



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

AGENDA
March 25, 2025

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: **February 25, 2025**
- III. ANNOUNCEMENTS/DEFERRALS
- IV. UPCOMING MEETINGS DATES/TIMES:
 - 1. CITY COUNCIL INFORMAL **March 27, 2025 @ 4:30 P.M.**
 - 2. CITY COUNCIL PUBLIC HEARING & FIRST READING **April 3, 2025 @ 6:00 P.M.**
 - 3. COUNTY COMMISSION PUBLIC HEARING **April 7, 2025 @ 6:00 P.M.**
 - 4. COUNTY COMMISSION FORMAL MEETING **April 14, 2025 @ 6:00 P.M.**
- V. CURRENT CASES:

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

CASE TYPE: **CITY ZONING**

- 1. CASE NUMBER: **Z - 3 - 2025** APPLICANT **Bill Mace**
REQUEST: **C-4 - Highway Interchange District to C-2 - General Commercial District**
LOCATION: **A property fronting north of West Bound I-24 right of way and south of Tylertown Rd, approximately 760 +/- feet east of Trenton Rd and Tylertown Rd Intersection and across from Roscommon Way.**
TAX MAP(S): **8** PARCEL #(S): **7**
REASON FOR REQUEST: **Retail/office and Multifamily development**
CO. COMM. DISTRICT: **20** CITY COUNCIL WARD: **12** NUMBER OF ACRES: **25.31 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2**
-

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

2. CASE NUMBER: **Z - 7 - 2025** APPLICANT **Reda Home Builders Inc**
REQUEST:**R-2 - Single-Family Residential District to R-4 - Multiple-Family Residential District**
LOCATION: **N of W Concord Drive**
TAX MAP(S): **43 043J** PARCEL #(S): **29.02 D 29.05**
REASON FOR REQUEST: **Future building.**
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **1 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**

-
3. CASE NUMBER: **Z - 9 - 2025** APPLICANT **Hunter Winn**
REQUEST:**R-1 - Single-Family Residential District to R-2A - Single-Family Residential District**
LOCATION: **South of Slayden Circle**
TAX MAP(S): **79 079J** PARCEL #(S): **16 A 017.00**
REASON FOR REQUEST: **going from three lots to four**
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **2.17 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

-
4. CASE NUMBER: **Z - 10 - 2025** APPLICANT **Hunter Winn**
REQUEST:**R-1A - Single-Family Residential District to C-2 - General Commercial District**
LOCATION: **A parcel fronting on the south frontage of Tiny Town Rd., South of the Tiny Town Rd. & Pembroke Rd. intersection.**
TAX MAP(S): **6** PARCEL #(S): **56**
REASON FOR REQUEST:
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **2.9 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
-

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

5. CASE NUMBER: **Z - 13 - 2025** OWNER(S): **David Merrill**
REQUEST:**R-1A - Single-Family Residential District to C-5 - Highway & Arterial Commercial District**
LOCATION: **The northeast corner of the Tiny Town Rd. & Tobacco Rd. intersection.**
TAX MAP(S): **006J** PARCEL #(S): **B 017.00**
REASON FOR REQUEST: **For speculative commercial building**
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **1.22 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

DEFERRED

-
6. CASE NUMBER: **Z - 15 - 2025** APPLICANT **New Vision Renovations, LLC**
REQUEST:**R-4 - Multiple-Family Residential District to R-2A - Single-Family Residential District**
LOCATION: **A parcel located near the northern terminus of East Fork Drive.**
TAX MAP(S): **30** PARCEL #(S): **12.06**
REASON FOR REQUEST: **To bring the non compliant lot into compliance allowing for the lot to be replatted.**
CO. COMM. DISTRICT: **10** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **.23 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

-
7. CASE NUMBER: **Z - 16 - 2025** APPLICANT **F&M Bank**
REQUEST:**M-3 - Planned Industrial District to C-5 - Highway & Arterial Commercial District**
LOCATION: **East of Old Russellville Pike, North of Stone Container Drive**
TAX MAP(S): **041** PARCEL #(S): **023.03**
REASON FOR REQUEST: **Planning to operate a used vehicle dealership and vintage motorcycle museum on property.**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **7.5 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
-

