



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

December 20, 2022

Dear Commissioners:

This is your reminder that the regular Planning Commission meeting will be held at **2:00 p.m.**, in the **PLANNING COMMISSION MEETING ROOM**, on **Tuesday, December 27, 2022**. The Zoning Review Meeting will be held on Thursday, December 22, 2022, at 8:30 a.m., in the RPC Conference Room.

Enclosed are the approved minutes of the meeting conducted October 25, 2022, and an agenda for the Tuesday, December 27, 2022, meeting.

We are looking forward to seeing you on Tuesday.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Tyndall'.

Jeffrey R. Tyndall, AICP
Director of Planning

JRT:adl

Enclosures

cc: Jeff Bryant
Ihab Habib
Rod Streeter
Ed Baggett
Jobe Moore
Mark Riggins
Lisa Canfield
Arthur Bing
David Smith
Chris Brown

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

- AGENDA -

December 27, 2022

2:00 P.M.

**329 Main Street
(Meeting Room - Basement)**

I. CALL TO ORDER/QUORUM CHECK/PLEDGE TO FLAG

II. APPROVAL OF MINUTES OF RPC MEETING: 11/22/2022

III. ANNOUNCEMENTS/DEFERRALS

IV. CITY ZONING CASES: CITY COUNCIL INFORMAL: 12/29/2022 - 4:30 P.M.

CITY COUNCIL PUBLIC HEARING & FIRST READING: 1/5/2023 - 6:00 P.M.

COUNTY ZONING CASES: COUNTY COMMISSION PUBLIC HEARING: 1/3/2023 - 6:00 P.M.

COUNTY COMMISSION FORMAL MEETING: 1/9/2023 - 6:00 P.M.

1. CASE NUMBER: Z-76-2022 APPLICANT(S): Twosome Partners Mark Pirtle AGENT: Lose Design

Mike Wyre

WITHDRAWN

REQUEST: C-5 Highway & Arterial Commercial District

to R-4 Multiple-Family Residential District

LOCATION: Property located southeast of the Tiny Town Rd. & Needmore Rd. intersection.

TAX MAP(S): 018 PARCEL #: 019.03 CIVIL DISTRICT: 2

REASON FOR REQUEST: Proposed rezoning is to facilitate a multi-family development north of Solis.

CO. COMM. DISTRICT: 18 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 12.6 +/-

2. CASE NUMBER: Z-82-2022 APPLICANT(S): Bryce Powers Eyre Holdings AGENT: Bryce Powers

REQUEST: R-2 Single-Family Residential District

to R-6 Single-Family Residential District

LOCATION: A parcel fronting on the south frontage of Laura Dr., 150 +/- feet east of the Louisiana Ave. & Laura Dr. intersection.

TAX MAP(S): 054I PARCEL #: D 015.00 D 016.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: To divide currently vacant lot into 2 single family lots for affordable housing.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.69 +/-

IV. CITY & COUNTY ZONING CASES (CONT.):

3. CASE NUMBER: Z-83-2022 APPLICANT(S): J & N Enterprises Inc

REQUEST: R-2 Single-Family Residential District

to R-2A Single-Family Residential District

LOCATION: A portion of a tract located north of Tiny Town Rd., east of the Hattington Dr. street stub, north of Danbury Dr., east of Barkers Mill Rd. & Torrington Ln., west of Sand Piper Dr.

TAX MAP(S): 007 PARCEL #: 004.00 (p/o) CIVIL DISTRICT: 2

REASON FOR REQUEST: This would be a good transition zone between the R-2D property of the east and the R-2 property on the west.

CO. COMM. DISTRICT: 9 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 65.31 +/-

4. CASE NUMBER: Z-84-2022 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: R-3 Three Family Residential District

to R-4 Multiple-Family Residential District

LOCATION: Property fronting on the west frontage of Cave St. near the northern terminus of Cave St.

TAX MAP(S): 054E PARCEL #: A 025.00 A 026.01 CIVIL DISTRICT: 7

REASON FOR REQUEST: To match surrounding area.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 4 NUMBER OF ACRES: 0.77 +/-

5. CASE NUMBER: Z-85-2022 APPLICANT(S): Anthony D. Weinrich DBA ADW Investments LLC

REQUEST: R-4 Multiple-Family Residential District

to R-6 Single-Family Residential District

LOCATION: Two parcels fronting on the north frontage of Duncan St., 135 +/- feet west of the eastern terminus of Duncan St.

TAX MAP(S): 055P PARCEL #: B 012.00 B 015.00 CIVIL DISTRICT: 7

REASON FOR REQUEST: To better use the property and to revitalize the surrounding area.

CO. COMM. DISTRICT: 13 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.51 +/-

6. CASE NUMBER: Z -86-2022 APPLICANT(S): James C. Pelham

REQUEST: R-1 Single-Family Residential District

to R-2A Single-Family Residential District

LOCATION: Two parcels north of Earl Slate Rd., 275 +/- feet east of the Earl Slate Rd. & Sanders Rd. intersection.

TAX MAP(S): 056D PARCEL #: A 026.00, A 028.00 CIVIL DISTRICT: 6

REASON FOR REQUEST: This rezone is to allow best use of the property and build similar size houses to the surrounding neighborhood.

CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 1.41 +/-

IV. CITY & COUNTY ZONING CASES (CONT.):

7. CASE NUMBER: Z-87-2022 APPLICANT(S): Habitat For Humanity AGENT: Syd Hedrick
REQUEST: R-3 Three Family Residential District

to R-2A Single-Family Residential District

LOCATION: A parcel located east of the Elder St. & E. Union St. intersection.

TAX MAP(S): 066K PARCEL #: F 033.00 CIVIL DISTRICT: 12

REASON FOR REQUEST: Taking 12' from Lot 3 HFH property Elder St. to create new lot. To make sure existing lot which is to be replatted will be in compliance.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.77+/-

8. CASE NUMBER: ZO-3-2022 APPLICANT(S): Regional Planning Commission

REQUEST: Text Amendment

REASON FOR REQUEST: Lot coverage standards and other minor updates

9. CASE NUMBER: CZ-23-2022 APPLICANT(S): The Paul E Collins And Donna J. Collins, Revocable Living Trust AGENT: Calcese & Associates

REQUEST: AG Agricultural District

DEFERRED

to R-1 Single-Family Residential District

LOCATION: A tract of land fronting on the west frontage of Dotsonville Rd., 1,140 +/- feet south of the Dotsonville Rd. & York Rd. intersection.

TAX MAP(S): 053 PARCEL #: 202.00 CIVIL DISTRICT: 8

REASON FOR REQUEST: 1. Conformity with surrounding use. 2. Future use of subject property to be residential. 3. Discontinuing use as AG.

CO. COMM. DISTRICT: 7 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 86.84 +/-

IV. CITY & COUNTY ZONING CASES (CONT.):

10. CASE NUMBER: CZ-26-2022 APPLICANT(S): Hunter Winn Vernon Weakley

REQUEST: R-1 Single-Family Residential District
 to R-4 Multiple-Family Residential District

LOCATION: A property fronting on the N. Liberty Church Rd. 545 +/- feet south of the N. Liberty Church Rd. & Sunshine Dr. intersection & also fronting on the south terminus of Craig Dr.

TAX MAP(S): 044 PARCEL #: 071.01 CIVIL DISTRICT: 3

REASON FOR REQUEST: Back of property coming off of Craig Dr./Appleton Dr.

CO. COMM. DISTRICT: 11 CITY COUNCIL WARD: N/A NUMBER OF ACRES: 18.31 +/-

V. SUBDIVISIONS:

SUBDIVISION VARIANCE(S)

This section, subdivision variance requests only. Subdivision cases will be heard on a consent agenda in the following section.

1. CASE NUMBER: V-7-2022.

Johnathan Blick Property Vine Street Lots 1-3

See Subdivision Case S-106-2022

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

“Section 4.4 Subsection 1. (portion) The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development.”

The request is to appeal the staff’s decision that Lot 1 is not a satisfactory and desirable building site.

APPLICANT/OWNER: Johnathan Blick

LOCATION:

North of and adjacent to Vine Street, west of and adjacent to 1211 Vine Street.

SUBDIVISION VARIANCE(S)

This section, subdivision variance requests only. Subdivision cases will be heard on a consent agenda in the following section.

1. CASE NUMBER: V-8-2022.

Broomfield Farms Sections 1-2

See Subdivision Case # S-100-2022

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

Section 4.1.2 Subsection 10.B “When the number of lots in a residential subdivision exceeds one-hundred and sixty (160) lots, there shall be either a minimum of two (2) outlets to the surrounding arterial and collector street systems or the single outlet shall be a minimum of thirty-six (36) feet of pavement with two exit lanes and one entrance lane in a minimum of sixty (60) feet of right-of-way to the first intersecting street in the development or 150 feet whichever is greater.”

"To allow 202 lots (56 from the new development in Phase 1) to be built with one outlet, which is the existing Viewmont Drive in the Creekview Subdivision. Viewmont Drive does not meet the pavement and ROW width requirements all the way to the first intersection. The entrance of Viewmont Drive at Trenton Road meets the pavement width requirement of 36 feet, however, this is not continued all the way to the first intersection. The ROW width does not meet the 60 feet width to the first intersection.

APPLICANT/OWNER: Rex Hawkins

LOCATION:

East of and adjacent to Trenton Road, south of and adjacent to Viewmont Drive, south of and adjacent to Cross Ridge Drive, north of and adjacent to Gibbs Road.

SUBDIVISION VARIANCE(S)

This section, subdivision variance requests only. Subdivision cases will be heard on a consent agenda in the following section.

1. CASE NUMBER: V-9-2022.

Robert Perkins Property Section 3 (previously Sandis Lane Section 2)

See Subdivision Case # S-115-2022

VARIANCES REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

Section 4.1.9. Subsection 1. (portion of) and Table 4.1 “ The length of a cul-de-sac, measured from the centerline of the intersecting street, road or permanent easement to the center of the turnaround, shall not be shorter than 150 feet or longer than indicated in Table 4.1” Table 4.1 indicates a maximum length of “750 feet”.

The request is to allow the Proposed Sandis Lane extension to be approximately 1,202 feet in length.

