



CLARKSVILLE-MONTGOMERY COUNTY  
**REGIONAL PLANNING COMMISSION**  
MEETING MINUTES

**Date: April 23, 2024**

**Time: 2:00 PM**

**Members Present**

Richard Swift  
Valerie Guzman  
Jeff Henley  
Bill Kimbrough  
Joe Smith  
Eric Huneycutt  
Michael Long

**Others Present**

Jeff Tyndall  
John Spainhoward  
Brad Parker  
Silas Matchem  
Daniel Morris  
Jackey Jones  
LaDonna Marshall  
Mike Reed, Clarksville Fire Department  
Chris Cowan, Joe Green, CSD  
Mark Riggins, Ben Browder, Clarksville  
Gas & Water

Meeting was called to order at 2:00 PM.

**Approval of Minutes**

Mr. Smith made the motion to approve minutes from the April 25, 2024 meeting. Mrs. Guzman seconded. All others were in favor and motion passed.

**Announcements/Deferrals**

Mr. Tyndall stated the deferrals were Z-10-2024, S-20-2024, and S-21-2024. Mr. Kimbrough made the motion to approve deferrals and Mr. Smith seconded. All others were in favor and motion for deferrals passed.

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**CITY ZONING CASES:**

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2. **CASE NUMBER: Z - 14 - 2024 APPLICANT(S): William Belew**  
**REQUEST: AG - Agricultural District to R-1 - Single-Family Residential District**  
**LOCATION: A portion of a tract of land fronting on the west frontage of Needmore Rd., 500 +/- feet south of the Needmore Rd. & Cardinal Creek Dr. intersection**  
**TAX MAP(S): 031 PARCEL #(S): 009.00 (p/o)**  
**REASON FOR REQUEST: To extend existing R-1 development**  
**CO. COMM. DISTRICT: 17 CITY COUNCIL WARD: 8 NUMBER OF ACRES: 36.66 +/-**  
**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 request is consistent with the development pattern for the area & an extension of the established**

**R -1 Single Family Residential development to the north & west.**

**Roadway improvements will be necessitated & required by the developer as part of future development of this site.**

**No adverse environmental issues were identified relative to this request.**

Public hearing was opened.

Stanley Ross spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mr. Smith made the motion for approval stating it is consistent with the adopted Land Use Plan.

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

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4. **CASE NUMBER: Z - 17 - 2024 APPLICANT(S): Donald C. or Maureen Sagar**  
**REQUEST: R-1 - Single-Family Residential District to R-2 - Single-Family Residential District**  
**LOCATION: A portion of a lot fronting on Richview Rd., 255+/- feet south of the Richview Rd. & Chickasaw Dr. intersection.**  
**TAX MAP(S): 081A PARCEL #(S): D 026.00 (p/o)**  
**REASON FOR REQUEST: To subdivide a single family lot off of large existing lot to construct**  
**CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 10 NUMBER OF ACRES: .28 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11**

Mr. Spainhoward presented the case.

**STAFF RECOMMENDATION: Approval**

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

**The request of R-2 Single Family Residential is at a location where R-1 Single Family Residential transitions to C-5 Highway & Arterial Commercial District and does not affect the character of the neighborhood.**

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

Public hearing was opened.

Donald Sagar spoke in favor of the case.

Todd Harvey spoke in favor of the case.

No speakers in opposition.

Public hearing was closed.

Mrs. Guzman made the motion for approval stating this zoning request is consistent with the adopted Land Use Plan. Mr. Huneycutt seconded. All others were in favor and motion for approval passed.

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6. **CASE NUMBER: Z - 20 - 2024 APPLICANT(S): Clarkland**  
**REQUEST: R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District**  
**LOCATION: The northwest corner of the Highway 41-A Bypass & Denny Rd. intersection.**  
**TAX MAP(S): 081 PARCEL #(S): 057.04**  
**REASON FOR REQUEST: More appropriate to be a commercial development.**  
**CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 4.98 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11**

Mr. Spainhoward presented the case.