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

8. CASE NUMBER: **Z - 17 - 2025** APPLICANT **Diann Clevenger Pinkstaff**
REQUEST:**R-1 - Single-Family Residential District to R-3 - Three Family Residential District**
LOCATION: **Property fronts on the East frontage of Fantasy Lane, 325 +/- feet North of the Fantasy Lane & Candlewood Court Intersection.**
TAX MAP(S): **056** PARCEL #(S): **108.00**
REASON FOR REQUEST: **To split property for better use of property and give more dense residential development.**
CO. COMM. DISTRICT: **1** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **1.08 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**
-

9. CASE NUMBER: **Z - 18 - 2025** APPLICANT **James Page**
REQUEST:**R-1 - Single-Family Residential District to C-5- Highway and Arterial Commerical District**
LOCATION: **Property fronts on the South frontage of Dover Road, 200 +/- feet East of the Dover Road and Walker Circle Intersection.**
TAX MAP(S): **054G** PARCEL #(S): **F 035.00 F 036.00**
REASON FOR REQUEST: **To provide an extension of C-5 Zoning for commercial development.**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.4 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
-

DEFERRED

10. CASE NUMBER: **ZO - 3 - 2024** APPLICANT: **Regional Planning Commission**
REQUEST: **Modify language for building around communications towers in the fall zones. Add similar language from Permitted with Conditions to under Site Plan Review.**
-

REGULAR AGENDA ITEM(S): All items in this portion of the Agenda will be read and considered individually.

11. CASE NUMBER: **ZO - 4 - 2024** APPLICANT: **Regional Planning Commission**
REQUEST: **Amend Digital Message Board Language and Lighting Regulations and Update Madison Street Overlay Signage Regulations Accordingly**

DEFERRED

CASE TYPE: **SUBDIVISION VARIANCE(S)**

12. CASE NUMBER: **V - 4 - 2025** APPLICANT: **Ligon Home Builders LLC**
VARIANCE REQUEST: **The applicant is requesting an exception from the requirement to connect Ann Drive to Bell Road.**
§4.1.2(1)(A): “Each subdivision shall continue all public streets and road stubbed to the boundary of the development plan by previously approved (built and unbuilt) active subdivisions.”
LOCATION: **West of Bell Road, North of Needmore Road** ZONING: **R-3 - Three Family Residential District** GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **2** CORRESPONDING CASE: **S-11-2025**
-

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:

CASE TYPE: **SUBDIVISION(S)**

13. CASE NUMBER: S - 11 - 2025 APPLICANT Ligon Home Builders LLC
REQUEST: Revised Preliminary Plat Approval of Gold Landing
LOCATION: West of Bell Road, North of Needmore Road
TAX MAP(S): 032 PARCEL #(S): 052.01
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 10.81 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2
ZONING: R-3 - Three Family Residential District
OF LOTS: 43 +/-

14. CASE NUMBER: S - 23 - 2025 APPLICANT Marvin Pitts
REQUEST: Preliminary Plat Marvin Pitts Property Boolean Drive Lots 1 & 2 (previously called 7-Eleven Boolean and Right of Way Dedication)
LOCATION: The Northeast Corner of Boolean Drive and Guthrie Hwy (Highway 79) intersection.
TAX MAP(S): 016 PARCEL #(S): 010.00 (p/o)
CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: NUMBER OF ACRES: 4 +/-
GROWTH PLAN AREA: UGB CIVIL DISTRICT : 2
ZONING: C-5 - Highway & Arterial Commercial District
OF LOTS: 2 +/-

CASE TYPE: **LANDSCAPE APPEAL**

15. CASE NUMBER: **LA - 2 - 2025** APPLICANT: **Armored Trucking Academy**
DEVELOPMENT: **Armored Trucking Academy**
LOCATION: **1490 Dunlop Lane**
TAX MAP(S): **040** PARCEL # (S): **007.06**
PROPOSED USE: **Trucking Academy**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **4.36**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT: **6**
ZONING: **M-1 - Light Industrial District**
APPLICANT'S REQUEST: **To remove the required Landscape buffer (D) on the eastern and western border of the site.**

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:

CASE TYPE: **SITE REVIEW(S)**

16. CASE NUMBER: **SR - 70 - 2024** APPLICANT: **SDRA Holdings LLC**
DEVELOPMENT: **Pembroke Speculative Warehouses**
LOCATION: **West of Pembroke Road**
TAX MAP(S): **006** PARCEL #(S): **001.08**
PROPOSED USE: **Warehouse**
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **2.69 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **M-2 - General Industrial District**
OF UNITS: **1 +/-** SQ FOOTAGE: **13920 +/-**

