CDE has adjusted their right of way so they gained an extra five feet to work with on each lot.
No one spoke against.
Public hearing was closed.
Eric Huneycutt made a motion for approval.
Seconded by Michael Long.
All members voted in favor. Motion passes for approval.

8. CASE NUMBER: **V - 7 - 2026** APPLICANT: **Saint Thomas Health**
VARIANCE REQUEST:
LOCATION: **North of and adjacent to Hwy. 76, north of the intersection of Neptune Dr. and Hwy. 76, west of and adjacent to Little Hope Rd., and south of and adjacent to the current terminus of Mulberry Pl.**
ZONING: **C-2 - General Commercial District**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
CORRESPONDING CASE:

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

STAFF RECOMMENDATION:

Stacey Streetman made a motion to approve the consent agenda. Seconded by David Smith, Sr.
All members voted in favor, motion passes for approval.

9. CASE NUMBER: **S - 41 - 2026** APPLICANT **Van Wormer Construction LLC**
REQUEST:**Preliminary Plat Approval of 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.

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

1. **Approval of V-6-2026**
2. **Approval of all grading, drainage, and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
3. **Approval of all utility plans by the City Engineer's Office.**

Jeff Tyndall read the consent agenda verbiage.
Brad Parker presented the following cases into the consent agenda: S-41-2026, S-55-2026, S-59-2026.
Cindy Greene made a motion to approve the consent agenda.
Seconded by David Smith, Sr.
All members voted in favor. Motion passed for approval.

10. CASE NUMBER: **S - 55 - 2026** APPLICANT **Phoenix Services Corp**
REQUEST:**Preliminary Plat Approval of Cotham's Corner Phase II**
LOCATION: **East of and adjacent to Greenwood Ave., South of Clark St, approximately 65 feet northeast of the intersection of Washington St. and Greenwood Ave.**
TAX MAP(S): **066K** PARCEL #(S): **L 042.00**
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.96 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **R-3 - Three Family Residential District**
OF LOTS: **6 +/-**

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.**

Jeff Tyndall read the consent agenda verbiage.
Brad Parker presented the following cases into the consent agenda: S-41-2026, S-55-2026, S-59-2026.
Cindy Greene made a motion to approve the consent agenda.
Seconded by David Smith, Sr.
All members voted in favor. Motion passed for approval.

11. CASE NUMBER: **S - 56 - 2026** APPLICANT **Saint Thomas Health**
REQUEST:**Preliminary Plat Approval of Ascension St Thomas Medical Campus right-of-way Dedication**
LOCATION: **North of and adjacent to Hwy. 76, north of the intersection of Neptune Dr. and Hwy. 76, west of and adjacent to Little Hope Rd., and south of and adjacent to the current terminus of Mulberry Pl.**
TAX MAP(S): **063** PARCEL #(S): **048.00 048.03**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **104.33 +/-**
GROWTH PLAN AREA: **City** CIVIL DISTRICT : **11**
ZONING: **C-2 - General Commercial District**
OF LOTS: **3 +/-**

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

STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION

Stacey Streetman made a motion to approve the consent agenda.
Seconded by David Smith, Sr.
All members voted in favor, motion passes for approval.

12. CASE NUMBER: **S - 59 - 2026** APPLICANT **Michael Phillips**
REQUEST:**Preliminary Plat Approval of Fairfax Fields**
LOCATION: **A parcel of land east of Cooper Creek Rd. and north of Blooming Grove Rd.; northeast of the intersection of Cooper Creek Rd. and Blooming Grove Rd.**
TAX MAP(S): **075** PARCEL #(S): **075.00**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **11.21 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**
ZONING: **AG - Agricultural District**
OF LOTS: **7 +/-**

Brad Parker presented the case into the consent agenda.

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

1. Approval by the Montgomery County Fire Service. Obtain Fire Service approval of and provide a fire sprinkler system. Required water pressure shall be based on the system type and size.
2. 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.
3. Approval of Grading Permit by Montgomery County Building and Codes before Final Plat Approval.
4. Approval of all utility plans by the Office of the Chief Utility Engineer/Utility District.

Jeff Tyndall read the consent agenda verbiage.
Brad Parker presented the following cases into the consent agenda: S-41-2026, S-55-2026, S-59-2026.
Cindy Greene made a motion to approve the consent agenda.
Seconded by David Smith, Sr.
All members voted in favor. Motion passed for approval.

