



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

**Date: June 25, 2024**

**Time: 2:00 PM**

**Members Present**

Richard Swift, Chairman  
Valerie Guzman  
Charlie Patterson  
Bill Kimbrough  
Stacey Streetman  
Micheal Long  
Jeff Henley

**Others Present**

Jeffrey Tyndall  
John Spainhoward  
Brad Parker  
Daniel Morris  
Leslie Sloan  
Joe Green, CSD  
Justin Crosby, City Building &  
Codes  
Ben Browder, CSG  
Tim Benson, CSG  
Jobe Moore, CFR

Meeting was called to order at 2:00 PM

**Approval of Minutes**

Mr. Smith made a motion to approve the minutes from the May 28, 2024 meeting. Mr. Henley seconded, followed by Ms. Guzman. All others in favor and motion passed.

**Announcements/Deferrals**

Mr. Tyndall read into the record that cases, V-2-2024, S-20-2024, S-40-2024, were deferred.

Mr. Swift asked for a motion to approve the deferrals, AB-1, AB-2, AB-3, Mr. Kimbrough made a motion to defer seconded by Mr. Long, and all members were in favor.

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**CITY ZONING CASES:**

1. CASE NUMBER: **Z - 23 - 2024** OWNER(S): **Bypass Storage**

REQUEST: **C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District**  
LOCATION: **A portion of a parcel fronting on the north frontage of Rossvie Rd., 1,000 +/- feet west of the Rossvie Rd. & Powell Rd. intersection.**

TAX MAP(S): **057** PARCEL #(S): **016.02**

REASON FOR REQUEST: **Zone change will allow for additional potential tenants for proposed Retail/Office Development currently under construction. C5 allows for uses that are not allowed in C4 such as professional office, Personal care services and many other retail establishments that would be potential tenants.**

CO. COMM. DISTRICT: **19** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **2.89 +/-**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **6**

**Mr. Spainhoward read the Staff report and answered any questions from the Commissioners.**  
**STAFF RECOMMENDATION: Disapproval**

**This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**The correct zoning classification for the frontage of this property remains C-4 Highway Interchange Zoning District.**

**The availability of C-4 Highway Interchange Zoning District is limited to the areas of the Interstate Exits. It is not encouraged to reduce the stock of C-4 zoning for the immediate & future needs of C-4 uses for this interchange.**

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

**Chairman Swift opened up the public hearing**  
**Clay Powers spoke in favor of the application**

**He handed out Letter of Intent (Farm Bureau) out to commissioners**

**He stated the adjoining property was recently zoned C-5**

**Commissioner Kimbrough asked a question of Mr. Powers**

**Mr. Powers responded to the question**

**Commissioner Guzman asked a question of RPC**

**Mr. Spainhoward responded to the question.**

**No one spoke against the request.**

**After the Public Hearing closed Commissioner Streetman asked a question of Mr. Spainhoward**

**Mr. Spainhoward responded to the question**

**Commissioner Streetman made the statement that she does not see an issue Mr.**

**Spainhoward spoke about the difference between C-4 and C-5**

**Mr. Kimbrough asked a question to Mr. Powers**

**Mr. Powers was only allowed to answer yes or no**

**Mr. Powers' answer was Yes**

**Commissioner Streetman made a motion for approval, seconded by Commissioner Henley. The Chairman asked for a vote and the motion passed 5-0, with Mr. Kimbrough stating he was abstaining from vote.**

DRAFT

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2. CASE NUMBER: **Z - 24 - 2024** OWNER(S): **Aehee Edwards**

REQUEST:**R-4 - Multiple-Family Residential District to C-5 - Highway & Arterial Commercial District**

LOCATION: **A parcel of land located at the northeast corner of Darrow Rd. & Copeland Rd.**

TAX MAP(S): **005M** PARCEL #(S): **A 003.00**

REASON FOR REQUEST: **I would like this residential property for full public business use.**

CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **.19 +/-**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**

**Mr. Spainhoward read the Staff report and answered any questions from the Commissioners.**

**STAFF RECOMMENDATION: Approval**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**The Future Land Use opinion map shows this parcel at the transition of a Suburban Neighborhood & Corridor Commercial. The proposed C-5 Highway & Arterial Commercial District is an extension of the established C-5 zoning district, it is not out of character with the surrounding development pattern & does not appear to be an intrusion into the adjoining neighborhood.**

**No adverse environmental issues have been identified as part of this request, however the Clarksville Street Dept. has indicated that the existing construction has not received a formal review from their office.**

**Chairman Swift opened up the public hearing**

**Aehee Edwards spoke in favor of the application**

**Commissioner Swift asked what kind of business was it going to be**

**Aehee Edwards stated that it was a clothing alteration business**

**No one spoke against the request**

**Public Hearing was closed by the chairman**

**Commissioner Long made the motion for approval**

**Seconded by Commissioner Guzman**

**Commissioner Streetman voted No**

**The motion passed 5-1**

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3. CASE NUMBER: **Z - 25 - 2024** OWNER(S): **A.J. Saunders, Jr**  
REQUEST: **R-4 - Multiple-Family Residential District to CBD - Central Business District**  
LOCATION: **3 parcels fronting on the north & south frontages of Bogard Ln., 165 +/- feet west of the N. 2nd St. & Bogard Ln. intersection.**  
TAX MAP(S): **066B** PARCEL #(S): **B 020.00 B 021.00**  
REASON FOR REQUEST: **To match existing zoning classification of properties to the north , west and south for development of a residential project.**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.64 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

**Mr. Spainhoward read the Staff report and answered any questions from the Commissioners.**

**STAFF RECOMMENDATION: Approval**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**This request will permit higher density residential development and infill which is a recommendation of the Comp Plan for the Downtown Urban Core.**

**These parcels are show as part of the Urban Core on the adopted Land Use Opinion Map & the CBD Central Business District zoning request aligns with the future land use and the Comp Plan as a whole.**

**No environmental issues were identified as part of this request.**

**Chariman Swift opened the Public hearing**

**Jason Daugherty spoke in favor of the case.**

**No questions were asked**

**No one spoke against the case**

**The public hearing was closed by the Chairman**

**Commissioner Kimbrough made the motion to approve**

**Seconded by Commissioner Streetman and the motion passed unanimously.**

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**COUNTY ZONING CASES:**

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4. CASE NUMBER: **CZ - 06 - 2024** OWNER(S): **Johnathan Blick**  
REQUEST: **RM-1 - Single-Family Mobile Home Residential District to R-4 - Multiple-Family Residential District**  
LOCATION: **A parcel of land fronting on the west frontage of Center Rd. 200 +/- feet south of the Britton Springs Rd. & Center Rd. intersection.**  
TAX MAP(S): **029L** PARCEL #(S): **A 038.00**  
REASON FOR REQUEST: **To match similar zoning of property to the west. Will be building similar sized units as we built at the end of the road.**  
CO. COMM. DISTRICT: **11** CITY COUNCIL WARD: NUMBER OF ACRES: **.35 +/-**  
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **3**

**Mr. Spainhoward read the Staff report and answered any questions from the Commissioners.**

**STAFF RECOMMENDATION: Approval**

**This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.**

**This parcel is shown as part of Suburban Neighborhood future land use. While predominate use is moderate density single family residential this request is adjacent to a new multifamily residential development, replaces aging housing stock and increase housing options in the planning area without negatively effecting the character of the area.**

**It is encouraged to maintain a desirable mixture of housing stock for the planning area. No environmental issues have been identified as part of this request.**

**Chairman Swift opened the Public Hearing  
Johnathan Blick spoke in favor of the case.**

**No one spoke against the case**

**The public hearing was closed.**

**Commissioner Streetman made a motion to approve the case  
Seconded by Commissioner Long and the motion passed unanimously**

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**SUBDIVISION VARIANCE(S) CASES:**

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5. CASE NUMBER: **V - 2 - 2024** OWNER(S): **Terrence Burney**  
VARIANCE REQUEST: **Table 4.1 Alley Right-of-way width is required to be 20 feet. Request is for the width to be 15' for one way alley.**  
**Table 4.1 Alley pavement width is required to be 18 feet. Request is for pavement to be 10' for one way alley.**  
LOCATION: **East of and adjacent to the terminus of Dyce Court, west of and adjacent to the terminus of Givens Lane.**  
ZONING: **R-3 - Three Family Residential District**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
CORRESPONDING CASE: **S-20-2024**

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**STAFF RECOMMENDATION:**

**DEFERRED**

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6. CASE NUMBER: **V - 6 - 2024** OWNER(S): **Bill Mace**  
VARIANCE REQUEST: **Table 4.1. - To allow for a cul-de-sac length to exceed 750 ft. Request is to allow a cul-de-sac length of 950 ft.**  
LOCATION: **East of HWY 48 and south of Salem Road, accessed by Clara Ct and Bayview Drive to the north.**  
ZONING: **R-1 - Single-Family Residential District**  
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**  
CORRESPONDING CASE: **S-31-2024**

**Mr. Parker read the staff report and answered any questions.**

**Chairman Swift opened the public hearing**

**Houston Smith spoke in favor of the case**

**No one spoke against the case**

**Public hearing was closed by the Chairman  
The corresponding case S-31-2024 will be deferred**

**Commissioner Kimbrough made the motion for approval  
Seconded by Commissioner Henley  
The motion passed unanimously to defer S-31-2024. The  
corresponding variance was approved.**



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7. CASE NUMBER: V - 7 - 2024 OWNER(S): Done Dada GP

VARIANCE REQUEST: 4.4. Subsection 8 “The depth of a residential lot shall not be less than 80 feet” Existing lots do not meet 80 foot lot depth. Proposed lot depth is 50.9’ (See Variance Exhibit)

LOCATION: 326 S. 7th Street

ZONING: CBD - Central Business District

GROWTH PLAN AREA: CIVIL DISTRICT :

CORRESPONDING CASE: S-37-2024

Mr. Parker read the Staff report and answered any questions

*Chairman Swift opened the public hearing*

*Cal Burchett spoke in favor of the case.*

*Chairman Swift asked a question of Mr. Burchett.*

*Mr. Burchett answered the question.*

*No one spoke against the case*

*Public hearing was closed by the Chairman.*

*Commissioner Henley made the motion for approval Seconded by Commissioner Kimbrough.*

*The motion passed unanimously.*

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8. CASE NUMBER: **V - 8 - 2024** OWNER(S): **Millan Holdings, LLC**

VARIANCE REQUEST: **4.4.Subsection 8 “The depth of a residential lot shall not be less than 80 feet”**

**Proposed lots 1-5 do not meet 80 foot lot depth. (See Exhibit).**

LOCATION: **South of and adjacent to Beaumont St. north of and adjacent to Jefferson Street.**

ZONING: **CBD - Central Business District**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**

CORRESPONDING CASE: **S-35-2024**

**Mr. Parker read the staff report and answered any questions**

**Chairman Swift opened the public hearing**

**Cal McKay spoke in favor of the case  
No one spoke against the case**

**Public hearing was closed by the Chairman**

**Commissioner Streetman made the motion for approval  
Seconded by Commissioner Henley**

**The motion passed unanimously**

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9. CASE NUMBER: **V - 9 - 2024** OWNER(S): **Reda Hombuilders, Inc**  
VARIANCE REQUEST: **Table 4.1. - To allow for a cul-de-sac length to exceed 750 ft. Request is to allow a cul-de-sac length of 1,350 ft.**

LOCATION: **North of Ogburn Chapel Rd., east of and adjacent to the existing terminus of Reda Drive.**

ZONING: **R-1 - Single-Family Residential District**

GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**

CORRESPONDING CASE: **S-36-2024**

**Mr. Parker read the staff report and answered any questions.**

**Chairman Swift opened the public hearing**

**Britt Little spoke in favor of the case Chariman Swift asked a question of Mr.Little**

**Mr. Little answered the question**

**No one spoke against the case**

**Public hearing was closed by the Chairman**

**Commissioner Kimbrough made the motion for approval  
Seconded by Commissioners Long and Guzman  
simultaneously**

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**SUBDIVISION(S) CASES:**

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10. CASE NUMBER: **S - 20 - 2024** OWNER(S): **Terrence Burney**  
REQUEST: **Preliminary Plat Approval of Terrence Burney Property**  
LOCATION: **East of and adjacent to the terminus of Dyce Court, west of and adjacent to the terminus of Givens Lane.**  
TAX MAP(S): **079D** PARCEL #(S): **D 030.00**  
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.54 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **R-3 - Three Family Residential District**  
# OF LOTS: **6 +/-**

**STAFF RECOMMENDATION: Defer for 30 days at the request of the Applicants Attorney.**

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11. CASE NUMBER: **S - 31 - 2024** OWNER(S): **Bill Mace**  
REQUEST: **Preliminary Plat Approval of Bayview Subdivision Cluster**  
LOCATION: **East of HWY 48 and south of Salem Road, accessed by Clara Ct and Bayview Drive to the north.**  
TAX MAP(S): **90P** PARCEL #(S): **A 001.00 , 002.00 , 003.00 , 004.00 005.00, 006.00 , 007.00 , 008.00**  
CO. COMM. DISTRICT: **4** CITY COUNCIL WARD: NUMBER OF ACRES: **20 +/-**  
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **13**  
ZONING: **R-1 - Single-Family Residential District**  
# OF LOTS: **29 +/-**

**Mr. Parker read the Staff report and answered any questions.**

**Houston Smith, TTL requested a one month deferral.**

**STAFF RECOMMENDATION: Approval Recommendation is subject to variance approval**

**1. Coordination with CDE Lightband on Electrical Plan.**

**Chairman Swift opened the Public Hearing**

**Houston Smith requested a deferral**

**Commissioner Kimbrough made the motion to defer one month.  
Seconded by Commissioner Streetman  
Case Deferred unanimously**

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The following cases were heard on Consent Agenda.

Commissioner Guzman made the motion to approve Seconded by  
Commissioner Streetman

Motion passed unanimously on the consent agenda

12. CASE NUMBER: **S - 35 - 2024** OWNER(S): **Millan Holdings, LLC**  
REQUEST: **Minor Plat Approval of Millan Holdings LLC Property Jefferson Street Lot 1-9 Minor Plat**  
LOCATION: **South of and adjacent to Beaumont St. north of and adjacent to Jefferson Street.**  
TAX MAP(S): **066G** PARCEL #(S): **A 004.00**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **4.34 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **CBD - Central Business District**  
# OF LOTS: **9 +/-**

Mr.Parker read the Staff report and Subdivision cases **S-35-2024, S-36-2024, S-37-2024** were all entered into the consent agenda.

STAFF RECOMMENDATION: **Minor Plat Approval: This Approval Recommendation is subject to variance approval**

Approved on the Consent Agenda Item

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13. CASE NUMBER: **S - 36 - 2024** OWNER(S): **Reda Homebuilders, Inc**  
REQUEST: **Preliminary Plat Approval of Reda Estates 2D**  
LOCATION: **North of Ogburn Chapel Rd., east of and adjacent to the existing terminus of Reda Drive.**  
TAX MAP(S): **077** PARCEL #(S): **013.06 (p/o)**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **34.17 +/-**  
GROWTH PLAN AREA: **PGA** CIVIL DISTRICT : **8**  
ZONING: **R-1 - Single-Family Residential District**  
# OF LOTS: **15 +/-**

Mr.Parker read the Staff report and Subdivision cases **S-35-2024, S-36-2024, S-37-2024** were all entered into the consent agenda.

