



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION MINUTES

Date: March 28, 2023

Time: 2:00 PM

Members Present

Richard Swift, Chairman

Thom Spigner, Vice Chairman

Valerie Guzman

Bill Kimbrough

Stacey Streetman

Joe Smith

Michael Long

Maria Jimenez

Eric Huneycutt

Others Present

Jeff Tyndall, Director of Planning

John Spainhoward, Deputy Director/Zoning Coordinator

Ruth Russell, Site Review/ Address Manager

Brent Clemmons, Design Review Coordinator

Brad Parker, Subdivision Coordinator

Ruth Russell, Site Review/ Address Manager

LaDonna Marshall, Office Manager

Daniel Morris, GIS Planner

Sarah Cook, Long Range Planner

Jackey Jones, Administrative Support

Jeff Bryant/Alex Morris, Montgomery County Highway Dept.

Mark Riggins, Clarksville Gas and Water, Street Dept.

Mr. Swift called the meeting to order at 2:01 PM.

Pledge of Allegiance.

Approval of Minutes

Mr. Swift asked for a motion for approval of the minutes from February 21, 2023 meeting. Mrs. Streetman moved to recommend approval. The motion was seconded by Mrs. Guzman and carried unanimously.

Announcements/Deferrals

Mr. Tyndall announced that Z-14-2023 was withdrawn and the deferrals of CZ-23-2023, S-117-2022, and SR-3-2023.

Mrs. Streetman made the motion to approve deferrals and Mr. Kimbrough seconded. All others were in favor and motion passed.

Mr. Swift went over the procedure for addressing The Regional Planning Commission and following applicable cases through the process.

City Zoning Cases

CASE NUMBER: Z-16-2023 APPLICANT(S): Luke Baggett AGENT: Syd Hedrick

REQUEST: R-2 Single-Family Residential District to R-6 Single-Family Residential District

LOCATION: Property fronting on the west frontage of Davis Dr., southwest of the Davis Dr. & Willow Hts. intersection.

TAX MAP: 065P PARCEL: G 013.00

REASON FOR REQUEST: We are asking for R-6 because the R-6 zone was created to spur infill development. Our intentions are to build no more than 3 single-family homes that will be priced within a range acceptable to encourage home ownership with first time home buyers and young professionals.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential Zoning is not out of character with the surrounding development pattern.
3. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services are in the area. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.
4. No adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated there were no formal public comments as of 03/27/2023 4:30 PM.

Syd Hedrick spoke in favor of the case.

Mr. Kimbrough made the motion for approval stating it is consistent with the adopted Land Use Plan. Mr. Long seconded. All others were in favor. Motion for approval passed.

CASE NUMBER: Z-17-2023 APPLICANT: Wyatt Chittenden

REQUEST: R-3 Three Family Residential District to R-6 Single-Family Residential District

LOCATION: A parcel fronting on the north frontage of Dodd St. 115 +/- feet east of the Reynolds St. & Dodd St. intersection.

TAX MAP(S): 066E PARCEL #: E 009.00 ACREAGE: 0.21 +/-

REASON FOR REQUEST: Would like to tear down existing single-family home on the R-3 lot and subdivide it into two R-6 lots to provide more single-family homes to an infill district that will allow more housing opportunities and choices, as well as enhance the areas unique identity and development potential.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-6 Single Family Residential Zoning is not out of character with the surrounding development pattern.
3. Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services are in the area. The adopted Land Use Plan indicates that it is encouraged to maintain a desirable mixture of housing types. Sidewalks are required as part of the R-6 Zoning Classification.
4. No adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 03/27/2023 there had been no formal public comments.

Public hearing held, no speakers.

Mr. Long made the motion for approval based on staff recommendation. Mr. Smith seconded and all others were in favor. Motion for approval passed.

CASE NUMBER: Z-18-2023 APPLICANT: Dunbar Development LLC

REQUEST: AG Agricultural District to C-2 General Commercial District

LOCATION: Property fronting on the south frontage of Needmore Rd. south of the Needmore Rd. & Centerstone Cir. intersection.

TAX MAP(S): 031 PARCEL #: 051.00 ACREAGE: 0.87 +/-

REASON FOR REQUEST: None given

Mr. Spainhoward read the case and gave the staff recommendations:

DISAPPROVAL

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

2. It does not appear to be an appropriate location to introduce a new C-2 General Commercial District, as this parcel is outside the established commercial node that currently exists south of the Needmore Rd. & Whitfield Rd. intersection.
3. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 03/27/2023 there had been no formal public comments.

Houston Smith spoke in favor of the case.

Heather Kabbes spoke in opposition of the case.

Mrs. Jimenez made the motion for disapproval stating that based on the proposed zoning request is inconsistent with the adopted Land Use Plan. Mr. Spigner seconded. All others were in favor. Motion for disapproval passed.