13. CASE NUMBER: **LA - 2 - 2026** APPLICANT: **Knott's Property Restoration**
REQUEST: **Applicant seeks relief from requirements held within Chapter 7: Landscape, Buffering and Screening Requirements. The applicant seeks permission to move forward with the proposed building, which is in addition to the existing development, without introducing additional landscape. The applicant proposes a fence for screening in lieu of a type-D landscape buffer.**
CORRESPONDING CASE:
LOCATION: **Along the east frontage of Vista Ln, approximately 173 ft south of the intersection of Vista Ln and Baltimore Dr.**
TAX MAP(S): **080G** PARCEL #(S): **G 007.00**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **0.79 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

Brad Parker presented the RPC Staff Report.

STAFF RECOMMENDATION:

Jeff Henley opened public hearing.
Thomas Durrett spoke in favor stating that there was already substantial vegetation on the property line and the proposed privacy fence will be an adequate buffer without losing operating space.
Jeff Henley asked if existing vegetation stayed.
Thomas Durrett stated it would.
No one spoke against.
Public hearing was closed.
Michael Long made a motion for approval.
Seconded by Stacey Streetman.
All members voted in favor, motion passes for aproval.

Jeff Tyndall read the consent agenda verbiage.
Brad Parker presented the site review consent agenda: SR-67-2026, SR-71-2026, SR-74-2026, SR-75-2026, SR-77-2026, SR-78-2026.
A member of the public pulled SR-67-2026 from the consent agenda.
Stacey Streetman made a motion to approve the consent agenda.
Seconded by Cindy Greene.
All members voted in favor, motion passes for approval.

14. 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.**
6. **The final sidewalk location and terminus along Wilma Rudolph Boulevard shall be subject to TDOT approval.**

Jeff Tyndall read the consent agenda verbiage.
Brad Parker presented the site review consent agenda: SR-67-2026, SR-71-2026, SR-74-2026, SR-75-2026, SR-77-2026, SR-78-2026.
A member of the public pulled SR-67-2026 from the consent agenda.
Jeff Henley opened public hearing.
Jeff Bryant spoke in favor stating he appreciated the comments and considerations at last months meeting by staff, commissioners, and members of the public. In addition to closing off the existing lane closest to Wilma Rudolph as well as a dedicated right-only lane will be added which should improve traffic in the area. An easement was also discussed unfortunately it was not feasible which was documented in a letter given to staff.
Stacey Streetman thanked Mr. Bryant for taking the time to talk on the phone Friday discussing every aspect of this request and how it would not be feasible.
Otis Kahn spoke against stated that he would like to make it included in the record a complaint of an ex parte conversation that happened with In-N-Out Burger and a committee member. During that conversation a statement was made by the member that they want this and would do everything they could to ensure that it would happen stating they would talk to the powers in charge and mentioned eminent domain.
Public hearing was closed.
Eric Huneycutt made a motion for approval.
Michael Long seconded.
All members voted in favor. Motion passes for approval.

15. CASE NUMBER: **SR - 71 - 2026** APPLICANT: **Richard Collins**
DEVELOPMENT: **421 Dover Road**
LOCATION: **Along the northern frontage of Dover Road, between Paula Drive and Aurelia Lynn Drive**
TAX MAP(S): **054G** PARCEL #(S): **C 010.00**
PROPOSED USE: **Truck & Trailer Sales & Repair**
CO. COMM. DISTRICT: CITY COUNCIL WARD: **2** NUMBER OF ACRES: **3.47 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **21,600 +/-**

Brad Parker presented the case into the consent agenda.

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

1. Approval of all utility plans by the City Engineer's Office or Utility District Official.
2. Approval of all grading, drainage, and water quality plans by the City Street Department to include road and sidewalk improvements as required.

Jeff Tyndall read the consent agenda verbiage.
Brad Parker presented the site review consent agenda: SR-67-2026, SR-71-2026, SR-74-2026, SR-75-2026, SR-77-2026, SR-78-2026.
A member of the public pulled SR-67-2026 from the consent agenda.
Stacey Streetman made a motion to approve the consent agenda.
Seconded by Cindy Greene.
All members voted in favor, motion passes for approval.

