



# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MEETING MINUTES

**Date: November 26, 2024**

**Time: 2:00 PM**

## **Members Present**

Richard Swift  
Stacey Streetman  
Eric Huneycutt  
Joe Smith  
Michael Long  
Charlie Patterson  
Jeff Henley

## **Others Present**

Jeffrey Tyndall, Director of Planning  
John Spainhoward, Deputy Director  
Brad Parker, Senior Planner  
Daniel Morris, GIS Manager  
Samuel McCanna, Planner  
Drew Sturdivant, Administrative Assistant

Joe Green, CSD  
Ben Browder, CGW  
Chris Cowan, CSD  
David Smith, CSD  
Tim Benson, CGW  
Mike Reed, CFR  
Alex Morris, Mo Co. Hwy

Meeting called to order at 2:15 pm

### **Approval of Minutes**

Jeff Henley made a motion to approve the minutes from the 10/29/2024 meeting, seconded by Michael Long. All others voted in favor. Minutes were approved.

### **Announcements/Deferrals**

Jeffrey Tyndall gave the dates for the city council meetings, public hearing, and the next RPC meeting.

He also announced the site plan and subdivision deadlines for December.

Mr. Tyndall read the deferrals for the meeting: Z-3-2024, ZO-04-2024, CZ-8-2024, SR-44-2024, SR-63-2024, AB-6-2024, and DDR-14 with SR-37-2024 being withdrawn as well as CZ-7-2024 which was requested as a deferral until February.

Joe Smith made a motion to approve deferrals, seconded by Stacey Streetman. All others voted in favor, deferrals were approved.

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CITY ZONING CASES:

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1. **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**

**Sam McCanna presented**

**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 designated as Urban Core future land use and the C-2 General Commercial District aligns with the Urban Core designation as it will permit the opportunity for increased residential density & mixed use potential, both of which are goals for the Urban Core Planning Area.**

**The C-2 General Commercial District request is an appropriate extension of the established node of C-2 zoning.**

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

**Richard Swift opened public hearing.**

**Ren Baggett spoke for the case.**

**No one spoke against the case.**

**Public hearing was closed.**

**Michael Long made a motion for approval based on its consistency with the overall goals and objectives of Clarksville-Montgomery County Comprehensive Plan. Seconded by Joe Smith. All others voted in favor. Motion passed.**

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2. **CASE NUMBER: Z - 45 - 2024 OWNER(S): David Brent Adkins**  
**REQUEST: R-1 - Single-Family Residential District to R-2A - Single-Family Residential District**  
**LOCATION: A tract of land fronting on the west frontage of Seven Mile Ferry north, West of the Old Seven Mile Ferry Rd. & Seven Mile Ferry Rd. North.**  
**TAX MAP(S): 079L PARCEL #(S): B 024.00 B 025.00**  
**REASON FOR REQUEST: Zone changes will improve affordable housing options in the area with estimated unattached single family 250-300K range for purchase and attached single family 12-1400/mo rental , 200K-240K purchase. R2-A and R-4 will buffer the existing C-2 to the south and R-1 to the north.**  
**CO. COMM. DISTRICT: 4 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 3.6 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 12**

**Sam McCanna presented**

**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. Residential density increases are appropriate in this future land use as you transition away from commercial/industrial corridors, such as the Ashland City Rd. corridor to the south of this property.**

**The adjoining C-2 General Commercial District to the south currently permits multi-family residential use.**

**Varying topography encumbers portions of this request.**

**Richard Swift opened the Public Hearing.**

**Brent Adkins spoke for the case.**

**Darrell Pater, Glen Eaton, Don Casner spoke against the case.**

**Brent Adkins rebutted.**

**Public hearing closed.**

**Stacey Streetman made a motion for approval based on its consistency with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan. Motion failed for a lack of a second.**

**Joe Smith asked a question to David Smith, Clarksville Street Department.**

**David Smith responded.**

**Joe Smith asked David Smith a follow up question.**

**David Smith answered.**

**Joe Smith asked an additional question to David Smith.**

**David Smith answered.**

**Joe Smith made a motion for approval based on its consistency with the overall goals and objectives of the Clarksville-Montgomery County Comprehensive Plan. Stacey Streetman seconded the motion. Michael Long, Eric Huneycutt, Jeff Henley, Charlie Patterson voted against. Motion failed 2-4.**

**Charlie Patterson made a motion for disapproval based on the information from Clarksville Street Department's representative and other derogatory comments that were made concerning the street's safety which Eric Huneycutt seconded. Joe Smith**

and Stacey Streetman voted against. Motion passed for disapproval with a vote 4-2.