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:

17. CASE NUMBER: **SR - 10 - 2025** APPLICANT: **Haruko Brown**
DEVELOPMENT: **Atlas Coffee #2**
LOCATION: **2037 Ft. Campbell Blvd Clarksville TN 37042**
TAX MAP(S): **030H** PARCEL #(S): **D 005.00**
PROPOSED USE: **Drive Thru Coffee Shop**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **2.01 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **320 +/-**

18. CASE NUMBER: **SR - 12 - 2025** APPLICANT: **Brian Johnson**
DEVELOPMENT: **Johnson Self Storage**
LOCATION: **287 Dover Road Clarksville TN 37042**
TAX MAP(S): **054E** PARCEL #(S): **F 009.00**
PROPOSED USE: **Portable Storage**
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **2** NUMBER OF ACRES: **2.42 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **4000 +/-**

DEFERRED

19. CASE NUMBER: **SR - 13 - 2025** APPLICANT: **Chris Blackwell**
DEVELOPMENT: **The Willow Condos at Madison**
LOCATION: **South of Madison Street, West of Meadowhill Lane**
TAX MAP(S): **081J** PARCEL #(S): **A 003.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **10.9 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**
ZONING: **C-2 - General Commercial District**
OF UNITS: **171 +/-** SQ FOOTAGE: **0 +/-**

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:

20. CASE NUMBER: SR - 17 - 2025 APPLICANT: Gracey General Partnership
DEVELOPMENT: The Joseph
LOCATION: 517 Madison Street Clarksville TN 37040
TAX MAP(S): 066K PARCEL #(S): B 019.00
PROPOSED USE: Retail/Multi-Family
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .99 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12
ZONING: CBD - Central Business District
OF UNITS: 92 +/- SQ FOOTAGE: 21940 +/-

21. CASE NUMBER: SR - 18 - 2025 APPLICANT: CHRIS BLACKWELL
DEVELOPMENT: Clarksville Spaces Old Russellville
LOCATION: Located near the west adjacent portion of 2430 Old Russellville Pike
TAX MAP(S): 041 PARCEL #(S): 072.00
PROPOSED USE: Office Space
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: .61 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-1 - Neighborhood Commercial District
OF UNITS: +/- SQ FOOTAGE: 5400 +/-

22. CASE NUMBER: SR - 19 - 2025 APPLICANT: Double Dogs Clarksville, LLC
DEVELOPMENT: Double Dogs Clarksville
LOCATION: East adjacent to 601 Dunlop Lane
TAX MAP(S): 040 PARCEL #(S): 004.13
PROPOSED USE: Restaurant
CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: 3.13 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6
ZONING: C-2 - General Commercial District
OF UNITS: +/- SQ FOOTAGE: 5477 +/-

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:

23. CASE NUMBER: **SR - 20 - 2025** APPLICANT: **Turner and Associates Realty, Inc.**
DEVELOPMENT: **Dollar General**
LOCATION: **1000 Creek Way Clarksville, TN 37042**
TAX MAP(S): **018P** PARCEL #(S): **D 031.00**
PROPOSED USE: **Dollar General Supermarket and Proposed Retail**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **5** NUMBER OF ACRES: **2.54 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **16,640 +/-**

24. CASE NUMBER: **SR - 21 - 2025** APPLICANT: **Brian Hamm**
DEVELOPMENT: **Hammer Concepts**
LOCATION: **1031 Smokestack Drive Clarksville TN 37040**
TAX MAP(S): **033G** PARCEL #(S): **A 019.00**
PROPOSED USE: **Industrial**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **0.95 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**
ZONING: **M-1 - Light Industrial District**
OF UNITS: **+/-** SQ FOOTAGE: **17,000 +/-**

25. CASE NUMBER: **SR - 22 - 2025** APPLICANT: **Russell Leitch**
DEVELOPMENT: **Frito-Lay**
LOCATION: **West adjacent of 1850 Corporate Parkway Blvd, Clarksville TN 37040**
TAX MAP(S): **033** PARCEL #(S): **006.18**
PROPOSED USE: **Frito-Lay Distribution Center**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **NUMBER OF ACRES: 8.00 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **6**
ZONING: **M-2 - General Industrial District**
OF UNITS: **+/-** SQ FOOTAGE: **1,950 +/-**

