



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

**Date: March 26, 2024**

**Time: 2:00 PM**

## **Members Present**

Richard Swift  
Jeff Henley  
Bill Kimbrough  
Joe Smith  
Eric Huneycutt  
Michael Long  
Stacey Streetman

## **Others Present**

Jeff Tyndall, Director  
John Spainhoward, Zoning Coordinator  
Daniel Morris, GIS Manager  
Brad Parker, Subdivision Coordinator  
Jackey Jones, Administrative Specialist  
Silas Matchem, Long Range Planner  
Jobe Moore, Mike Reed, CFD  
Chris Cowan, CSD  
Mike Ringgenberg, CTS

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

## **Approval of Minutes**

Mr. Swift asked for a motion for approval from the February 27, 2024 meeting. Mrs. Streetman moved to recommend approval. The motion was seconded by Mr. Smith and carried unanimously.

## **Announcements/Deferrals**

Mr. Tyndall stated that cases Z-05-2024 and SR-9-2024 were deferred.  
Mrs. Streetman made the motion to approve deferrals and Mr. Henley seconded. All were in favor and motion passed.

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**CITY ZONING CASES:**

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- CASE NUMBER: Z - 70 - 2023 APPLICANT(S): PB & J**  
**REQUEST: R-1 - Single-Family Residential District to PUD - Planned Unit Development Residential District**  
**LOCATION: Property fronting on Manning Heights at the northeast corner of the Riverside Dr. & Cumberland Dr. intersection.**  
**TAX MAP(S): 079G PARCEL #(S): A 001.00, A 002.00**  
**REASON FOR REQUEST: This rezoning request will provide much needed housing opportunities in the downtown are, will provide for additional economic activity in the area, and enhance this portion of the Riverside Drive corridor.**  
**CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 ACREAGE: 2.16 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**

Mr. Spainhoward presented the case.

**STAFF RECOMMENDATION: Approval**

**See PUD Report.**

Public hearing was opened.  
Bryce Powers spoke in favor of the case.  
Daniel Nelms read for Robert Jensen in opposition of the case.  
Charlotte Nelms spoke in opposition of the case.  
Bryce Powers spoke in rebuttal.  
Public hearing was closed.

Mr. Kimbrough made the motion for approval based on the conditions in the PUD report being met .Mrs. Streetman seconded. All others were in favor and motion for approval passed.

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2. **CASE NUMBER: Z - 09 - 2024 APPLICANT(S): Quiktrip Corp**  
**REQUEST: C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District LOCATION: Property located at the northwest corner of W. Vintage Way & Vintage Way intersection.**  
**TAX MAP(S): 057 PARCEL #(S): 016.04**  
**REASON FOR REQUEST: Zone change will allow for additional potential tenants for proposed Retail/Office Development. C-5 allows for uses that are not allowed in C-4 such as professional office, personal care services and many other retail establishments.CO.**  
**COMM. DISTRICT: 19 CITY COUNCIL WARD: 11 ACREAGE: 3.17 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6**

Mr. Spainhoward presented the case.

**STAFF RECOMMENDATION: Approval**

The proposed zoning request is consistent with the adopted Land Use Plan. The request is an extension of the C-5 Commercial Zoning District to the west.

Exit 8 is increasing its role as a regional commercial center for the residents of the area

Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.  
Suresh Burle spoke in favor of the case.  
Joe Shakeenab made statements for residents.  
No speakers in opposition.  
Public hearing was closed.

Mr. Smith made the motion for approval stating the request is an extension of the C-5 Commercial Zoning District to the west. Mr. Long seconded. All others were in favor and motion for approval passed.

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3. **CASE NUMBER: Z - 10 - 2024 APPLICANT(S): Chris Blackwell Construction**  
**REQUEST: R-1 - Single-Family Residential District to R-6 - Single-Family Residential District**  
**LOCATION: A portion of a tract that is located at the northeast corner of the Gupton Ln. & Gupton Circle intersection.**  
**TAX MAP(S): 079L PARCEL #(S): B 029.00 (p/o)**  
**REASON FOR REQUEST: Request more dense single family zoning to assist with required roadway and utility improvements.**  
**CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 6 ACREAGE: 2.27 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**

Mr. Spainhoward presented the case.