16. CASE NUMBER: **SR - 74 - 2026** APPLICANT: **Foxman, LLC**
DEVELOPMENT: **Foxman, LLC Building 5**
LOCATION: **Currently addressed as 1000 Boolean Drive. +/- 1800 ft northwest of the intersection of Jim Johnson RD.**
TAX MAP(S): **009** PARCEL #(S): **014.01 (P/O)**
PROPOSED USE: **Industrial**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **1331.99 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **2**
ZONING: **M-2 - General Industrial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **307,300 +/-**

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

Jeff Tyndall read the consent agenda verbiage.
Brad Parker presented the site review consent agenda: SR-67-2026, SR-71-2026, SR-74-2026, SR-75-2026, SR-77-2026, SR-78-2026.
A member of the public pulled SR-67-2026 from the consent agenda.
Stacey Streetman made a motion to approve the consent agenda.
Seconded by Cindy Greene.
All members voted in favor, motion passes for approval.

17. CASE NUMBER: **SR - 75 - 2026** APPLICANT: **B&T Enterprises**
DEVELOPMENT: **Knott's Property Restoration**
LOCATION: **Along the east frontage of Vista Ln, approximately 173 ft south of the intersection of Vista Ln and Baltimore Dr.**
TAX MAP(S): **080G** PARCEL #(S): **G 007.00**
PROPOSED USE: **Warehouse**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **0.79 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **M-1 - Light Industrial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **3,000 +/-**

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 landscape appeal LA-2-2026**

Jeff Tyndall read the consent agenda verbiage.
Brad Parker presented the site review consent agenda: SR-67-2026, SR-71-2026, SR-74-2026, SR-75-2026, SR-77-2026, SR-78-2026.
A member of the public pulled SR-67-2026 from the consent agenda.
Stacey Streetman made a motion to approve the consent agenda.
Seconded by Cindy Greene.
All members voted in favor, motion passes for approval.

18. CASE NUMBER: **SR - 76 - 2026** APPLICANT: **Ferrari Stampi USA Inc**
DEVELOPMENT: **Ferrari Stampi**
LOCATION: **Along the southern frontage of W Dunbar Cave Rd, approx. 260' +/- east of its intersection with Alpine Dr.**
TAX MAP(S): **056A** PARCEL #(S): **C 009.00**
PROPOSED USE: **Warehouse**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **9** NUMBER OF ACRES: **0.62 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
ZONING: **M-1 - Light Industrial District**
OF UNITS: **n/a +/-** SQ FOOTAGE: **9,800 +/-**

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

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

Stacey Streetman made a motion to approve the consent agenda.
Seconded by David Smith, Sr.
All members voted in favor, motion passes for approval.

19. CASE NUMBER: **SR - 77 - 2026** APPLICANT: **Veterans Buying Homes LLC**
DEVELOPMENT: **113 B & C Walnut Street Multifamily Townhomes**
LOCATION: **113 B & C Walnut Street**
TAX MAP(S): **055I** PARCEL #(S): **A 027.01 A 027.02**
PROPOSED USE: **Residential Townhomes**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **0.54 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **5 +/-** SQ FOOTAGE: **2,800 +/-**

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. Recorded plat

Jeff Tyndall read the consent agenda verbiage.
Brad Parker presented the site review consent agenda: SR-67-2026, SR-71-2026, SR-74-2026, SR-75-2026, SR-77-2026, SR-78-2026.
A member of the public pulled SR-67-2026 from the consent agenda.
Stacey Streetman made a motion to approve the consent agenda.
Seconded by Cindy Greene.
All members voted in favor, motion passes for approval.

20. CASE NUMBER: **SR - 78 - 2026** APPLICANT: **Singletary 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 added 4050 Dog Park Building**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **22.50 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **PUD - Planned Unit Development Residential District**
OF UNITS: **358 +/-** SQ FOOTAGE: **134,500 +/-**

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.

Jeff Tyndall read the consent agenda verbiage.
Brad Parker presented the site review consent agenda: SR-67-2026, SR-71-2026, SR-74-2026, SR-75-2026, SR-77-2026, SR-78-2026.
A member of the public pulled SR-67-2026 from the consent agenda.
Stacey Streetman made a motion to approve the consent agenda.
Seconded by Cindy Greene.
All members voted in favor, motion passes for approval.