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:

26. CASE NUMBER: **SR - 23 - 2025** APPLICANT: **Red Oak Trust**
DEVELOPMENT: **The Columns**
LOCATION: **South of and adjacent to Tiny Town Road, approximately 150 feet southeast of the intersection of Tiny Town Road and Little Bobcat Lane.**
TAX MAP(S): **007** PARCEL #(S): **016.05**
PROPOSED USE: **Retail, Office, & Warehouse**
CO. COMM. DISTRICT: **18** CITY COUNCIL WARD: **5** NUMBER OF ACRES: **5.10 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **47,000 +/-**

27. CASE NUMBER: **SR - 24 - 2025** APPLICANT: **Mina Sadek**
DEVELOPMENT: **Mina Sadek Shopping Center & Gas Station**
LOCATION: **534 Dover Road, Clarksville, TN 37043**
TAX MAP(S): **054G** PARCEL #(S): **F 037.00 F 038.00 F 039.00 F 040.00**
PROPOSED USE: **Convenience Store & Retail**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **2.31 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **15,000 +/-**

28. CASE NUMBER: **SR - 25 - 2025** APPLICANT: **Marvin Pitts**
DEVELOPMENT: **Speedway**
LOCATION: **Northeast corner of the intersection of Guthrie Hwy (Hwy 79) and Boolean Drive.**
TAX MAP(S): **016** PARCEL #(S): **010.00 (p/o)**
PROPOSED USE: **Construction of a Speedway gas station with commercial and standard pumps.**
CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: **3.46 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **2**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **+/-** SQ FOOTAGE: **4,850 +/-**

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:

29. CASE NUMBER: **SR - 26 - 2025** APPLICANT: **Armored Trucking Academy**
DEVELOPMENT: **Armored Trucking Academy- Dunlop Lane**
LOCATION: **1490 Dunlop Lane Clarksville TN 37040**
TAX MAP(S): **040** PARCEL #(S): **007.06**
PROPOSED USE: **CDL Training Facility**
CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: NUMBER OF ACRES: **4.36 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **6**
ZONING: **M-1 - Light Industrial District**
OF UNITS: **+/-** SQ FOOTAGE: **1056 +/-**

CASE TYPE: **ABANDONMENT(S)**

30. CASE NUMBER: **AB - 6 - 2024** APPLICANT: **Montgomery County Highway Dept**
REQUEST: **Partial Right of Way Abandonment of Happy Hills Acres Rd**
LOCATION: **2193 Happy Hills Acres**
TAX MAP(S): **076** PARCEL #(S): **002.00**
REASON FOR REQUEST: **.58 miles to be abandoned**
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **2.81 +/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**
ZONING: **AG - Agricultural District**
LENGTH OF ROAD: **.58 +/- Miles** ROAD WIDTH: **40 +/- Feet**

CONSENT AGENDA ITEMS: All items in this portion of the Agenda are considered to be routine and non-controversial by the staff of the 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:

31. CASE NUMBER: AB - 2 - 2025 APPLICANT: Montgomery County Highway Dept
REQUEST: Faulk Road
LOCATION: Entire length of Faulk Rd, approximately 0.45 miles
TAX MAP(S): 139 PARCEL #(S): 001.00 002.00
REASON FOR REQUEST: 0.45 miles of Faulk Road to be abandoned.
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 1.15 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 20
ZONING: AG - Agricultural District
LENGTH OF ROAD: 0.45 +/- Miles ROAD WIDTH: 21 +/- Feet

32. CASE NUMBER: AB - 3 - 2025 APPLICANT: Montgomery County Highway Dept
REQUEST: Partial Right of Way Abandonment of Weeze Road
LOCATION: A portion of Weeze Road, approximately 0.9 miles. Approximately 0.07 miles (342 ft) will remain as county ROW.
TAX MAP(S): 136 PARCEL #(S): 002.00 (P/O) 002.02 (P/O)
REASON FOR REQUEST: abandonment of 0.90 miles of ROW of Weeze Road.
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 4.36 +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 19
ZONING: AG - Agricultural District
LENGTH OF ROAD: 0.90 +/- Miles ROAD WIDTH: 40 +/- Feet

VI. OTHER BUSINESS:

A. Profit and Loss Statement

VII. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda