



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

Date: October 29, 2024

Time: 2:00 PM

Members Present

**Richard Swift
Bill Kimbrough
Charlie Patterson
Eric Huneycutt
Jeff Henley
Michael Long
Stacey Streetman
Valerie Guzman**

Others Present

**Jeffrey Tyndall, Director of Planning
John Spainhoward, Deputy Director
Brad Parker, Senior Planner
Daniel Morris, GIS Manager**

**Ben Browder, CGW
Capt. Mike Reed, CFR
Chris Cown, CSD
Joe Green, CSD**

Meeting was called to order at 2:00 PM

Approval of Minutes

Charlie Patterson made a motion to approve the minutes from 9/24/2024 meeting, seconded by Michael Long. All others voted in favor. Minutes were approved.

Announcements/Deferrals

Jeffrey Tyndall made an announcement regarding meetings for LED signs and upcoming open houses.

V-12-2024 was withdrawn and deferrals read were S-72-2024, SR-37-2024, SR-44-2024, SR-59-2024, and appeal of DDR-14-2024. Bill Kimbrough made a motion of approval, Charlie Patterson seconded. All others voted in favor, and deferrals were approved.

Richard Swift stated the rules for speaking, and gave the dates for the City and Council meeting.

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1. CASE NUMBER: Z - 34 - 2024 OWNER(S): Marvin Curtis Merrell
REQUEST: R-1 - Single-Family Residential District to R-2A - Single-Family Residential District
LOCATION: A parcel of land fronting on the south frontage of Old Trenton Rd. 1,370 +/- feet west of the Wilma Rudolph Blvd. & Old Trenton Rd. intersection.
TAX MAP(S): 041 O PARCEL #(S): F 028.00
REASON FOR REQUEST: We purchased a dilapidated single family home that we would like to demo and construct two single family homes.
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: .59 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward presented the case.

STAFF RECOMMENDATION: APPROVAL

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

The General Land Use Goals recommend we promote increased residential density in close proximity to major roads, existing jobs and commercial nodes.

The Future Land Use Opinion Map indicates that the future land use of this property should be Suburban Neighborhood. Mild residential density increases are appropriate in this future land use as you transition away from commercial corridors, such as the Wilma Rudolph Blvd. corridor to the east of this property.

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

Richard Swift opened the public hearing.

No one spoke in favor of the case.

No one spoke against the case.

The Public Hearing was closed.

Stacey Streetman made a motion for approval based on its consistent with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive plan. Eric Huneycutt seconded the motion. All others voted in favor and the motion passed.

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2. CASE NUMBER: Z - 36 - 2024 OWNER(S): Austin Peay IV
REQUEST: R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District
LOCATION: The southeast corner of the Cumberland Dr. & Southern Pkwy. intersection
TAX MAP(S): 079P PARCEL #(S): A 014.00
REASON FOR REQUEST: Speculative Retail / Office Development
CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.33 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward presented the case.

STAFF RECOMMENDATION: DISAPPROVAL

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

The adopted Future Land Use Opinion Map indicates that this property should be part of a Suburban Neighborhood & has possible ecological/environmental constraints. The C-5 Highway & Commercial Zoning requests appears to be an intrusion to the residential character of the immediate area, south & east of the request.

Overall Economic Goals of the Clarksville-Montgomery County Comprehensive Plan states that over concentration or over saturation of commercial development should be avoided. There is currently available lease space & vacant commercial zoning in close proximity, that are also in more appropriate locations for commercial development.

Environmental constraints exists on this property, as referenced by the adopted Future Land Use Opinion Map & confirmed by the Clarksville Street Dept. drainage comments, "FEMA Flood Zone impacts significant portion of the property."

Richard Swift opened the Public Hearing.

Ross Wallace and Larry Knapp spoke in favor of the case.

Larry Knapp asked questions about the case and Richard Swift answered them.

Corine Valadez, Marion Jewell, and Dee Randolph spoke against the case.

Ross Wallace rebutted the case.

The Public Hearing was closed.

Bill Kimbrough made the motion for disapproval based on it is inconsistency with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan.

Valerie Guzman seconded the motion.

Jeff Henley and Eric Huneycutt voted against. All others voted for. Motion passed for disapproval with a vote 5-2.

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3. CASE NUMBER: **Z - 37 - 2024** OWNER(S): **Edwin R. Taylor**
REQUEST: **M-1 - Light Industrial District to C-2 - General Commercial District**
LOCATION: **Located off of Ashland City Road**
TAX MAP(S): **080J** PARCEL #(S): **A 001.00**
REASON FOR REQUEST: **Building is more aligned with commercial use.**
CO. COMM. DISTRICT: **21** CITY COUNCIL WARD: **7** NUMBER OF ACRES: **.555 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**

John Spainhoward presented the case.

STAFF RECOMMENDATION: APPROVAL

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

The adopted Future Land Use Opinion Map indicates that this property is in a Commercial / Industrial Hybrid designation. The current City Zoning Ordinance does not align with this "Hybrid" designation so the existing commercial structure's uses more align with C-2 General Commercial District than the existing M-1 Light Industrial District.

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

Richard Swift opened the Public Hearing.

Edwin Taylor spoke for the case.

No one spoke against the case.

The Public hearing was closed.

Charlie Patterson made the motion for approval based on its consistency with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan. Jeff Henley seconded it. All voted in favor with Eric Huneycutt voting against. Motion passed with a 6-1 vote.

4. CASE NUMBER: Z - 38 - 2024 OWNER(S): Samuel R. Baggett
REQUEST: R-3 - Three Family Residential District to C-2 - General Commercial District
LOCATION: Property located on the northern frontage of Adams Ct, approximately 130 feet west of the intersection of Adams Ct & Cumberland Dr

TAX MAP(S): 066K PARCEL #(S): H 035.00

REASON FOR REQUEST: This would extend the C-2 zone from the East. The rezone would allow for multi-family units to compliment the commercial units on the owner adjoining property, as well as, provide a residential transition between single family and commercial.

CO. COMM. DISTRICT: 5 CITY COUNCIL WARD: 6 NUMBER OF ACRES: .475 +/-

GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12

John Spainhoward presented the case.

STAFF RECOMMENDATION:

Richard Swift opened the public hearing.

Wren Baggett spoke for the case and asked for a deferral.

No one spoke against the case.

The Public hearing was closed.

Stacey Streetman made a motion for deferral based on applicant's request, seconded by Charlie Patterson. All others voted in favor. Motion passed for a deferral.

5. CASE NUMBER: Z - 39 - 2024 OWNER(S): Byard & Mabry Holdings LLC
REQUEST:AG - Agricultural District to R-5 - Residential District
LOCATION: A portion of a tract of land fronting on the north frontage of Ringgold Rd. 300 +/- feet east of the Ringgold Rd. & Brentwood Cir. intersection.
TAX MAP(S): 030 030 PARCEL #(S): 010.00 (p/o) 010.06 (p/o)
REASON FOR REQUEST: This zoning request has several components and constitutes our final plan for the subject property.

We have further refined our overall plan for Tailwater Meadows based on topography, building footprint analysis, and our acquisition of one additional parcel of land that currently has a mobile home on it. We have added a small (36 home) owner-occupied townhome component on the newly purchased tract. This will give us three housing types in the neighborhood, creating a wider range of affordability and better respond to the housing needs of military personnel and their families. There will be 28.97 acres of common area, predominantly located along Ringgold

John Spainhoward presented the case.

STAFF RECOMMENDATION: APPROVAL

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

This zoning request aligns with the future land use designations of Mixed Residential Neighborhood & Suburban Neighborhood. It provides a mixture of housing types, such as owner occupied townhomes, single family detached structures with lots of varying sizes to meet the diverse housing needs of the community.

This request adjust a small part of a previously approved development plan. The updated overall development plan aligns with an overall housing goal of combining diverse housing options in neighborhood design.

The Clarksville Street Dept. will be requiring the recommended roadway improvements at the construction phase stage of this proposed development.

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

Richard Swift opened the public hearing.

Lawson Mabry spoke in favor of the case.

Michael McLaughlin, Embera McLaughlin spoke against the case.

Lawson Mabry rebutted.

The Public hearing was closed.

Charlie Patterson moved for approval as this request is consistent with the overall goals of the Clarksville-Montgomery County regional planning commission. Bill Kimbrough seconded the motion. All others voted in favor and the motion passed.