**STAFF RECOMMENDATION: Disapproval**

The proposed zoning request is inconsistent with the adopted Land Use Plan.

The adopted Land Use Plan indicates that the present R-1 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.

The street network in the immediate area does not appear adequate for increased residential density & the proposed improvements do not correct the overall offsite deficiencies in the street network. North of the site Gupton Lane has little to no ROW for widening & south of the site the ROW bottle necks to another narrow stretch. Overall traffic safety concerns should limit density for this property.

No adverse environmental issues have been identified for this request.

Public hearing was opened.  
Chris Blackwell spoke in favor of the case.  
Cal McKay spoke in favor of the case.  
No speakers in opposition.  
Public hearing was closed.

Mr. Kimbrough made the motion for 30 day deferral to get some more answers as to the road widening. Mr. Henley seconded. All others were in favor and motion for deferral passed.

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4. **CASE NUMBER: Z - 11 - 2024 APPLICANT(S): Shaun Robertson**  
**REQUEST: R-3 - Three Family Residential District to R-6 - Single-Family Residential District LOCATION: West of and adjacent to Martin Street, south of Crossland Avenue, east of Cumberland Drive**  
**TAX MAP(S): 066N PARCEL #(S): D 027.00**  
**REASON FOR REQUEST: To extend the existing R-6 zoning and provide two single family lots. CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 ACREAGE: .18 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**

Mr. Spainhoward presented the case.

**STAFF RECOMMENDATION: Approval**

The proposed zoning request is consistent with the adopted Land Use Plan.

Residential-supportive uses such as, mass transit and retail services are in the area. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.

The R-6 Single Family Residential request is an extension of an existing R-6 district.

Adequate infrastructure will serve the site & no environmental issues were identified as part of this request.

Public hearing was opened.  
Johnathan Blick spoke in favor of the case.  
No speakers in opposition.  
Public hearing was closed.

Mr. Smith made the motion for approval stating the R-6 Single Family Residential request is an extension of an existing R-6 District. Mr. Long seconded. All others were in favor and motion f approval passed.

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5. **CASE NUMBER: Z - 12 - 2024 APPLICANT(S): Shaun Robertson**  
**REQUEST: R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District**  
**LOCATION: Northwest corner of the Tiny Town Rd. & Green Acres Dr. intersection. TAX MAP(S): 006I PARCEL #(S): D 011.00**  
**REASON FOR REQUEST: To provide a commercial C-5 development on an arterial roadway. CO. COMM. DISTRICT: 8 CITY COUNCIL WARD: 1 ACREAGE: .62 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**

Mr. Spainhoward presented the case.

**STAFF RECOMMENDATION: Disapproval**

The proposed zoning request is inconsistent with the adopted Land Use Plan.

Interjecting C-5 Arterial & Commercial Zoning into a Single Family Residential subdivision frontage has the potential to negatively impact the surrounding residential neighborhood. The existing pocket of residential frontage should not be separated with the proposed C-5 Arterial & Commercial Zoning District.

This portion of the Tiny Town Corridor has multiple properties in close proximity to this request that are currently zoned commercial and are undeveloped or vacant. Preservation of existing of residential properties & housing units should be prioritized over creating new commercial districts in an area that has a substantial amount of underutilized commercial in more appropriate locations.

Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.

Johnathan Blick spoke in favor of the case.

Donald Neil spoke in opposition of the case.

Darryl Anderson spoke in opposition of the case.

Barbara Moore spoke in opposition of the case.

Johnathan Blick spoke in rebuttal.

Public hearing was closed.

Mr. Kimbrough made the motion for disapproval stating that it is inconsistent with the Land Use Plan. Mrs. Streetman seconded. All others were in favor and motion for disapproval passed.

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6. **CASE NUMBER: Z - 13 - 2024**APPLICANT(S): Gateway Baptist Church of Clarksville REQUEST: AG - Agricultural District to R-4 - Multiple-Family Residential District  
LOCATION: Property fronting on the north frontage of Needmore Rd., 395 +/- feet west of the Needmore Rd. & Arthurs Ct. intersection. TAX MAP(S): 031  
PARCEL #(S): 027.00  
REASON FOR REQUEST: For multifamily development  
CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 9 ACREAGE: 4.17 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2

Mr. Spainhoward presented the case.