VI. OTHER BUSINESS:

A. Monthly Profit & Loss Statement
Jeff Tyndall presented.
Michael Long made a motion for approval.
Seconded by David Smith, Sr.
All members voted in favor. Motion passes for approval.

B. Release Bond for 125 Sango Drive Plat
Jeff Tyndall presented.
Stacey Streetman abstained.
Eric Huneycutt made a motion for approval.
Seconded by Cindy Greene
All members voted in favor. Motion passes for approval.

Jeff Tyndall announced that the County Formal meeting will be on October 19, not October 12th due to Fall Break.

VI. PUBLIC COMMENT PERIOD:
For Items Not on the Agenda

Jeff Henley opened public comment period.
No one spoke.
Public hearing was closed.

Michael Long made a motion to adjourn. Seconded by Eric Huneycutt.
All members voted in favor. Meeting adjourned at 2:58 p.m.

ATTEST: 10/27/20
Chairman Signature / Date

Exhibit #1

CZO-2-2026

AMENDMENT

RESOLUTION AMENDING THE ZONING RESOLUTION OF MONTGOMERY COUNTY, TENNESSEE, AS IT PERTAINS TO SMELTING, METAL MELTING, and METAL REFINING

WHEREAS, the Clarksville Montgomery County Regional Planning Commission voted to initiate a Montgomery County Zoning Resolution amendment at their regular meeting on August 25, 2026, regarding including Smelting, Metal Melting, and Metal Refining into the zoning resolution; and

WHEREAS, the Montgomery County Zoning Resolution has historically recognized metal melting, smelting, and refining as industrial activities subject to appropriate zoning review; and

WHEREAS, during a prior amendment to the Zoning Resolution, smelting, metal melting, and metal refining were removed from the list of permitted on review uses, and the removal appears to have been inadvertent; and

WHEREAS, the County finds that restoring metal melting, smelting, and refining as a permitted-by-review use, subject to minimum site area, residential separation, and setback requirements, will provide appropriate opportunities for industrial development while protecting surrounding properties and the general welfare of the community.

WHEREAS, the County Commission has been furnished with the Regional Planning Commission's recommendation and resolution at their informal session of the commission on October 5, 2026; and

WHEREAS, the County Commission agrees that these changes are for the overall benefit of the citizens and businesses of Montgomery County.

NOW, THEREFORE BE IT RESOLVED, by the Montgomery County Board of Commissioners assembled in regular session on the 19th day of October 2026, this legislative body updates and amends the zoning resolution of Montgomery County, Tennessee in the following manner:

ADD the following definition alphabetically:

Smelting, Metal Melting, or Metal Refining: An industrial process involving the melting, extraction, recovery, separation, concentration, purification, or refining of metallic materials, ores, concentrates, residues, by-products, or metal-bearing compounds to produce metals, alloys, or metallic compounds. Such processes may utilize thermal, chemical, electrolytic, hydrometallurgical, or other metallurgical processes.

EXHIBIT

Exhibit #1

Under Table 3.4.7 Industrial Uses
Add The Following Row Alphabetically

Uses	Agricultural		Residential											Office		Commercial					Industrial		
	AG	AGC	E1	EM1	E1A	EM1A	R1	R1A	RM1	RM2	R2D	R3	R4	OP	O1	C1	C2	C3	C4	C5	M1	M2	M3
Smelting, Metal Melting, or Metal Refining																						PR	

INSERT AND RENUMBER THE SECTIONS APPROPRIATELY

5.2.4.# Smelting, Metal Melting, or Metal Refining

1. Minimum Acreage: 100 acres
2. Minimum Setbacks from a Residentially Zoned parcel including AG: ~~500 feet unless a 100' or greater landscape buffer is provided, then it may be reduced to 350 feet~~ 300 feet.
3. Minimum Setbacks from all other zones excluding M-1 or M-2: 100 feet