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6. CASE NUMBER: Z - 40 - 2024 OWNER(S): MSM Capital LLC
REQUEST: R-2 - Single-Family Residential District to R-4 - Multiple-Family Residential District
LOCATION: North of Needmore Rd, West of Teakwood Dr, North of and adjacent to Treeland Dr,
South of and adjacent to Erie Dr
TAX MAP(S): 032 PARCEL #(S): 024.04
REASON FOR REQUEST: Not Listed
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 11 NUMBER OF ACRES: .9 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 02

John Spainhoward presented the case.

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 map. While predominate use is moderate density single family residential in the future land use designation, this request is adjacent to a recently approved multifamily residential development and maintains a natural buffer of a blueline stream to the east between the area of request & the adjacent residential subdivision.

A blueline stream is on the property, but outside the area of the rezoning request. The required stream buffers may still impact the site at the development stage.

Richard Swift opened the Public Hearing.

Richard Garrett spoke in favor of the case.

Jeff Tyndall asked a question that Richard Garrett answered.

No one spoke in opposition to the case.

The Public hearing was closed.

Bill Kimbrough made a motion for approval. Stacey Streetman seconded it. All others voted in favor and motion was passed.

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7. CASE NUMBER: Z - 41 - 2024 OWNER(S): Exit 11 Properties
REQUEST: C-4 - Highway Interchange District to C-5 - Highway & Arterial Commercial District
LOCATION: A tract of land fronting on the southwest frontage of Hornbuckle Rd., 750 +/- feet northwest of the Hwy 76 & Hornbuckle Rd. intersection.
TAX MAP(S): 063 PARCEL #(S): 046.04 (p/o)
REASON FOR REQUEST: The subject property is currently under a Purchase and Sales Agreement. The intended use for the buyer is a John Deere Dealership. The dealership will not be open on weekends and has a proposed operating time ending at 5:00 PM on weekdays. there is an estimated 35 people that will be employed at the location and the budget for the project is estimated at 45,000,000.00. The proposed use should have little impact on the adjacent tracts.
CO. COMM. DISTRICT: 2 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 19.89 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11

John Spainhoward presented the case.
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 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.

Richard Swift opened the public hearing.
Stacey Streetman asked a question that John Spainhoward answered.
Larry Rocconi spoke in favor of the case.
Stacey Streetman commented on Mr. Rocconi's presentation.
Jeff Tyndall asked Larry Rocconi a question pertaining to the case and Mr. Rocconi responded.
Brad McCoy spoke in favor of the case.
Michael Long asked a question about the fence along the property and Brad McCoy responded.
Cecil Morgan spoke in favor of the case.
No one spoke against the case.
The Public hearing was closed.
Stacey Streetman made a motion for approval as this request is similar to the character of the development pattern in the area. Michael Long seconded the motion.
Mr. Patterson asked a question. John Spainhoward answered this question.
Valerie Guzman asked a question. John Spainhoward answered it.
All voted in favor, except Bill Kimbrough, who abstained from voting.
Motion passed.

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8. CASE NUMBER: **CZ - 07 - 2024** OWNER(S): **Katherine Sharp & David Sharp**
REQUEST: **O-1 - Office District to C-2 - General Commercial District**
LOCATION: **A parcel of land fronting on the west frontage of McAdoo Creek Rd. 675 +/- feet north of the McAdoo Creek Rd. & Poplar Hill intersection.**
TAX MAP(S): **087** PARCEL #(S): **005.02**
REASON FOR REQUEST: **Commercial / Warehouse space**
CO. COMM. DISTRICT: **3** CITY COUNCIL WARD: NUMBER OF ACRES: **2.46 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**

John Spainhoward presented the case.

STAFF RECOMMENDATION:

Richard Swift opened the Public Hearing.

Katherine Sharp spoke in favor of the case and requested deferral.

No one spoke against the case.

The Public hearing was closed.

Jeff Henley made a motion for deferral of 30 days, seconded by Michael Long. All others voted in favor and the motion passed for a 30 day deferral.

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9. CASE NUMBER: **ZO - 2 - 2020** APPLICANT: **Clarksville City Council**
REQUEST:
REASON FOR REQUEST: **Response to City Council request to extend the Madison Street Overlay up Hwy 76 to I-24**

Jeff Tyndall presented the case.