APPLICANT/OWNER: Robert Perkins

LOCATION:

South of and adjacent to the current terminus of Sandis Lane.

V. SUBDIVISIONS:

1. CASE NUMBER: S-89-2022 APPLICANT/OWNER: JACK MILLER / JACK RUDOLPH
REQUEST: Preliminary Plat Approval of RED RIVER RIDGE (CLUSTER) **DEFERRED**
LOCATION: North of and adjacent to Memorial Drive, south of the Red River, east of and adjacent to Little Barn Drive and Woodmeadow Drive.
MAP: 064 PARCEL: 020.00, 014.00 ACREAGE: 233 +/-
OF LOTS: 339+/- CIVIL DISTRICT(S): 11
ZONING: R-1 GROWTH PLAN: CITY

2. CASE NUMBER: S-100-2022 APPLICANT/OWNER: REX HAWKINS
REQUEST: Revised Preliminary Plat Approval of BROOMFIELD FARMS SECTION 1 - 2 (CLUSTER) AND THE TRISTAR PROPERTY TRENTON ROAD LOTS 1 - 2
LOCATION: East of and adjacent to Trenton Road, south of and adjacent to Viewmont Drive, south of and adjacent to Cross Ridge Drive, north of and adjacent to Gibbs Road.
MAP: 032 PARCEL: 005.02, 005.07, 009.00 ACREAGE: 54.99 +/-
OF LOTS: 102 +/- CIVIL DISTRICT(S): 2
ZONING: R-2/AG GROWTH PLAN: CITY

3. CASE NUMBER: S-106-2022 APPLICANT/OWNER: JOHNATHAN BLICK
REQUEST: Minor Plat Approval of JOHNATHAN BLICK PROPERTY VINE STREET LOTS 1-3
LOCATION: North of and adjacent to Vine Street, west of and adjacent to 1211 Vine Street.
MAP: 066D PARCEL: D 023.00 ACREAGE: 0.19 +/-
OF LOTS: 3 +/- CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

4. CASE NUMBER: S-112-2022 APPLICANT/OWNER: ROSSVIEW FARMS, LLC
REQUEST: Preliminary Plat Approval of MARCELINA SECTION 1

LOCATION: South of and adjacent to Rossview Road, east of Killebrew Road , approximately 300 feet southwest of the intersection of Rossview Road and Kirkwood Road.
MAP: 039 PARCEL: 032.00 (p/o) 032.02 ACREAGE: 22.09 +/-
OF LOTS: 9 +/- CIVIL DISTRICT(S): 1
ZONING: MXU-PUD GROWTH PLAN: UGB

V. SUBDIVISIONS (CONT.):

5. CASE NUMBER: S-113-2022 APPLICANT/OWNER: FWJR DEVELOPMENT PARTNERS
REQUEST: Preliminary Plat Approval of GATEWAY PARK 2 (ROW DEDICATION) LOCATION:
South of Guthrie Highway, east of Alfred Thun Road, east of and adjacent to the current terminus of
Stacy Johnson Boulevard.
MAP: 033 PARCEL: 005.01 ACREAGE: 32.64 +/-
OF LOTS: 0 +/- CIVIL DISTRICT(S): 6
ZONING: C-5 GROWTH PLAN: CITY

6. CASE NUMBER: S-114-2022 APPLICANT/OWNER: MID STATE PROPERTIES
REQUEST: Preliminary Plat Approval of GREENWOOD VILLAS
LOCATION: East of and adjacent to Greenwood Ave., South of and adjacent to Lynes Street
MAP: 079D PARCEL: L 023.00 ACREAGE: 0.46 +/-
OF LOTS: 6 +/- CIVIL DISTRICT(S): 12
ZONING: R-6 GROWTH PLAN: CITY

7. CASE NUMBER: S-115-2022 APPLICANT/OWNER: ROBERT PERKINS
REQUEST: Preliminary Plat Approval of ROBERT PERKINS PROPERTY SECTION 3
LOCATION: South of and adjacent to the current terminus of Sandis Lane.
MAP: 114 PARCEL: 014.05 ACREAGE: 9.55 +/-
OF LOTS: 9 +/- CIVIL DISTRICT(S): 18
ZONING: R-1 GROWTH PLAN: RA

8. CASE NUMBER: S-116-2022 APPLICANT/OWNER: REAL PROPERTY HOLDINGS, INC.
REQUEST: Preliminary Plat Approval of REAL PROPERTY HOLDINGS HORNBUCKLE ROAD SECTION 1
LOTS 1-6
LOCATION: West of and adjacent to Hornbuckle Road, immediately west of the intersection of Larson Lane and
Hornbuckle Road.
MAP: 063 PARCEL: 007.06 (p/o) ACREAGE: 3.379 +/-
OF LOTS: 6 +/- CIVIL DISTRICT(S): 11
ZONING: R-2D GROWTH PLAN: UGB

V. SUBDIVISIONS (CONT.):

9. CASE NUMBER: S-117-2022 APPLICANT/OWNER: DOUBLE J PARTNERS

REQUEST: Revised Preliminary Plat Approval of TANDY HILLS

LOCATION: South of and adjacent to Trough Springs Road, northwest of Sango Elementary School, approximately 330 feet southwest of the intersection of Trough Springs Road and Mountain Way.