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3. CASE NUMBER: Z - 46 - 2024 OWNER(S): Judy Clayton  
REQUEST: R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District  
LOCATION: A parcel of land fronting on the west frontage of Pea Ridge Rd., 500 +/- feet north of the 101st Airborne Division Pkwy. & Pea Ridge Rd. intersection.  
TAX MAP(S): 041 PARCEL #(S): 008.00  
REASON FOR REQUEST: We wish to have our property rezoned to C-5 to allow for the sale of our property.  
CO. COMM. DISTRICT: 14 CITY COUNCIL WARD: 9 NUMBER OF ACRES: 2.03 +/-  
GROWTH PLAN AREA: CITY CIVIL DISTRICT : 6

Sam McCanna presented.

STAFF RECOMMENDATION: 1 Month Deferral

Awaiting Traffic Assessment comments from the Clarksville Street Dept.

Richard Swift opened the public hearing.

Mark Holleman spoke in favor of the case.

Jeff Tyndall asked Mark Holleman a question, which he responded to.

No one spoke against the case.

Public hearing was closed.

Stacey Streetman made a motion for a one month deferral. Joe Smith seconded.

All others voted for. Motion passed for a one month deferral.

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**CITY ZONING CASES:**

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4. CASE NUMBER: **ZO - 3 - 2024** APPLICANT: **Regional Planning Commission**  
REQUEST:  
REASON FOR REQUEST: **Modify language for building around communications towers in the fall zones. Add similar language from Permitted with Conditions to under Site Plan Review.**

**STAFF RECOMMENDATION: DEFERRED**

The purpose of this zoning text amendment is to clear confusion with the current zoning ordinance in the placement of where the fall zone is enforced. This will allow a fall zone to be enforced in areas even when a fall zone easement was not provided.

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5. **CASE NUMBER: ZO - 4 - 2024 APPLICANT: Regional Planning Commission**  
**REQUEST:**  
**REASON FOR REQUEST: Amend Digital Message Board Language and Lighting Regulations and Update Madison Street Overlay Signage Regulations Accordingly**

**STAFF RECOMMENDATION: DEFERRED**

Digital Message Boards currently have no regulation within the city except size and location on a property.

Digital Message Boards are effective at displaying a message when utilized properly, but when not utilized in a safe manner can become a distraction to drivers (brightness, quickness of messages, moving images, etc.)

Madison Street Corridor has long denied the ability of properties to have Digital Message Boards but with the amount of grandfathered Digital Message Boards and recent new ones it is time the regulations were adjusted.

Neither the city code or zoning ordinance regulate property lighting and there are several places in the community with light pollution in the public right of way or neighboring properties.

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**COUNTY ZONING CASES:**

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6. 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**

**STAFF RECOMMENDATION: DEFERRED**

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

The adopted Land Use Opinion Map indicates the property as Neighborhood Commercial. The current O-1 Office District aligns with the Neighborhood Commercial designation. The Neighborhood Commercial designation is intended to support residential development with a focus on pedestrian access.

The proposed C-2 General Commercial District permits uses that do not align with Neighborhood Commercial designation and may have a negative impact on the character of the area.

The applicant's statement of use indicates plans for Commercial/Warehouse space. This use does not align with the Neighborhood Commercial designation & is contrary to the designation's focus on neighborhood supportive uses with a focus on pedestrian access. No adverse environmental issues have been identified as part of this request.