STAFF RECOMMENDATION: DISAPPROVAL

Since the overlay only applies to new construction and redevelopment coupled with the growth in the Hwy 76 corridor over the past 4+ years the overlay's impact would be minimal. The growth along the Hwy 76 corridor has been of a nature that would meet or exceed the overlay regulations if they were imposed. Signage would be the most impacted along the corridor.

Stacey Streetman asked a question. Jeff Tyndall answered the question.

Stacey Streetman made a statement and asked a question. Jeff Tyndall answered it.

Stacey Streetman made another statement and asked an additional question.

Richard Swift opened the public hearing.

Bill Summers spoke in favor of the case.

Rudy Johnson spoke against the case.

The Public Hearing was closed.

Stacey Streetman made a statement.

Stacey Streetman made a motion for approval. Jeff Henley seconded.

Charlie Patterson asked a question. Jeff Tyndall answered it.

4 voted in favor (Long, Streetman, Guzman, Henley)

3 voted against (Kimbrough, Patterson, Huneycutt)

Motion passes 4-3.

Valerie Guzman asked a question. Jeff Tyndall answered the question. Valerie Guzman asked a follow up question that Jeff Tyndall answered. Stacey Streetman made a comment.

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10. CASE NUMBER: **V - 12 - 2024** OWNER(S): **Richard Tucker**
VARIANCE REQUEST:
LOCATION: **South of and adjacent to the intersection of Anderson Drive and Highway 76, west of and adjacent to Jones Road.**
ZONING: **C-5 - Highway & Arterial Commercial District**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 11**
CORRESPONDING CASE:

WITHDRAWN AT THE BEGINNING OF THE MEETING.

STAFF RECOMMENDATION:

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11. CASE NUMBER: S - 71 - 2024 OWNER(S): Richard Tucker
REQUEST: Preliminary Plat Approval of Bent Tree
LOCATION: South of and adjacent to the intersection of Anderson Drive and Highway 76, west of and adjacent to Jones Road.
TAX MAP(S): 081 PARCEL #(S): 009.00
CO. COMM. DISTRICT: 15 CITY COUNCIL WARD: 10 NUMBER OF ACRES: 20.70 +/-
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11
ZONING: C-5 - Highway & Arterial Commercial District
OF LOTS: 7 +/-

Brad Parker presented the case.

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

1. Approval from the Clarksville Street Department to include roadway improvements, grading and water quality and driveway access locations to the public right-of-way.
2. Approval of all utility plans by the City Engineer's Office or Utility District Official.
3. Intersection improvement plans should be submitted for review and approval to Clarksville Street Department (CSD) and Tennessee Department of Transportation (TDOT).
4. Approval from the Regional Planning Commission of all street names.

Stacey Streetman asked a question. Jeff Tyndall answered the question.

Stacey Streetman asked a question. Brad Parker answered that question along with Jeff Tyndall.

Richard Swift opened the public hearing.

Jimmy Bagwell spoke in favor.

Jeff Tyndall asked Mr. Bagwell a question that he answered.

Charles Patterson asked a question which Mr. Bagwell answered.

Curtis Scott spoke in opposition.

The Public hearing was closed.

Bill Kimbrough made a motion for approval, seconded by Jeff Henley.

4 voted in favor (Kimbrough, Henley, Guzman, Huneycutt)

3 voted against (Streetman, Long, Patterson)

Motion passes 4-3.

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12. CASE NUMBER: **S - 73 - 2024** OWNER(S): **CJM Properties , LLC**
REQUEST:**Preliminary Plat Approval of 125 Sango Dr**
LOCATION: **North of and adjacent to US Highway 41-A, east of and adjacent to Sango Dr.**
TAX MAP(S): **082** PARCEL #(S): **122.00**
CO. COMM. DISTRICT: **15** CITY COUNCIL WARD: NUMBER OF ACRES: **19.18 +/-**
GROWTH PLAN AREA: **UGB** CIVIL DISTRICT : **11**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF LOTS: **5 +/-**

Brad Parker presented the case into the consent agenda.

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE CONDITIONS LISTED.