MAP: 082 PARCEL: 013.00 (p/o) ACREAGE: 83.56 +/-

OF LOTS: 134 +/- CIVIL DISTRICT(S): 11

ZONING: R-1 GROWTH PLAN: UGB

10. CASE NUMBER: S-118-2022 APPLICANT/OWNER: ALPINE DEVELOPMENT LLC

REQUEST: Revised Preliminary Plat Approval of KENNEDY PLACE (CLUSTER)

LOCATION: West side of Kennedy Lane, south of Meadowgate Lane, approximately 310 feet northwest of the Heatherwood Trace and Kennedy Lane intersection.

MAP: 017 PARCEL: 017.02 ACREAGE: 14.4 +/-

OF LOTS: 38 +/- CIVIL DISTRICT(S): 2

ZONING: R-2 GROWTH PLAN: CITY

All items in this portion of the agenda are considered to be routine or non-controversial by the Staff and Regional Planning Commission and may be approved by one motion; however, a member of the audience, Commission, or staff may request that an item be removed for separate consideration:

VI. SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS:

1.

CASE NUMBER: SR-54-2022

APPLICANT: Rossview Farms LLC

AGENT: Jimmy Bagwell

DEVELOPMENT: Marcelina Section 1 Final PUD Plan

See CZ-09-2022

PROPOSED USE: Mixed-Use Development

LOCATION: 2386 Rossview Road

MAP: 039, 032.00, 032.02

ACREAGE: 22.09+/-

CIVIL DISTRICT: 1

2.

CASE NUMBER: SR-61-2022

APPLICANT: CJ LeBeau

AGENT: CJ LeBeau

DEVELOPMENT: South Gateway - Clarksville MOB

PROPOSED USE: Medical Office Building

LOCATION: 1000 South Gateway Blvd.

MAP: 063, 067.00 (portion of)

ACREAGE: 4.5 +/-

CIVIL DISTRICT: 11

3.

CASE NUMBER: SR-62-2022

APPLICANT: Youth Realty LLC

AGENT: G. Alex Henry

DEVELOPMENT: Youth Academy Industrial Park

PROPOSED USE: Child Care Facility

LOCATION: International Blvd.

MAP: 039, 020.00, 021.08 (portion of)

ACREAGE: 17.60 +/-

CIVIL DISTRICT: 6

VI SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS (CONT.):

12/27/2022

4. CASE NUMBER: SR-63-2022 APPLICANT: LG Chem America Advanced Materials, Inc C/O MCIDB
AGENT: J. Chris Fielder
DEVELOPMENT: LG Chem America Advanced Materials, Inc.
PROPOSED USE: Manufacturing
LOCATION: Charles Bell Road
MAP: 034, 001.00 ACREAGE: 420.08 +/- CIVIL DISTRICT: 1

5. CASE NUMBER: SR-64-2022 APPLICANT: Turner and Associates
AGENT: Vernon Weakley
DEVELOPMENT: Dollar General
PROPOSED USE: Retail
LOCATION: Wilma Rudolph Blvd.
MAP: 056, 062.00 (portion of) ACREAGE: 1.33 +/- CIVIL DISTRICT: 12

6. CASE NUMBER: SR-65-2022 APPLICANT: Turner and Associates
AGENT: Vernon Weakley
DEVELOPMENT: Dollar General
PROPOSED USE: Retail
LOCATION: Woodlawn Road
MAP: 051, 033.00, 033.01 (portion of) ACREAGE: 4.02 +/- CIVIL DISTRICT: 9

VI SITE REVIEWS, ABANDONMENTS AND/OR DRIVEWAY ACCESS (CONT.):

12/27/2022

7. CASE NUMBER: SR-66-2022 APPLICANT: Turner and Associates Realty
AGENT: Vernon Weakley
DEVELOPMENT: Dollar General
PROPOSED USE: Retail
LOCATION: Tiny Town Road
MAP: 006, 029.01 (portion of) ACREAGE: 1.75 +/- CIVIL DISTRICT: 3

8. CASE NUMBER: AB-7-2022 APPLICANT: Linda Fisher
AGENT:
DEVELOPMENT: Linda Fisher Abandonment
PROPOSED USE: Abandonment
LOCATION: East of Stokes Road, North of Bellamy Lane; between lots 10 and 11 Volunteer Estates
MAP: 041L A between parcels 006.00 and 007.00 ACREAGE: 0.192 CIVIL DISTRICT: 6

VII. OTHER BUSINESS:

- A. MONTHLY PROFIT AND LOSS STATEMENT
- B. AMEND 2023 CALENDAR
- C. LETTER OF CREDIT EXTENSION REQUEST FOR CROSLIN TERRACE (S-107-2021)
- D. RELEASE OF BOND REQUEST FOR GLENSTONE ROW FINAL PLAT (S-68-2021)
- E. WADE HADLEY RETIREMENT



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: October 25, 2022

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Wade Hadley

Joe Smith

Stacey Streetman

Maria Jimenez

Bryce Powers

Wade Hadley

Bill Kimbrough

Others Present

Jeff Tyndall, Director of Planning

John Spainhoward, Zoning Coordinator

Brad Parker, Subdivision Coordinator

Brent Clemmons, Design Review Coordinator

Angela Latta, Planning Tech

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Specialist

Chris Cowan/Joe Green/Jerome Henderson, City Street Dept.