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7. CASE NUMBER: **CZ - 08 - 2024** OWNER(S): **Green Tennessee Community Property Trust**  
REQUEST: **AG - Agricultural District to E-1 - Single-Family Estate District**  
LOCATION: **Multiple tracts of land fronting on the west frontage of Lake Rd., west of the northern intersection Lake Rd. & Jim Taylor Rd.**  
TAX MAP(S): **069** PARCEL #(S): **002.01 003.00**  
REASON FOR REQUEST: **Requested re-zoning is to allow residential subdivision.**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **208.38 +/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **8**

**STAFF RECOMMENDATION: DEFERRED**

**Awaiting update from the Woodlawn Utility District relative to water availability & Final comments form the Montgomery County Highway Dept. relative to the requested traffic assessment.**



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**SUBDIVISION(S) CASES:**

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8. CASE NUMBER: **S - 72 - 2024** OWNER(S): **3Tucksproperties, LP**  
REQUEST: **Preliminary Plat Approval of Longview Ridge Section 3 Cluster**  
LOCATION: **Terminus of Daniel Johnson Way, extended to Red River.**  
TAX MAP(S): **064** PARCEL #(S): **013.09**  
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **62.586 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **11**  
ZONING: **R-1 - Single-Family Residential District**  
# OF LOTS: **71 +/-**

**Brad Parker presented the case into the consent agenda.**

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

- 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 from the Clarksville Street Department of a traffic assessment.**
- 3. Approval of all utility plans by the City Engineer's Office or Utility District Official.**

**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 Michael Long. Stacey Streetman voted against. All others voted in favor. Motion passes for approval with a vote of 5-1.**

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9. CASE NUMBER: **S - 80 - 2024** OWNER(S): **Ross Farms Development, LLC**  
REQUEST: **Revised Preliminary Plat Approval of Ross Farms (Cluster)**  
LOCATION: **South of Dunbar Cave Rd. and west of Powell Rd, south of Moray Ln.**  
TAX MAP(S): **057** PARCEL #(S): **132.00**  
CO. COMM. DISTRICT: **2** CITY COUNCIL WARD: **10** NUMBER OF ACRES: **98.74 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 6**  
ZONING: **R-1 - Single-Family Residential District**  
# OF LOTS: **324 +/-**

**Brad Parker presented.**

**STAFF RECOMMENDATION: This plan meets minimum subdivision requirements**

**If approved, the following conditions should be added:**

- 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.**

**Previously approved condition:**

**As shown on the Preliminary plat, only Phases 1 & 2 (582 lots maximum) can be approved for Final plat approval by the Montgomery County Regional Planning Commission prior to the completion of the Rossvie Road Improvement/Dunbar Cave Realignment Project (Phase 2). Subsequently, Phase 3 Final plat cannot be approved by the Planning Commission and have building permits released until the completion of the Rossvie Road Improvement/Dunbar Cave Realignment Project (Phase 2).**

**Jeff Tyndall made a comment.**

**Stacey Streetman made a comment.**

**Jeff Tyndall responded to Stacey Streetman.**

**David Smith responded to Stacey Streetman.**

**Jeff Tyndall asked David Smith a question.**

**David Smith answered.**

**Stacey Streetman made a comment.**

**Richard Swift opened the public hearing.**

**Vernon Weakley spoke in favor of the case.**

**Richard Swift asked a question to Mr. Weakley which he answered.**

**Michael Long asked Jeff Tyndall a question**

**No one spoke against the case.**

**Public hearing was closed.**

**Jeff Tyndall answered Michael Long's question.**

**Richard Swift made a comment.**

**Jeff Henley asked David Smith a question.**

**David Smith answered.**

**Jeff Henley asked David Smith a question.**

**David Smith responded.**

**Jeff Henley asked David Smith a question.**

**David Smith answered.**

**Jeff Henley asked a follow-up question to David Smith.**

**David Smith answered.**

**Stacey Streetman made a motion for an amendment.**

**Jeff Tyndall asked for further clarification from Streetman.**

**Stacey Streetman made a motion for conditional approval**

- 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.**
- 4. Phase 3 Final plat cannot be approved by the Planning Commission and have building permits released until the completion of the Rossvie Road Improvement/Dunbar Cave Realignment Project (Phase 2).**

**Charlie Patterson seconded the motion. All others voted in favor but Jeff Henley who voted against. Motion passes 5-1 for conditional approval.**