**STAFF RECOMMENDATION: Preliminary Plat Approval, subject to the below condition(s): This Approval Recommendation is subject to variance approval**

1. **Approval of Grading Permit & Flood Study results by Montgomery County Building and Codes before Final Plat Approval.**
2. **Approval of all utility plans by the Office of the Chief Utility Engineer/Utility District.**
3. **Approval by the County Highway Department of all road, drainage, grading, and erosion control plans before construction begins.**

**Approved on the Consent Agenda Item**

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14. CASE NUMBER: **S - 37 - 2024** OWNER(S): **Done Dada GP**  
REQUEST: **Minor Plat Approval of Done Dada GP Property South 7th Street Lots 1 & 2**  
LOCATION: **326 S. 7th Street**  
TAX MAP(S): **066K** PARCEL #(S): **C 014.00**  
CO. COMM. DISTRICT: CITY COUNCIL WARD: NUMBER OF ACRES: **0.19 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **CBD - Central Business District**  
# OF LOTS: **2 +/-**

**STAFF RECOMMENDATION: Minor Plat Approval, subject to the below condition(s): This Approval Recommendation is subject to variance approval**

**Approved on the Consent Agenda Item**

**DRAFT**



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15. CASE NUMBER: **S - 40 - 2024** OWNER(S): **Smile Train 1093FCB LLC**

REQUEST: **Preliminary Plat Approval of RNM-Clarksville LLC Property Fort Campbell Blvd Lots 1 and 2**

LOCATION: **North of and adjacent to Fort Campbell Blvd, south of and adjacent to Sinclair Dr., directly across from the intersection of Power St. and Fort Campbell Blvd.**

TAX MAP(S): **054E** PARCEL #(S): **F 001.04**

CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **1.43 +/-**

GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**

ZONING: **C-2 - General Commercial District**

# OF LOTS: **2 +/-**

STAFF RECOMMENDATION: **DEFER**

**DEFERRED**

**DRAFT**

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**SITE REVIEW(S) CASES:**

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The following cases were heard on Consent Agenda.

**Commissioner Streetman made to motion to approve the Consent Agenda Seconded by  
Commissioner Henley  
Approved unanimously on the Consent Agenda**

**16. CASE NUMBER: SR - 18 - 2024 OWNER(S): Ben Udell**

**DEVELOPMENT: Kraft Popeye's  
LOCATION: 886 Kraft St. Clarksville TN  
TAX MAP(S): 0550 PARCEL #(S): A 014.01  
PROPOSED USE: Drive Thru Only Restaurant (Drive Thru)  
CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: 0.49 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12  
ZONING: C-2 - General Commercial District  
# OF UNITS: NA +/- SQ FOOTAGE: 1,583 +/-**

**Site Review cases were read into the Consent Agenda**

**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 driveway apron and sidewalk improvements as required.**

**Approved on the Consent Agenda Item**

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17. CASE NUMBER: **SR - 26 - 2024** OWNER(S): **Ofi Chito Leslie Ford**  
DEVELOPMENT: **McDonald's**  
LOCATION: **3326 Allen Rd**  
TAX MAP(S): **006** PARCEL #(S): **029.01 (P/O)**  
PROPOSED USE: **Quick service restaurant**  
CO. COMM. DISTRICT: **8** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **1.56 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **N/A +/-** SQ FOOTAGE: **3700 +/-**

**DEFERRED**

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

**DRAFT**

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**18. CASE NUMBER: SR - 28 - 2024 OWNER(S): West Creek Station LLC**  
**DEVELOPMENT: West Creek Station Expansion**  
**LOCATION: 2180 Peachers Mill Road**  
**TAX MAP(S): 18I PARCEL #(S): A 4.00**  
**PROPOSED USE: Multi-Family & Commercial**  
**CO. COMM. DISTRICT: 12 CITY COUNCIL WARD: 5 NUMBER OF ACRES: 1.35 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 3**  
**ZONING: C-2 - General Commercial District**  
**# OF UNITS: 8 +/- SQ FOOTAGE: 4200 +/-**

**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, concrete driveway apron and storage for rollaway improvements as required.**
- 3. Final Approval of Landscape Plan.**