Ben Browder/Justin Crosby, Clarksville Gas & Water

Officers Burton & Bergen, Clarksville Police Department

Jeff Bryant/Alex Morris, County Highway Department

Jobe Moore, Clarksville Fire Department

Mr. Swift called the meeting to order at 2:00 PM.

Pledge of Allegiance.

Mr. Swift stated a quorum was present.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes of the 09/27/2022 meeting. Mrs. Streetman moved to recommend approval. Mr. Smith seconded and motion carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced the deferral of Z-76-2022, S-89-2022, and SR-46-2022. Mr. Tyndall stated that S-87-2022 was withdrawn.

There being no more discussion. Mr. Powers recommended approval of deferrals. The motion was seconded by Mrs. Streetman and carried unanimously.

Mr. Swift went over the procedure for addressing the Regional Planning Commission and the procedure for following cases through City/County Commission.

City Zoning Cases

CASE NUMBER Z-73-2022 Applicant: Aon Construction LLC

REQUEST: R-3 Three Family Residential District to R-6 Single-Family Residential District

LOCATION: A portion of a parcel fronting on the south frontage of Barker St., 900 +/- feet east of the Riverside Dr. & Barker St. intersection.

TAX MAP:079B PARCELS: B 007.00 (po) ACREAGE: 0.27 +/-

REASON FOR REQUEST: To develop single family homes

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential Zoning is not out of character with the surrounding development pattern.
3. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services are in the area. The adopted Land Use Plan indicates that is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.
4. A portion of the parcel is encumbered by the 100 yr. flood plain, but it has been determined that there should be buildable area for this property. The Clarksville Street Dept. has also indicated that the structure must be built 2 feet above the 100-yr. flood plain & no rise certification required if any fill is placed in the 100-yr. flood plain.

Mr. Spainhoward stated that as of 4:30 PM 10/24/2022 there have been no formal public comments.

Scott Jones spoke in favor of the case stating that he hoped to build two triplexes with a couple of single-family homes beside it.

With there being no further discussion Mr. Kimbrough made the motion to approve the case stating that R-6 Family Residential zoning is not out of character with the surrounding development pattern. Mrs. Jimenez seconded. All others were in favor. Motion for approval passed.

CASE NUMBER Z-75-2022 Applicant: Bill Pollard Agent: Wade Hadley

REQUEST: R-1 Single-Family Residential District/ C-2 General Commercial District to C-5 Highway & Arterial Commercial District

LOCATION: Property fronting on the south frontage of Dover Rd. (US Hwy 79) 470 +/- feet west of the Dover Rd. (US Hwy 79) & Kelsey Dr. intersection.

TAX MAP: 054G PARCEL: F 037.00, 038.00, 039.00, 040.00 ACREAGE 2.2 +/-

Reason for Request: Rezone for highest & best use prospective buyer plans to build retail strip mall.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. This C-5 Highway & Arterial Commercial zoning request is an extension of a developed commercial node of activity and is in character with the development pattern for the area.
3. Adequate infrastructure will serve the site and no adverse environmental issues have been identified as part of this request.

Mr. Spainhoward stated that as of 4:30 PM 10/24/2022 there have been no formal comments.

There being no further discussion Mrs. Streetman made the motion for approval stating that based on the C-5 Highway & Arterial Commercial zoning request is an extension of the developed commercial node of activity and is in character with the development pattern for the area. Mr. Smith seconded. Mr. Hadley abstained and all others were in favor. Motion for approval passed.

CASE NUMBER Z-77-2022 Applicant: Yogeshkumar Patel

REQUEST: R-1 Single- Family Residential District to R-2 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Welchwood Dr., 2,000 feet along Welchwood Rd. from the Trenton Rd. & Welchwood Dr. intersection.

TAX MAP: 0410 PARCEL: A 036.01 ACREAGE: 2.3 +/-

Reason for Request: To subdivide property.

Mr. Spainhoward read the case and gave the staff recommendations:

DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The adopted Land Use Plan indicates that the present R-1 Single Family Residential zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area.
3. This property is significantly encumbered by a sinkhole on the property and does not appear to warrant the need for increased density.
4. Adequate infrastructure will serve the site.

Mr. Spainhoward stated that formal public comments are included in Commissioner's packet.

Richard Garrett spoke in favor of the case stating that there is a sinkhole on the property and we hoped to rezone to make it a little more dense around it. He stated that the sinkhole area would be greenspace, drainage area.

Mr. Hadley asked how many units they were going to build.

Houston Smith spoke in favor of the case stating 4 or 5 units, it depends on how much can be used around that one area (sinkhole).

Mr. Powers stated so it would be going from 3 or 4 to 4 to 5.

Mr. Smith stated that is correct.

Garrison Butts spoke in opposition of the case stating he is a resident of Welchwood Drive and he does not oppose growth but rather urges the control of said growth in a realistic manner. He stated his concerns were there are two large sinkholes which are low points for the neighborhood, if the low points are filled it could cause drainage problems. He further stated that traffic is a concern especially emergency vehicles access.