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**SITE REVIEW(S) CASES:**

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10. CASE NUMBER: **SR - 37 - 2024** OWNER(S): **Casey's General Stores Inc**  
DEVELOPMENT: **Casey's General Store**  
LOCATION: **SW corner of Tiny Town Rd & Tobacco Rd**  
TAX MAP(S): **006** PARCEL #(S): **056.04**  
PROPOSED USE: **Casey's General Store - Convenience Store**  
CO. COMM. DISTRICT: **12** CITY COUNCIL WARD: **1** NUMBER OF ACRES: **2.59 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **3**  
ZONING: **C-2 - General Commercial District**  
# OF UNITS: **1 +/-** SQ FOOTAGE: **3219 +/-**

**STAFF RECOMMENDATION: WITHDRAWN**

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**11. CASE NUMBER: SR - 44 - 2024 OWNER(S): Kevin Strangman - Altra Federal Credit Union**  
**DEVELOPMENT: Altra Credit Union**  
**LOCATION: 2280 Madison St**  
**Clarksville, TN 37043**  
**TAX MAP(S): 081H PARCEL #(S): B 003.00**  
**PROPOSED USE: Bank**  
**CO. COMM. DISTRICT: 21 CITY COUNCIL WARD: 7 NUMBER OF ACRES: 1.26 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 11**  
**ZONING: C-5 - Highway & Arterial Commercial District**  
**# OF UNITS: 1 +/- SQ FOOTAGE: 6967 +/-**

**STAFF RECOMMENDATION: DEFERRED**

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12. CASE NUMBER: **SR - 59 - 2024** OWNER(S): **Saul Martinez**  
DEVELOPMENT: **Rinconcito's Mexican Grill**  
LOCATION: **1605 Ft. Campbell Blvd**  
TAX MAP(S): **043B** PARCEL #(S): **A 013.00**  
PROPOSED USE: **Restaurant**  
CO. COMM. DISTRICT: **16** CITY COUNCIL WARD: **4** NUMBER OF ACRES: **0.54 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 3**  
ZONING: **C-5 - Highway & Arterial Commercial District**  
# OF UNITS: **1 +/-** SQ FOOTAGE: **1800 +/-**

**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. Meet CDE requirements to include the overhead service line traversing the property powering a device on the pole adjacent to the Ft. Campbell Blvd entrance must be relocated by CDE Lightband, per CDE Lightband's design, at full cost to the Developer.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Eric Huneycutt made a motion for approval, seconded by Michael Long. All others voted in favor. Motion was approved on consent agenda.**

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**13. CASE NUMBER: SR - 62 - 2024 OWNER(S): Brandon Shreves**  
**DEVELOPMENT: Marriott Studio Res Clarksville**  
**LOCATION: On Kennedy Ln, west of I-24 southbound exit lane, south of Heatherwood Trace**  
**TAX MAP(S): 033 PARCEL #(S): 001.02**  
**PROPOSED USE: Hotel**  
**CO. COMM. DISTRICT: 19 CITY COUNCIL WARD: 12 NUMBER OF ACRES: 2.63 +/-**  
**GROWTH PLAN AREA: CITY CIVIL DISTRICT : 2**  
**ZONING: C-4 - Highway Interchange District**  
**# OF UNITS: 124 +/- SQ FOOTAGE: 55,556 +/-**

**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. Approved replat of the subject property.**

**David Smith made a comment.**

**Jeff Tyndall asked David Smith a question.**

**David Smith answered.**

**Jeff Tyndall asked a follow up question.**

**David Smith answered.**

**Jeff Henley asked David Smith a question.**

**David Smith answered.**

**Joe Smith asked David Smith a question.**

**Stacey Streetman asked David Smith a question.**

**David Smith answered.**

**Jeff Henley asked David Smith a question.**

**David Smith answered.**

**Richard Swift opened public hearing.**

**Stanley Ross spoke in favor of the case.**

**Derek Shepherd, Kenneth Pointe, and Karrie Lovato spoke against the case.**

**Joe Smith asked Karrie Lovato a question.**

**Karrie Lovato answered.**

**Stanley Ross rebuttled.**

**Stacey Streetman made a motion for a one month deferral, seconded by Michael Long. All others voted in favor. Motion passed for a one month deferral.**

