

**CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION**

SPECIAL CALLED MEETING

JANUARY 16, 2009

9:00 A.M.

**PLANNING COMMISSION MEETING ROOM
329 MAIN STREET**

PLANNING COMMISSIONER'S

Gary Norris
Mabel Larson
Ricky Thomas
Joe Creek
Geno Grubbs
George Marks
John Laida

OTHERS PRESENT

David Riggins
Audrea Harris
Jason Blalock
Brent Clemmons
Ruth Russell
Jill Hall
Judy Burkhart
Rod Streeter
David Roan
Mayor Bowers
Mark Riggins

Mr. Norris called the meeting to order at 9:00 a.m.

SR-42-2008: Montgomery County Industrial Development Board (David B. Smith, agent). Hemlock Semi-Conductor LLC Manufacturing Plant, Tylertown Road and Jim Johnson Road, Zoning M-2.

Ms. Ruth Russell read the case and gave the staff recommendation for approval with the following conditions:

1. Approval of all utility plans by the Office of the City Engineer prior to the issuance of any building permits.
2. Approval of all grading, drainage and water quality plans by the County Building and Codes Department prior to the issuance of any building permits.
3. All new, public roads must be platted and completed prior to issuance of any Certificates of Occupancy.

Note: The Montgomery County Industrial Development Board requests a reduction in fees from \$58,257.00 to \$40,780.00 (30% reduction) as an incentive. Planning Director recommendation is for approval.

Mr. Riggins reviewed the case and stated that today's consideration for approval is for the 500 acre core development (first phase) and access points. He stated that the primary access would be off Guthrie Highway with the secondary rear access from Tylertown Road and there is also a rail spur which will be constructed to the site.

Mr. James Chavez, Economic Development Council, stated that there are some suppliers affiliated with the company considering this site along with other sites in other areas to build facilities for the base material for the poly silicone.

There being no more discussion, Ms. Larson moved to recommend approval. The motion was seconded by Mr. Marks and carried unanimously.

The meeting was adjourned at 9:05 a.m.