Paul Wright, resident of Welchwood, spoke in opposition of the case stating that traffic is a concern and that the area is not set up for that number of houses. He stated he was definitely against it.

Angela Stanley, resident of Welchwood, spoke in opposition of the case stating that Welchwood is a quiet neighborhood and traffic is a concern if the rezoning happens.

With there being no further discussion Mr. Kimbrough made the motion for disapproval as the zoning request is inconsistent with the adopted Land Use Plan. Mrs. Jimenez seconded. Mr. Powers voted nay and all others were in favor. Motion for disapproval passed.

CASE NUMBER Z-78-2022 Applicant: Universal Exports Limited LLC Agent: Shane Lemay

REQUEST: AG Agricultural District to R-4 Multiple-Family Residential District

LOCATION: A property fronting at the western terminus of Prewitt Ln. south of Prewitt Ln., & west of Whitfield Rd.

TAX MAP: 042 PARCEL: 011.00 ACREAGE: 6.96 +/-

Reason for Request: To remove existing trailer park and to extend existing multi-family development.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. This R-4 Multi-family Residential request is an extension of the R-4 zoning district to the east/north & is in character with the current development pattern for the site.
3. Adequate infrastructure will serve the site and no adverse environmental issues have been identified as part of this request.

Mr. Spainhoward stated that as of 4:30 PM 10/24/2022 there have been no formal public comments.

With there being no further discussion Mr. Powers made the motion for approval based on this is an extension of the existing R-4 zoning. Mr. Hadley seconded. All others were in favor and motion for approval passed.

County Zoning Cases

CASE NUMBER CZ-20-2022 Applicant: William Macon Marshall

REQUEST: AG Agricultural District to R-1A Single-Family Residential District

LOCATION: A portion of a tract located south of Terraceside Cir., at the southern terminus of Winter Terrace Ln.

TAX MAP: 016 PARCEL: 020.00 ACREAGE: 9.91 +/-

Reason for Request: To develop a single-family subdivision.

Mr. Spainhoward read the case and gave the staff recommendations:

DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The requested zoning classification of R-1A Single-Family Residential is the appropriate zoning classification for the area, but as presented it does not promote future linkage to Oakland Rd. as only the northern portion of the tract has been requested to change to R-1A Single-Family Residential zoning.

3. As presented, the area requesting rezoning would require a variance of the adopted Subdivision Regulations in order to develop a subdivision using the Winter Terrace Ln. street stub to the north because the maximum number of lots for one connection to a collector street (Oakland Rd.) would be exceeded.
4. No adverse environmental issues have been identified as part of this request.

Mr. Spainhoward stated that emails are included in Commissioner's packet.

Macon Marshall spoke in favor of the case stating that the land had been divided up 20 years ago, with several stipulations including a stub out into subdivision and 100 to 150 homes. He stated the land was then sold again and the stipulations were not included. He stated that he would like to be grandfathered in and that we have always had that stub out that we could build on and we were promised that we could put houses there but evidently the rules have changed.

Wendy Davila spoke in opposition of the case stating she is not necessarily against the case but her one concern is the one entrance and exit to the neighborhood.

Macon Marshall spoke in rebuttal stating that the first time we set up the subdivision we had all brick homes, we had it where there was only going to be 150 homes. He further stated that when it was sold to someone else, that he wouldn't mention Jeff Burkhart's name, that the stipulations were not upheld. He stated we are only doing this for an investment.

Mrs. Streetman asked how many homes are already in this area.

Mr. Spainhoward stated that there are actually 2 different subdivisions attached, Terraces of Hearthstone at 96 lots, Grove at Hearthstone had 55 lots in one phase and 45 in the next and 102 in the third phase, this makes the total 298 lots.

With there being no further discussion Mr. Hadley made the motion for disapproval stating that he agrees with the staff, that this is the correct zoning but he cannot support without access to Oakland Road and Mrs. Streetman seconded. All others were in favor and motion for disapproval passed.

CASE NUMBER CZ-22-2022 Applicant: Clarksville Montgomery County IDB

REQUEST: M-2 General Industrial District to C-5 Highway & Arterial District

LOCATION: Property located north of Rossvie Rd., east of International Blvd. & west of Rollow Ln.

TAX MAP: 039, 057, 058 PARCEL: 020.000, 021.01, 021.02, 017.02, 003.02 ACREAGE: 63.5 +/-

Reason for Request: The original intent of the development area was to support services for the individual park retail, restaurants.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. This area was planned to be a Commercial Development Area as part of the original Industrial/Business Park of Montgomery County. The original M-2 Industrial District zoning

prior to Feb. 2016 (Mont. County Zoning Resolution Update) allowed many of the same uses in the proposed C-5 Commercial District as M-2 Industrial District.

3. This C-5 Highway & Arterial Commercial zoning request is an extension of a developed commercial node at the Rossvie Rd. & International Blvd.
4. Additional driveway connections to Rossvie Rd. should not be permitted until Rossvie Rd. improvements are completed & will be under the review by the Clks. Street Dept., Mont. Highway Dept., and TDOT.
5. No environmental issues have been identified as part of this request.