- 1. Approval by the County Highway Department of road and drainage plans, for drainage structures within the proposed rights-of-way, before construction begins on site.**
- 2. Approval of Grading Permit by Montgomery County Building and Codes before Final Plat Approval.**
- 3. Approval of all utility plans by the Office of the Chief Utility Engineer/Utility District.**
- 4. Approval by the Tennessee Department of Transportation (TDOT) for a highway connection permit.**

Stacey Streetman abstained from voting.

Richard Swift opened the public hearing.

No one spoke in favor.

No one spoke against.

The Public hearing was closed.

Bill Kimbrough made a motion for approval, seconded by Jeff Henley. All others voted in favor.

Motion was approved on consent agenda.

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13. CASE NUMBER: **SR - 57 - 2024** OWNER(S): **Reach Holdings**
DEVELOPMENT: **Holland Park**
LOCATION: **On Wilson Rd approximately 100' east of 2515 Wilson Rd & 1,000' west of Old Farmers Rd**
TAX MAP(S): **081** PARCEL #(S): **039.00 (P/O)**
PROPOSED USE: **Restaurant and Retail**
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **17.33 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 11**
ZONING: **C-2 - General Commercial District R-5 - Residential District R-4 - Multiple-Family Residential District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **20879 +/-**

Brad Parker presented the case.

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

- 1. Approval of all utility plans by the City Engineer's Office or Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**

Richard Smith opened the public hearing.

Paul Krueckeberg spoke in favor.

Stacey Streetman asked Mr. Krueckeberg a question which he answered.

Stacey Streetman asked Mr. Krueckeberg a question which he answered.

Stacey Streetman asked Mr. Krueckeberg a question which he answered.

Stacey Streetman made a request for Mr. Krueckeberg about light pollution and fencing surrounding the property line. Mr. Krueckeberg responded.

Mike Tuey spoke against.

The Public hearing was closed.

Mr. Krueckeberg rebutted.

Jeff Henley made a motion for approval, seconded by Eric Huneycutt. All voted in favor except Stacey Streeman. Motion was approved.

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14. CASE NUMBER: **SR - 58 - 2024** OWNER(S): **Chin Fa Yang**
DEVELOPMENT: **Chin Fa Yang Development**
LOCATION: **Northeast of and adjacent to 131 Tiny Town Rd.**
TAX MAP(S): **005M** PARCEL #(S): **A 021.01**
PROPOSED USE: **Speculative Retail**
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **0.531 +/-**
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **N/A +/-** SQ FOOTAGE: **3828 +/-**

Brad Parker presented the case into the consent agenda.

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

- 1. Approval of all utility plans by the City Engineer's Office or Utility District Official.**
- 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 by the Tennessee Department of Transportation (TDOT) for a highway connection permit.**

Richard Swift opened the public hearing.

No one spoke in favor.

No one spoke against.

The Public hearing was closed.

Jeff Henley made a motion for approval, seconded by Stacey Streetman. All others voted in favor. Motion was approved on consent agenda.

15. CASE NUMBER: **SR - 60 - 2024** OWNER(S): **Akshar Patel**
DEVELOPMENT: **Needmore Road Retail**
LOCATION: **Southwest corner lot of Needmore Rd and Trenton Rd**

TAX MAP(S): **032** PARCEL #(S): **082.01**
PROPOSED USE: **Retail Center**
CO. COMM. DISTRICT: **14** CITY COUNCIL WARD: **11** NUMBER OF ACRES: **1.34 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**
ZONING: **C-5 - Highway & Arterial Commercial District**
OF UNITS: **8 +/-** SQ FOOTAGE: **11900 +/-**

Brad Parker presented the case into the consent agenda.

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

- 1. Approval of all utility plans by the City Engineer's Office.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department.**

Richard Swift opened the public hearing.

No one spoke in favor.

No one spoke against.

The Public hearing was closed.

Jeff Henley made a motion for approval, seconded by Stacey Streetman. All others voted in favor. Motion was approved on consent agenda.