**STAFF RECOMMENDATION: Approval**

The proposed zoning request is consistent with the adopted Land Use Plan.

The proposed R-4 Multi-family Residential District is not out of character with the surrounding development pattern in this area of Needmore Rd.

The adopted Land Use Plan states that it is encouraged to maintain a desirable mixture of housing types throughout the community.

Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Public hearing was opened.  
Josh Farmer spoke in favor of the case.  
Chris Rasnic spoke in opposition of the case.  
Heather Kabbes spoke in opposition of the case.  
Josh Farmer spoke in rebuttal.  
Public hearing was closed.

Mr. Smith made the motion for approval stating that the proposed zoning request is consistent with the adopted Land Use Plan. Mr. Huneycutt seconded. Motion for approval passed with 4 in favor and 2 against.

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7. **CASE NUMBER: ZO - 02 - 2024 APPLICANT(S): Clarksville Montgomery County Regional Plan** REASON FOR REQUEST: Changes to the C-2 Zoning Classification regarding duplexes and townhomes per City BZA request

Mr. Tyndall presented the case.

**STAFF RECOMMENDATION: Approval**

Public hearing was opened.

Johnathan Blick spoke in opposition and presented Commission with photos (attached).

Public hearing was closed.

Mr. Smith made the motion to defer for 60 days to give staff ample time to get it out there to talk and discuss. Mr. Long seconded. Mrs. Streetman amended to 30 day deferral. Mr. Long seconded. All were in favor and motion for 30 day deferral passed.



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**SUBDIVISION(S) CASES:**

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8. **CASE NUMBER: S - 14 - 2024** **APPLICANT(S): Robert Meadows & Stephen Dennis**  
**LOCATION: Southeast of and adjacent to the intersection of Kleeman Drive and Everett Drive.**  
**TAX MAP(S): 079C PARCEL #(S): E 025.00 E 026.00**  
**CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 ACREAGE: .79 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**  
**ZONING: R-6 - Single-Family Residential District # OF LOTS: 9 +/-**

S-14-2024 was pulled from the consent agenda.  
Mr. Parker presented the case.

**STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):**

- 1. Approval by the 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- before construction begins on site, as per City of Clarksville Driveway Access Ordinance.**

Public hearing was opened.  
Cal Burchett spoke in favor of the case.  
Diane Davis spoke in opposition of the case.  
Cal Burchett spoke in rebuttal.  
Public hearing was closed.

Mr. Kimbrough made the motion for approval. Mr. Henley seconded. All others were in favor and motion for approval passed.

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9. **CASE NUMBER: S - 15 - 2024 APPLICANT: Bill Belew**  
**LOCATION: West of and adjacent to Needmore Road, east of and adjacent to Ardell and Varriale Drives.**  
**TAX MAP(S): 031 PARCEL #(S): 009.00 (p/o)**  
**CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8 ACREAGE: 5.39 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2**  
**ZONING: AG - Agricultural District # OF LOTS: 0 +/-**

S-15-2024 is on the consent agenda. Mr. Parker presented the case.

**STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the following condition(s):**

- 1. Approval by the 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.**

Mr. Long made the motion for approval of consent agenda. Mr. Smith seconded. All others were in favor and consent agenda passed.

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**SITE REVIEW(S) CASES:**

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10. **CASE NUMBER:** SR - 06 - 2024 **APPLICANT(S):** CBF Enterprises  
**DEVELOPMENT:** Clarksville Foust  
**LOCATION:** West of Guthrie Hwy, approximately 2,400 southwest of the intersection of Clear Springs Rd and Guthrie Hwy.  
**TAX MAP(S):** 015 **PARCEL #(S):** 003.06  
**PROPOSED USE:** Warehouse and Foundry  
**NUMBER OF ACRES:** 24.8 +/-  
**SQ FOOTAGE:** 99,600 +/-

SR-06-2024 is on the consent agenda. Mr. Parker presented the case.

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

1. Approval and recording of the Right-of-way dedication shown as Old Iron Court.
2. Approval from the Montgomery County Highway Department.
3. Approval of all utility plans by the Office of the Chief Utility Engineer.
4. Approval of all grading and drainage plans by the County Building and Codes Department.
5. Approval of a landscape plan.