**Approved on the Consent Agenda Item**

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19. CASE NUMBER: **SR - 29 - 2024** OWNER(S): **Jonathan Blick**  
DEVELOPMENT: **Old Dover Road Storage**  
LOCATION: **Corner of Oakwood Ln Wine Ln**  
TAX MAP(S): **71** PARCEL #(S): **26.06**  
PROPOSED USE: **Commercial**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **2.33 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **N/A +/-** SQ FOOTAGE: **11,760 +/-**

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

**1. Approval of all grading and drainage plans by the County Building and Codes Department.**

**Approved on the Consent Agenda Item**

**DRAFT**

**CMCRPC MEETING MINUTES**

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20. CASE NUMBER: **SR - 30 - 2024** OWNER(S): **Holly Point, LLC**  
DEVELOPMENT: **Lisenbee Fields Townhomes Phase II**  
LOCATION: **South Dover East of Liberty Church Rd**  
TAX MAP(S): **53** PARCEL #(S): **129**  
PROPOSED USE: **Townhomes**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **14.64 +/-**  
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **8**  
ZONING: **R-4 - Multiple-Family Residential District**  
# OF UNITS: **180 +/-** SQ FOOTAGE: **N/A +/-**

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

- 1. Approval of all utility plans by the Office of the Chief Utility Engineer and Woodlawn Utility District**
- 2. Approval of Grading and Drainage Plan by County Building and Codes.**

**Commissioner Swift opened the Public hearing**

**No one spoke in favor**

**No one spoke against**

**The Public hearing was closed by the Chairman**

**Commissioner Streetman made to motion to approve the Consent Agenda**

**Seconded by Commissioner Henley**

**Approved unanimously on the Consent Agenda**

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21. CASE NUMBER: **SR - 31 - 2024** OWNER(S): **Phillip Traylor**  
DEVELOPMENT: **Phillip Traylor Property Phase III**  
LOCATION: **4575 Ashand City Road**  
TAX MAP(S): **109** PARCEL #(S): **73.00 & 70.00**  
PROPOSED USE: **Retail/Warehouse**  
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **6.24 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **15**  
ZONING: **C-5 - Highway & Arterial Commercial District AG - Agricultural District**  
# OF UNITS: **N/A +/-** SQ FOOTAGE: **9600 +/-**

**Site Review cases were read into the Consent Agenda**

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

- 1. Approval from the Department of Water Resources for SSDS area.**
- 2. Approval from TDOT.**
- 3. Approval of all grading and drainage plans by the County Building and Codes Department.**

**Approved on the Consent Agenda Item**

**DRAFT**

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The following case is excluded from the Consent Agenda.

22. CASE NUMBER: **SR - 32 - 2024** OWNER(S): **Smile Train 1093FCB LLC**

DEVELOPMENT: **Scooter's Coffee Store # 1962**  
LOCATION: **1093 Ft. Campbell Blvd**  
**Clarksville, TN 37043**  
TAX MAP(S): **054E** PARCEL #(S): **F 001.04**  
PROPOSED USE: **Commercial drive-thru only coffee business**  
CO. COMM. DISTRICT: **13** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **0.91 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **7**  
ZONING: **C-2 - General Commercial District**  
# OF UNITS: **N/A +/-** SQ FOOTAGE: **664 +/-**

Mr. Parker read the Staff report and answered any questions

**STAFF RECOMMENDATION: DISAPPROVAL DUE TO THE FOLLOWING:**

*RPC staff has requested an internal loop (see diagram in packet) or similar alternative to provide secondary egress from the site to Sinclair Dr. which has access to a traffic signal. Staff has concerns relative to the safety of left turn movements onto Ft. Campbell Blvd and anything to reduce the number of left-turn trips onto Ft. Campbell Blvd. should be considered.*

*RPC staff is requiring sidewalks and pedestrian connectivity to Ft. Campbell Blvd. The applicant would like to eliminate the sidewalk connection due to this being drive-thru only. Employees may utilize the transit system which has stops on Ft. Campbell Blvd. in the vicinity of the site. Additionally, Pedestrian connectivity as a whole is impacted beyond just the subject property.*