16. CASE NUMBER: **SR - 61 - 2024** OWNER(S): **Welch Properties**
DEVELOPMENT: **Greenway Townhomes**
LOCATION: **490 Ringgold Rd**
TAX MAP(S): **030 030** PARCEL #(S): **041.00 042.00**
PROPOSED USE: **Multifamily**
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **3** NUMBER OF ACRES: **6.66 +/-**
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 3**
ZONING: **R-4 - Multiple-Family Residential District**
OF UNITS: **40 +/-** SQ FOOTAGE: **33223 +/-**

Brad Parker presented the case.

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

- 1. Approval of all utility plans by the City Engineer's Office or Utility District Official.**
- 2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Final plat of subject property recorded.**

Richard Swift opened the Public Hearing.

Cal McKay spoke in favor

Mike McLaughlin spoke against. Jeff Tyndall made a comment.

Embrea McLaughlin spoke against.

Bill Kimbrough asked Mr. Tyndall a question.

The Public hearing was closed.

Mr. Tyndall answered Mr. Kimbrough's question.

Jeff Henley made a motion for approval, seconded by Mr. Kimbrough. All others voted in favor and motion passed.

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17. CASE NUMBER: **AB - 4 - 2024** OWNER(S): **Montgomery County Highway Dept**
REQUEST: **Partial Public Right of Way Abandonment of Underwood Rd.**
LOCATION: **A portion of Underwood Rd, approximately .52 miles.**
TAX MAP(S): **151** PARCEL #(S): **053.03 053.01**
REASON FOR REQUEST:
CO. COMM. DISTRICT: **6** CITY COUNCIL WARD: NUMBER OF ACRES: **+/-**
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **20**
ZONING:
OF UNITS: **+/-** SQ FOOTAGE: **+/-**

Brad Parker presented the case.

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

Richard Swift opened the public hearing.

No one spoke in favor.

Michelle Wumboldt spoke against and asked for a deferment.

Jeff Tyndall asked a question. Michelle answered.

Jeff asked an additional question which Michelle answered.

Brad Parker asked a question, which Michelle answered.

The Public hearing was closed.

Eric Huneycutt made a motion for deferral, seconded by Jeff Henley. All others voted in favor. Motion was approved for deferral.

**18. CASE NUMBER: AB - 5 - 2024 OWNER(S): Montgomery County Highway Dept
REQUEST: Partial Right of Way Abandonment of Bales Rd.
LOCATION: A portion of Bales Rd, approximately .29 miles.
TAX MAP(S): 151 PARCEL #(S): 056.01 056.00
REASON FOR REQUEST:
CO. COMM. DISTRICT: 6 CITY COUNCIL WARD: NUMBER OF ACRES: +/-
GROWTH PLAN AREA: RA CIVIL DISTRICT : 20
ZONING:
OF UNITS: +/- SQ FOOTAGE: +/-**

Brad Parker presented the case.

STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS

NONE

Richard Swift opened the public hearing.

No one spoke in favor.

No one spoke against.

The Public hearing was closed.

Charlie Patterson made a motion for approval, Bill Kimbrough seconded. All others voted in favor and the motion passed.

VI. OTHER BUSINESS:

B. Profit and Loss Statement presented by Jeffrey Tyndall.

Jeff Henley made a motion for approval, seconded by Bill Kimbrough.

All others voted in favor.

Motion passed.

C. Approval of 2025 Calendar presented by Jeff Tyndall.

Jeff Henley made a motion for approval, seconded by Stacey Streetman.

All others voted in favor.

Motion passed.

D. Consider Initiating a Zoning Change to the Properties in Option "C" as presented by the CDRB for the H-1 Historic Overlay presented by Jeff Tyndall.

Richard Swift asked a question, answered by Jeff Tyndall.

Charlie Patterson made a motion to approve, seconded by Bill Kimbrough.

Eric Huneycutt voted against, all others voted in favor. Initiation approved.

E. Review and Adopt Updated Purchasing Procedures presented by Jeff Tyndall.

Valerie Guzman made a motion to approve, seconded by Stacey Streetman.

All others voted in favor, motion passed.

VI. PUBLIC COMMENT PERIOD:

For Items Not on the Agenda

Richard Swift opened the Public Comment period.

No one spoke.

The Public comment period closed.

Richard Swift made a motion to adjourn the meeting. Multiple seconds. All others voted in favor.

Meeting was adjourned at 4:35 p.m.

ATTEST:



Chairman Signature/ Date