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**11. CASE NUMBER: SR - 07 - 2024 APPLICANT(S): CJM Developments, LLC**  
**DEVELOPMENT: Leatherwood Distillery**  
**LOCATION: 119 College Street**  
**TAX MAP(S): 066G PARCEL #(S): A 007.00**  
**PROPOSED USE: Restaurant/Distillery/Tasting room**  
**NUMBER OF ACRES: 1.5 +/-**  
**SQ FOOTAGE: 8,424 +/-**

SR-07-2024 is on the consent agenda. Mr. Parker presented the case.

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

- 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 road and sidewalk improvements as required.**
- 3. Minor plat completed.**
- 4. Approval of a landscape plan.**
- 5. Approval from TDOT.**

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**12. CASE NUMBER: SR - 09 - 2024 APPLICANT: Haines Gipson & Associates**  
**DEVELOPMENT: Jim 'N Nick's**  
**LOCATION: South of 101st Airborne Division Parkway. 300+/- feet east of Pea Ridge Road**  
**TAX MAP(S): 041 PARCEL #(S): 039.09 (p/o)**  
**PROPOSED USE: Restaurant**  
**NUMBER OF ACRES: 1.38 +/-**  
**SQ FOOTAGE: 4,900 +/-**

SR-09-2024 is on the consent agenda. Mr. Parker presented the case.

**STAFF RECOMMENDATION:**

**DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

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**13. CASE NUMBER: SR - 10 - 2024 APPLICANT(S): Kimley-Horn & Associates, Inc. DEVELOPMENT: Raising Cane's  
LOCATION: 2792 Wilma Rudolph  
TAX MAP(S): 032 PARCEL #(S): 111.01  
PROPOSED USE: Restaurant/Fast Food  
NUMBER OF ACRES: 1.72 +/-  
SQ FOOTAGE: 2,913 +/-**

SR-10-2024 is on the consent agenda. Mr. Parker presented the case.

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

- 1. Approval of all utility plans by the Office of the Chief Utility Engineer (Gas and Water).**
- 2. Approved electric plan required by CDE Lightband**

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**14. CASE NUMBER: SR - 11 - 2024 APPLICANT(S): Marty Darnell**  
**DEVELOPMENT: Evans Road Condos**  
**LOCATION: Evans Road**  
**TAX MAP(S): 044D PARCEL #(S): B 025.00 B 026.00**  
**PROPOSED USE: Multifamily**  
**NUMBER OF ACRES: 3.7 +/-**  
**# OF UNITS: 3 +/-**

SR-11-2024 was pulled from consent agenda. Mr. Parker presented the case.

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

- 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 road and sidewalk improvements as required.**
- 3. Approval of a landscape plan.**
- 4. Combination plat required.**

Public hearing was opened.  
Cal McKay spoke in favor of the case.  
Debra Hardin spoke in opposition of the case.  
Cal McKay spoke in rebuttal.

Mr. Kimbrough made the motion for approval. Mrs. Streetman seconded. All others were in favor.  
Motion for approval passed.

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**15. CASE NUMBER: SR - 12 - 2024 APPLICANT(S): Elliott Partners LTD**  
**DEVELOPMENT: Elliott Electric Supply**  
**LOCATION: 191 Terminal Road**  
**TAX MAP(S): 032 PARCEL #(S): 022.01**  
**PROPOSED USE: Construction Materials Supplier**  
**NUMBER OF ACRES: 3.44 +/-**  
**SQ FOOTAGE: 15,000 +/-**

SR-12-2024 is on the consent agenda. Mr. Parker presented the case.

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

- 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 road and sidewalk improvements as required.**
- 3. Approval of a landscape plan.**



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**SITE REVIEW(S) CASES:**

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16. **CASE NUMBER: SR - 13 - 2024 APPLICANT(S): James Harris**  
**DEVELOPMENT: James Harris Property**  
**LOCATION: 2959 Hwy 41-A**  
**TAX MAP(S): 081 PARCEL #(S): 024.01**  
**PROPOSED USE: Speculative Office**  
**NUMBER OF ACRES: .81 +/-**  
**SQ FOOTAGE: 4,278 +/-**

SR-13-2024 is on the consent agenda. Mr. Parker presented the case.