Josh Ward, IDB, spoke in favor of the case stating they are intending to add more support services to the Industrial Park. He stated we currently prospect about 2,200 acres of M-2 land and over the next few months those parcels will add over a thousand to two thousand jobs so we would like to add more support services.

With there being no further discussion Mrs. Streetman made the motion for approval based on the area was planned to be a commercial development area as part of the original Industrial Business Park in Montgomery County, original M-2 Industrial District prior to February 2016 allowed many of the uses in the proposed C-5 Commercial District as M-2 Industrial District and Mrs. Jimenez seconded. All others were in favor and motion passed.

SUBDIVISION CASES:

VARIANCES:

CASE NUMBER: V-4-2022

Delton Teeter Property Dixie Bee Road Lot 1

Applicant: Delton Teeter Location: 819 Dixie Bee Road, approximately 360' south of the intersection of Monticello Trace and Dixie Bee Road.

Mr. Parker presented the case.

VARIANCE REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

1. **6.2.3. Subsection 2.** (portion of) The individual disposal system, including the septic tank, septic disposal fields, and secondary areas, shall be located on the same platted lot as the dwelling unit it will serve.

The request is to allow an "offsite" septic system easement on the adjacent 823 Dixie Bee Road.

Robert Teeter spoke in favor of the variance case stating that the original 12 acres belonged to him and he has deeded it out to his children. He stated he kept his house and five acres. He stated that he does have a good working septic system there and there is no reason to abandon it but he does have provisions should something go wrong.

With there being no further discussion Mr. Kimbrough made the motion for approval and Mrs. Streetman seconded. All others were in favor and motion passed.

CASE NUMBER: V-5-2022

Samaroo Subdivision

Applicant: Samaroo Development Group Location: North of and adjacent to Briarwood Drive, south of Trophy Trace, approximately 330 feet southwest of the intersection of Provo Drive and Briarwood Drive.

Mr. Parker presented the variance case.

VARIANCE REQUESTED:

The applicant is requesting a variance from the Subdivision Regulations.

1. **4.1.9. Subsection 1.** (portion of) The length of a cul-de-sac, measured from the centerline of the intersecting street, road or permanent easement to the center of the turnaround, shall not be shorter than 150 feet or longer than indicated in Table 4.1. Table 4.1 indicates a maximum length of 750 feet.

The request is to allow the proposed "Road A" to be approximately 1,272 feet in length.

Houston Smith spoke in favor of the case stating that they are looking to utilize the remnant pieces of this piece of property. He stated that really the only way in is through this right-of-way that was left over in the subdivision originally, so we are trying to come in through that right-of-way and utilize the property as best as possible. He further stated they only have one way in, there is no other way to get to it.

With there being no further discussion Mrs. Streetman made the motion for approval and Mr. Hadley seconded. All others were in favor and motion passed.

Mr. Parker read the consent agenda cases into the record.

CASE NUMBER: S-80-2022 APPLICANT: Faith Investments

REQUEST: Preliminary Plat Approval of Simpson Villas

LOCATION: East of and adjacent to Ford Street, north of and adjacent to Simpson Lane.

MAP: 055 PARCEL: 041.00 ACREAGE: 1.88 +/- # OF LOTS:17 +/- ZONING: R-6 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED:

1. Approval by City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.

3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

CASE NUMBER: S-82-2022 APPLICANT: Joseph Micheal

REQUEST: Preliminary Plat Approval of Vista Park

LOCATION: North of and adjacent to Paradise Hill Road, east of and adjacent to Seay Court.

MAP: 080G PARCEL: C 015.00 ACREAGE: 1.14 +/- # OF LOTS: 11 +/- ZONING: R-6 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED:

Approval by City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.

1. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.
2. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

CASE NUMBER: S-86-2022 APPLICANT: Delton Teeter

REQUEST: Minor Plat Approval of Delton Teeter Property Dixie Bee Road Lot 1

LOCATION: 819 Dixie Bee Road, approximately 360' south of the intersection of Monticello Trace and Dixie Bee Road.

MAP: 083 PARCEL: 049.15 ACREAGE: 3.27 +/- # OF LOTS: 1 +/- ZONING: AG GROWTH PLAN: RA

STAFF RECOMMENDATION: FINAL PLAT APPROVAL BY MINOR PLAT PROVISIONS: This Approval Recommendation is subject to variance approval.

With there being no further discussion Mr. Kimbrough made the motion for approval of consent agenda and Mr. Powers seconded. All others were in favor. Motion for approval passed.

Mr. Parker presented the case.

CASE NUMBER: S-88-2022 APPLICANT: Samaroo Development Group

REQUEST: Preliminary Plat Approval of Red River Ridge (Cluster)

LOCATION: North of and adjacent to Briarwood Drive, south of Trophy Trace, approximately 330 feet southwest of the intersection of Provo Drive and Briarwood Drive.

MAP: 041, 041I PARCEL: 040.01 (portion), D 031.00 (portion) ACREAGE: 13.4 +/- # OF LOTS: 44 +/- ZONING: R-2A/R-1 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED: This Approval Recommendation is subject to variance approval.

1. Approval by City Engineer's Office and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
2. Approval by the City Street Department of all road, drainage, grading, and erosion control plans before construction begins. No grading, excavating, stripping, filling, or other disturbance of the natural ground cover shall take place prior to the approval of a grading, drainage, and erosion control plan.