**STAFF RECOMMENDATION: Approval**

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

This request is located at an intersection, along an arterial highway, part of a node of commercial activity & is an extension of the C-5 Highway & Arterial Commercial zoning classification to the east & west.

No adverse environmental issues have been identified as part of the request.

Public hearing was opened.

Britt Little spoke in favor of the case.

Gwendolyn Stallings spoke in opposition of the case.

Britt Little spoke in rebuttal of the case.

Public hearing was closed.

Mr. Smith made the motion for approval stating it is consistent with the adopted Land Use Plan.

Mr. Henley seconded. All others were in favor and motion passed.

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**COUNTY ZONING CASES:**

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8. **CASE NUMBER: CZ - 2 - 2024 APPLICANT(S): Gary Thomas Mosley**  
**REQUEST: R-1 - Single-Family Residential District to C-2 - General Commercial District**  
**LOCATION: Property fronting on the south frontage of Highway 149, 1,560 +/- feet west of the Highway 149 & Belle Rd. intersection.**  
**TAX MAP(S): 100C PARCEL #(S): A 018.01**  
**REASON FOR REQUEST: To offer small business opportunity for the neighboring areas such as**  
**CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: 1.29 +/-**  
**GROWTH PLAN AREA: PGA CIVIL DISTRICT : 13**

Mr. Spainhoward presented the case.

**STAFF RECOMMENDATION: Defer 1 Month**

**Awaiting Comments from the Montgomery County Highway Dept.**

Public hearing was opened.

No speakers in favor.

Edward Crutchen spoke in opposition of the case.

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

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10. **CASE NUMBER: SR - 14 - 2024 APPLICANT(S): Jeff Burkhart**  
**DEVELOPMENT: Dutch Bros Coffee**  
**LOCATION: 2015 Ft. Campbell Blvd**  
**TAX MAP(S): 030G PARCEL #(S): M 002.00**  
**PROPOSED USE: Drive Thru Coffee Shop**  
**CO. COMM. DISTRICT: 16 CITY COUNCIL WARD: 3 NUMBER OF ACRES: .97**  
**+/- GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3 # OF UNITS: NA +/-**  
**SQ FOOTAGE: 950 +/-**

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 City Street Department.**
- 3. Approved electric plan required by CDE Lightband.**
- 4. Approval by the fire department.**

**Consent Agenda**

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**12. CASE NUMBER: SR - 16 - 2024 APPLICANT(S): Johnny Riggins**  
**DEVELOPMENT: Riggins Flooring**  
**LOCATION: North of and adjacent to Rossvie Road, approximately 400 feet west of the intersection of Warfield Blvd and Rossvie Road.**  
**TAX MAP(S): 041M PARCEL #(S): B 008.00**  
**PROPOSED USE: Flooring Store**  
**CO. COMM. DISTRICT: 1 CITY COUNCIL WARD: 11 NUMBER OF ACRES: .78 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6 # OF UNITS: +/-**  
**SQ FOOTAGE: 10,400 +/-**

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. Approved electric plan required by CDE Lightband.**

Consent Agenda.

**VI. OTHER BUSINESS:**

**A. Profit and Loss**

**B. Approval of FY 2025 Budget**

**C. Extension of Letter of Credit for The Flats (S-109-2021)**

Mr. Tyndall presented the P & L.

Mr. Kimbrough made the motion to approve P & L. Mr. Henley seconded. All others were in favor and motion passed.

Mr. Tyndall presented the FY 2025 Budget.

Mr. Huneycutt made the motion to approve the budget. Mr. Smith seconded. All others were in favor and motion passed.

Extension of Letter of Credit for The Flats (S-109-2021) and Reynolds St. ROW (S-41-2021)

Cal McKay spoke in favor of the extensions.

Mr. Smith made the motion to extend both letters of credit. Mr. Smith seconded. All others were in favor and motion passed.

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

Charlie Patterson spoke.

Edward Crutcher spoke.

Cynthia Murray Minick spoke.

Meeting was adjourned at 3:18 PM

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