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

1. **Approval from the Montgomery County Highway Department and from TDOT.**
2. **Approval of all utility plans by the Office of the Chief Utility Engineer.**
3. **Approval of all grading and drainage plans by the County Building and Codes Department.**
4. **Approval of a landscape plan.**

Mr. Huneycutt made the motion for approval of consent agenda. Mr. Smith seconded. All others were in favor with Mrs. Streetman abstaining from SR-07-2024. Consent agenda passed.

**VI. OTHER BUSINESS:**

**A. Comprehensive Plan Public Hearing and Adoption**

**B. Profit and Loss**

Mr. Tyndall presented the Comprehensive Plan.

Public hearing was opened.

John Spainhoward spoke in favor of the case.

No speakers in opposition.

Mrs. Streetman made the motion for approval of Comprehensive Plan. Mr. Henley seconded.

All were in favor and motion passed.

Mr. Tyndall presented the P & L.

Mr. Smith made the motion for approval. Mr. Henley seconded. All were in favor and motion passed.

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

Ken Barker spoke in public comment period.

Montrease May spoke in public comment period.

Luis Melendez spoke in public comment period.

Meeting was adjourned at 4:10 PM.

ATTEST: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'R. Smith', is written over a horizontal line that serves as a signature line.



## CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

The proposed PUD includes a number of transportation improvements: The Clarksville Street Dept. & Clarksville Fire Rescue have called for 24' of two-way traffic improvements, through a combination of existing public right of way & a proposed travel easement to facilitate traffic movement & improve emergency vehicle access.

- Edgehill Drive access to the development will be moved east away from Riverside Drive to create a safer access to the development & Riverside Dr.
- An Additional 5' of pavement added to the south frontage of Edgehill Drive for the depth of the development to improve roadway access.

The proposed PUD ground floors sets at a much lower elevation than the existing single-family residences to the east due to topography. A South Elevation View from Manning Heights is detailed in the plan indicating the overall height of the single-family structures is above the proposed development.

An outdoor firepit & 800 sq. ft. pavilion is being provided for outdoor living amenities. A fenced pet recreation area is also being provided.

**Pre-Application Conference:** *City Zoning Ordinance 5.6.2 (A)*

Wednesday, November 15, 2023 @ 2:00 PM

**Eligibility and Minimum Requirements:** *City Zoning Ordinance 5.6.3 (A)*

### **Consistency with The Comprehensive Plan:**

No Comprehensive Plan currently exists. The proposed PUD is within City limits and is consistent with the adopted Land Use Plan. The proposed PUD lies within the South Clarksville Planning Area. The South Clarksville Planning Area is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well-developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

### **Minimum Requirements**

- **PUD Size:** greater than 1 acre Yes
- **Maximum acres** Complies
- **Density:** Min Overall Gross Density 5 dwelling units per acre, Max Overall Gross Density 40 du per acre Complies. 25 +/- units per acre.
- **Mixture of Uses:** Min Residential use 80%, Yes
- **Transportation:** TIS not required by Clarksville Street Dept.

## C-2 Zoning Examples currently in use

914 Main street Single family Rented \$1,200 a month military tenant



107 10<sup>th</sup> street duplex sold to Military buyer with VA loan



Passed to Commissioners by Jonathan Blick

**1010 Franklin street duplex 32 ft wide lot**



**1012 and 1014 Franklin street was 2 30ft wide lots combined into one 60 ft lot and building 2 single family.**







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project:

revisions:

liberty parkway duplex

revisions

date: 12/01/2023  
 project no: 2208

exterior elevations

**a400**

- elevation notes**
- 1. SEE SHEETS FOR MATERIALS
  - 2. EXTERIOR FINISH SHALL BE AS SHOWN
  - 3. EXTERIOR LIGHTING SHALL BE AS SHOWN
  - 4. SEE NOTES FOR FINISH
  - 5. SEE NOTES FOR FINISH
  - 6. SEE NOTES FOR FINISH
  - 7. SEE NOTES FOR FINISH
  - 8. SEE NOTES FOR FINISH
  - 9. SEE NOTES FOR FINISH
  - 10. SEE NOTES FOR FINISH