*Staff encouraged the applicant to include a walk up service window on the plans. The applicant states it is a drive-thru use only.*

*By not allowing improved access for the drive-thru to circulate back to Sinclair Dr. after the drive-thru window, the site as planned encourages locals from adjacent developments and neighborhoods to enter and exit onto Ft. Campbell Blvd unnecessarily.*

If approved, the below conditions shall apply:

Chairman Swift opened the Public hearing



**No one spoke in favor of the case**

**No one spoke against the case**

**The public hearing was closed by the Chairman**

**Mr. Tyndall asked if they should possibly defer the case, since no one was there representing the application, and they are from out of town.**

**Commissioner Streetman made comment that cases do not get deferred if the public is not there to speak so therefore she thinks it should not be deferred.**

**Commissioner Kimbrough made the motion to disapprove**

**Seconded by Commissioners Long.**

**Motion was disapproved unanimously.**

**DRAFT**

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**ABANDONMENT(S) CASES:**

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23. CASE NUMBER: **AB - 1 - 2024** OWNER(S): **South 7th Street, LLC - Brad Hill**  
REQUEST: **Unimproved Alley Abandonment 7th Street adjacent**  
LOCATION: **Unimproved alley located off South 7th street between 207 & 215 South 7th street.**  
TAX MAP(S): **066F** PARCEL #(S): **L 029.00 (P/O)**  
REASON FOR REQUEST: **Alley proposed to be dedicated to adjoining property owners**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.08 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **CBD - Central Business District**  
# OF UNITS: **+/-** SQ FOOTAGE: **+/-**

**STAFF RECOMMENDATION: DEFERRAL, PENDING SUBMISSION OF ADDITIONAL INFORMATION**

**Verifying notification of affected parties.**

**DRAFT**

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24. CASE NUMBER: **AB - 2 - 2024** OWNER(S): **A.J. Sanders , JR**  
REQUEST: **Right of Way Abandonment - 16 ft wide unpaved Alley**  
LOCATION: **Unimproved alley off of Bogard Ln between parcels 9.00 & 21.00 as shown of Tax Map 066B**  
TAX MAP(S): **066B** PARCEL #(S): **B 00900**  
REASON FOR REQUEST:  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **.34 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **CBD - Central Business District**  
# OF UNITS: **+/-** SQ FOOTAGE: **+/-**

**STAFF RECOMMENDATION:**

**DEFERRED**

**DRAFT**

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25. CASE NUMBER: **AB - 3 - 2024** OWNER(S): **John W. Beach**  
REQUEST: **Right of Way Abandonment - Mary's Garden**  
LOCATION: **2809 Trough Springs Rd**  
TAX MAP(S): **063** PARCEL #(S): **032.01**  
REASON FOR REQUEST:  
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **3.38 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **+/-** SQ FOOTAGE: **+/-**

**STAFF RECOMMENDATION:**

**DEFERRED**

DRAFT

**VI. OTHER BUSINESS:**

Mr. Tyndall made the announcement that the CMCRPC will be closed on Friday June 28, 2024 from 8:00 am to 12:00 pm for BZA training. There will be no one in the office to assist or take phone calls.

Mr. Parker presented the Letter of Credit Release for Reynolds ROW Subdivision  
Commissioner Patterson made the motion to approve  
Seconded by Commissioner Kimbrough  
Motion passed unanimously

Mr. Tyndall presented the Profit and Loss Statement  
Commissioner Kimbrough made the motion to approve  
Seconded by Commissioner Streetman  
Motion passed unanimously

Mr. Tyndall presented the Review of Montgomery County 5 - year Capital Improvement Plan  
Commissioner Streetman made the motion to approve  
Seconded by Commissioner Henley  
Motion passed unanimously

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

There were no public comments

Charmain Swift made the motion to adjourn the meeting  
Seconded by Commissioner Streetman  
The meeting was adjourned at 3:01 pm

**CMCRPC MEETING MINUTES**

**ATTEST:**

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Chairman Signature / Date