3. Approval by the City Street Department of all driveway access locations to the public right-of-way before construction begins on site, as per City of Clarksville Driveway Access Ordinance.

Houston Smith spoke in favor of the case stating that plans meet all codes and the variance was approved.

Karen Reynolds, City Councilperson, read snippets of an email she received from a constituent. The email spoke of topography issues, drainage, cutting down all the trees, privacy, wildlife and increased traffic being a concern. She stated the email was from Amelia Perez (sic).

Mr. Smith spoke in rebuttal stating that when it gets into design phase it will have to meet all permits through the local and state ordinances. He stated that they would cut down as few trees as possible.

Mr. Tyndall stated there will be a blue line buffer correct.

Mr. Smith stated yes, that we would not be able to touch immediately adjacent to the stream.

With there being no further discussion Mr. Hadley made the motion for approval and Mrs. Streetman seconded. All others were in favor and motion passed.

SITE REVIEW CASES:

Ms. Russell read the consent agenda cases into the record.

CASE NUMBER: SR-47-2022 APPLICANT: Alpine Developments LLC AGENT: Houston Smith
DEVELOPMENT: Clarksville Professional Park Lot 3 PROPOSED USE: Multifamily
LOCATION: 960 Professional Park MAP: 040B, B 005.00 ACREAGE: 2.49 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department.

CASE NUMBER: SR-48-2022 APPLICANT: Pinnacle Properties AGENT: Cal Burchett
DEVELOPMENT: Daymar College Retail Expansion PROPOSED USE: Retail/Restaurant
LOCATION: 2691 Trenton Road MAP: 032, 082.02 ACREAGE: 7.05 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading, drainage, and water quality plans by the City Street Department.
3. Approval of a landscape plan.

CASE NUMBER: SR-49-2022 APPLICANT: Two Rivers Landing Resort LLC AGENT: Cal Burchett
DEVELOPMENT: Two Rivers Landing Resort PROPOSED USE: Warehouses
LOCATION: 2145International Blvd. (2520 Rollow Ln.) MAP: 039, 020.01 ACREAGE: 9.98 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading, drainage, and erosion control plans by the County Building and Codes Department.

3. Approval from the County Highway Department.

CASE NUMBER: SR-50-2022 APPLICANT: Xuefang "Alan" Chen AGENT: Trent Smith
DEVELOPMENT: Exit 1 Shoppes at Lamar PROPOSED USE: Retail
LOCATION: Lamar Drive MAP: 017B, A 001.00 ACREAGE: 4.88 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading, drainage, and water quality plans by the City Street Department, to include dumpster connected to sewer.
3. Approval from Fire Department.
4. Subdivision/Minor plat completed.

CASE NUMBER: SR-51-2022 APPLICANT: Winn Properties LP AGENT: Matt Shearon
DEVELOPMENT: Sango Ridge Apartments PROPOSED USE: Multifamily
LOCATION: Winn Way MAP: 063, 077.00, 077.03, 078.00 ACREAGE: 18.29 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading, drainage, and water quality plans by the City Street Department.
3. Approval from the Fire Department.
4. Subdivision plat completed.
5. Approval of a landscape plan.

With there being no further discussion Mr. Hadley made the motion for approval and Mrs. Streetman seconded. All others were in favor. Motion passed.

Ms. Russell presented the case.

CASE NUMBER: SR-52-2022 APPLICANT: William Belew AGENT: Cal Burchett
DEVELOPMENT: Sinclair Ridge PROPOSED USE: Multifamily and Office Buildings
LOCATION: East of Warfield, north of Rossview Rd, south of Bellamy Lane MAP: 040, 032.04
ACREAGE: 27.16 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of all grading, drainage, and water quality plans by the City Street Department.
3. Approval from the City Street Department for requirement road improvement, to include dumpster connected to sewer.
4. Approval from the Fire Department.
5. Approval of a landscape plan.

Cal Burchett spoke in favor of the case stating that the plan had been totally approved and the easement agreement fell through so we revised the plan with two access points on Warfield. He stated that nothing other than the access has changed.

Michael Lucas spoke in opposition of the case stating that traffic is a concern and public safety is an issue.

Cal Burchett spoke in rebuttal stating he was available for any questions. He stated the Street Department had asked for a deceleration lane and they were happy to do that and that was only comment by the Street Department.

There being no further discussion Mr. Hadley made the motion for approval. Mr. Powers seconded. All others were in favor and motion passed.

OTHER BUSINESS:

A. MONTHLY PROFIT AND LOSS STATEMENT

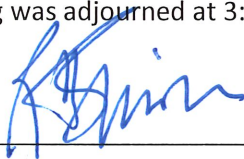
Mrs. Jimenez made the motion to approve with Mr. Kimbrough second. All were in favor. Motion passed.

B. LETTER OF CREDIT EXTENSION REQUEST FOR MOCKINGBIRD MEADOWS (S-84-2021)

Mrs. Streetman made the motion to extend the letter of credit and Mr. Smith seconded. All were in favor and motion passed.

The meeting was adjourned at 3:15PM

ATTEST:



Chairman