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14. CASE NUMBER: **SR - 63 - 2024** OWNER(S): **Church of Christ Riverside Dr David Brown**  
DEVELOPMENT: **Church of Christ Riverside Dr**  
LOCATION: **708-782 N. 2nd St.**  
TAX MAP(S): **0550** PARCEL #(S): **C 001.00 C 018.00**  
PROPOSED USE: **Church Sanctuary and Offices**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **1.11 +/-**  
GROWTH PLAN AREA: **CITY CIVIL DISTRICT : 12**  
ZONING: **R-2 - Single-Family Residential District**  
# OF UNITS: **+/-** SQ FOOTAGE: **3,800 +/-**

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

- CDRB approval is needed regarding demolition proposals prior to consideration of the site plan.
- Parking area layout and articulation of pedestrian pathing to be revised.
- Access management requirements can be addressed during this period as well.



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15. CASE NUMBER: **SR - 64 - 2024** OWNER(S): **Allen Moser**  
DEVELOPMENT: **Franklin Row**  
LOCATION: **603 & 607 Franklin St**  
TAX MAP(S): **066F** PARCEL #(S): **E 034.00**  
PROPOSED USE: **Multifamily**  
CO. COMM. DISTRICT: **5** CITY COUNCIL WARD: **6** NUMBER OF ACRES: **0.24 +/-**  
GROWTH PLAN AREA: **CITY** CIVIL DISTRICT : **12**  
ZONING: **CBD - Central Business District**  
# OF UNITS: **6 +/-** SQ FOOTAGE: **+/-**

**Brad Parker presented 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 (with special attention to the 100 year floodplain) by the City Street Department, to include road and sidewalk improvements as required.**
- 3. Approval of elevations by the Common Design Review Board.**

**Richard Swift opened public hearing.**

**No one spoke in favor.**

**No one spoke against.**

**The public hearing was closed.**

**Eric Huneycutt made a motion for approval, seconded by Michael Long. All others voted in favor. Motion was approved on consent agenda.**

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**ABANDONMENT(S) CASES:**

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16. 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: **AG - Agricultural District**  
# OF UNITS: **+/-** SQ FOOTAGE: **+/-**

Jeff Tyndall presented the case.

**STAFF RECOMMENDATION: APPROVAL, NO CONDITIONS**

Richard Swift opened the public hearing.

No one spoke in favor.

No one spoke against.

Eric Huneycutt asked Alex Morris a question.

Alexis Morris answered.

Stacey Streetman asked Alex Morris a question.

Alex Morris answered.

Eric Huneycutt made a motion for approval, seconded by Stacey Streetman.

All others voted in favor, motion passed for approval.

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17. CASE NUMBER: **AB - 6 - 2024** OWNER(S): **Montgomery County Highway Dept**  
REQUEST: **Partial Right of Way Abandonment of Happy Hills Acres Rd**  
LOCATION: **2193 Happy Hills Acres**  
TAX MAP(S): **076** PARCEL #(S): **002.00**  
REASON FOR REQUEST: **.58 miles to be abandoned**  
CO. COMM. DISTRICT: **7** CITY COUNCIL WARD: NUMBER OF ACRES: **+/-**  
GROWTH PLAN AREA: **RA** CIVIL DISTRICT : **9**  
ZONING: **AG - Agricultural District**  
# OF UNITS: **+/-** SQ FOOTAGE: **+/-**

**STAFF RECOMMENDATION: DEFERRED**

**VI. OTHER BUSINESS:**

- A. Appeal of a CRB Decision for DDR-14-2024 \*DEFERRED\***
- B. Monthly Profit and Loss Statement**

Jeff Henley made a motion for approval, seconded by Joe Smith. All others voted in favor. Motion passed.

**VI. PUBLIC COMMENT PERIOD:**

*For Items Not on the Agenda*

Richard Swift opened the public comment period.  
Allen Moser asked a question.  
Jeffrey Tyndall asked a question.  
Allen Moser made a comment.  
Jeffrey Tyndall made a comment.  
Allen Moser made a comment.  
Public Comment period was closed.

Eric Huneycutt made a motion to adjourn the meeting. Multiple seconds. All others voted in favor.

Meeting was adjourned at 3:43 PM.

ATTEST:  \_\_\_\_\_  
Chairman Signature / Date