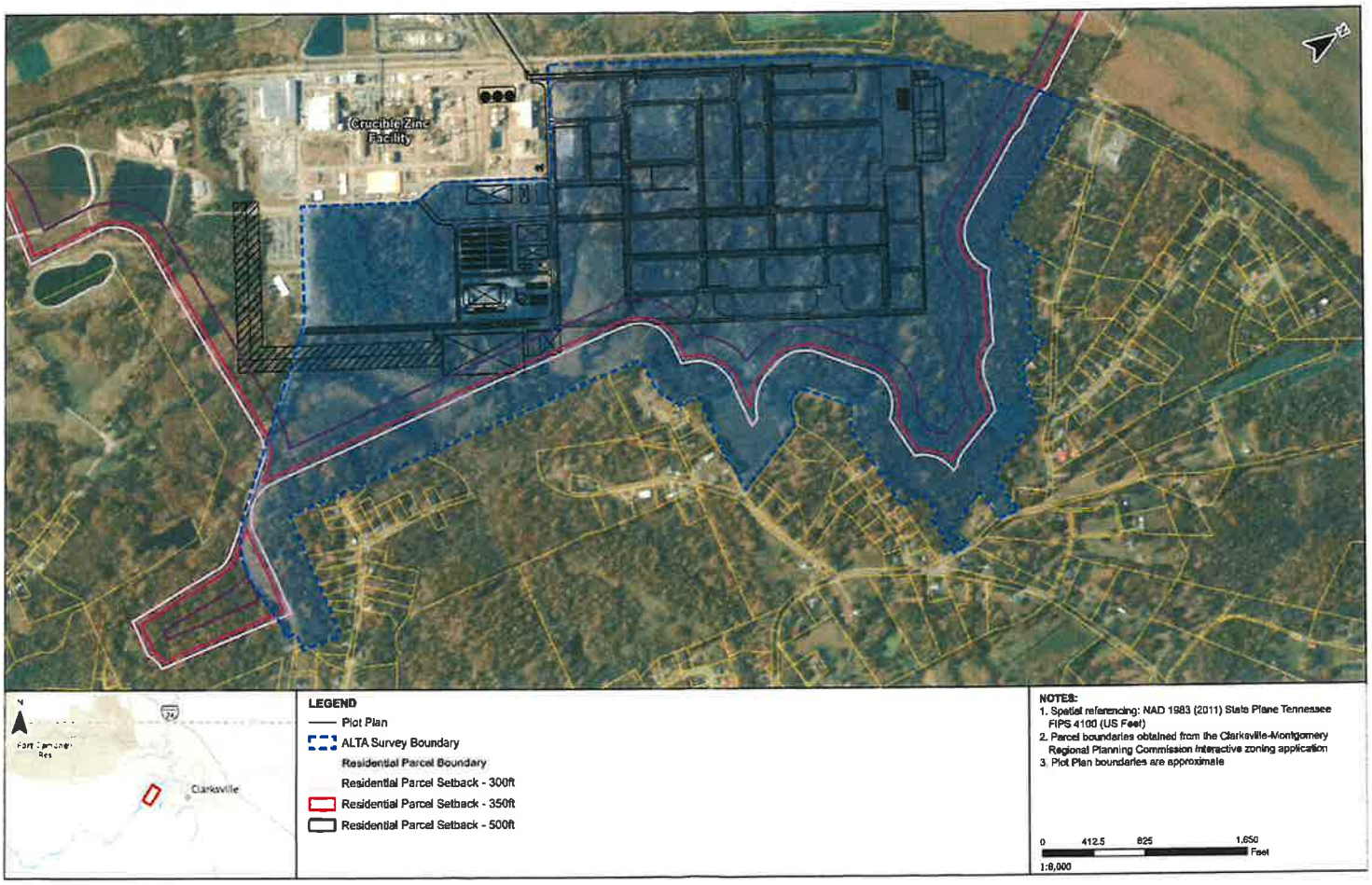
Duly passed and approved this 19th day of October 2026.

Sponsor _____
Commissioner _____
Approved _____
County Mayor

Attested: _____
County Clerk

Date of Public Hearing: October 5, 2026

Exhibit #2


Crucible Zinc Facility
N
Clarksville
LEGEND
Plot Plan
ALTA Survey Boundary
Residential Parcel Boundary
Residential Parcel Setback - 300ft
Residential Parcel Setback - 350ft
Residential Parcel Setback - 500ft
NOTES:
1. Spatial referencing: NAD 1983 (2011) State Plane Tennessee FIPS 4100 (US Feet)
2. Parcel boundaries obtained from the Clarksville-Montgomery Regional Planning Commission interactive zoning application
3. Plot Plan boundaries are approximate
0 412.5 825 1,650
Feet
1:8,000