CASE NUMBER: Z-19-2023 APPLICANT(S): Raul Mugado Pedroza

REQUEST: RM-1 Single-Family Mobile Home Residential District to R-1A Single-Family Residential District

LOCATION: A parcel fronting on the east frontage of Evans Rd., 240 +/- feet north of the Evans Rd. & Garrettsburg Rd. intersection.

TAX MAP(S): 044D PARCEL #: B 002.00 ACREAGE: 0.80 +/-

REASON FOR REQUEST: To remove existing double wide & construct a new single-family home & divide into two separate lots.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The R-1A Single Family Residential request does not alter the overall density of the property.
3. This request will permit the owner to replace a double wide mobile home with a conventional build home.
4. Adequate infrastructure will serve the site & no adverse environmental issues were identified relative to this request.

Mr. Spainhoward stated that as of 4:30 PM 03/27/2023 there had been no formal public comments.

Raul Mugado Pedroza Jr., translator for Paul Mugado Pedroza Sr., spoke in favor of the case.

Mrs. Streetman made the motion for approval stating that the proposed zoning request is consistent with the adopted Land Use Plan and the request does not alter the overall density of the property. Mr. Spigner seconded. All others were in favor and motion for approval passed.

CASE NUMBER: Z-20-2023 APPLICANT: Singletary Investments AGENT: Bert Singletary

REQUEST: C-5 Highway & Arterial Commercial District to PUD Planned Unit Development Residential District

LOCATION: A tract of land fronting on the east frontage of Pea Ridge Rd., east of the Sambar & Pea Ridge Rd. & Rutting Dr. & Pear Ridge Rd. intersections.

TAX MAP(S): 041 PARCEL #: 039.00(p/o) ACREAGE: 23.3 +/-

REASON FOR REQUEST: The proposed land use is described on the preliminary PUD plan and will provide mixed use between the commercial properties to the east and the single-family properties to the west.

Mr. Spainhoward read the case and gave the staff recommendations:

DEFER 1 MONTH

The RPC Staff has requested a 1-month deferral to finalize the review of the submitted PUD plan.

Hope Ashburn spoke in opposition of the case.

Glenn Kennedy spoke in opposition of the case.

Kevin Kennedy spoke in opposition of the case.

Mr. Kimbrough made the motion for a one-month deferral. There was discussion of the case among Commissioners and RPC staff. Mr. Spigner seconded. All others were in favor and motion for deferral passed.

CASE NUMBER: Z-21-2023 APPLICANT: J & N Enterprises

REQUEST: R-2 Single-Family Residential District to R-4 Multiple-Family Residential District

LOCATION: A portion of a tract south of I-24, North of Tiny Town Rd., east of Torrington Ln., west of the western terminus of Seagull Dr.

TAX MAP(S): 007 PARCEL #: 004.00(p/o) ACREAGE: 45.70 +/-

REASON FOR REQUEST: None given.

Mr. Spainhoward read the case and gave the staff recommendations:

DEFER 1 MONTH

1. Awaiting submittal of the required Traffic Assessment to Clarksville Street Dept.

Public hearing held, no speakers.

Mr. Spigner made the motion the motion to defer for one month. Mrs. Streetman seconded. All others were in favor and motion for deferral passed.

County Zoning Cases

CASE NUMBER: CZ-2-2023 APPLICANT(S): Reda Home Builders, Inc.

REQUEST: AG Agricultural District to R-1 Single-Family Residential District

LOCATION: A tract without road frontage located east of Reda Dr., north of Morning Star Dr. & west of

Dotsonville Rd.

TAX MAP(S): 068 PARCEL #: 097.03 ACREAGE:11.01 +/-

REASON FOR REQUEST: To match surrounding zoning.

Mr. Spainhoward read the case and gave the staff recommendations:

DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. This zoning request lies within the State Route (SR) 374 right-of-way as shown by the Tennessee Department of Transportation (TDOT) and the approved and adopted Clarksville Metropolitan Planning Area / 2045 Metropolitan Transportation Plan.
3. A Transportation Goal of the adopted Land Use Plan is to enhance & maintain an efficient and safe highway & street network.
4. It would be inappropriate to encourage additional density or more intense uses within a known future State Route ROW corridor.
5. Woodlawn Utility District has stated that they have put a hold on developments (within their service boundaries) until they have completed a study on their infrastructure.

Mark Olson on behalf of applicant stated that his client is asking for a one-month deferral.

Mrs. Streetman made the motion for a one-month deferral and Mr. Kimbrough seconded. All others were in favor and motion for deferral passed.

CASE NUMBER: CZ-4-2023 APPLICANT: Real Life Church AGENT: Tim Nussbaumer

REQUEST: AG Agricultural District to C-2 General Commercial District

LOCATION: A tract of land fronting on the north frontage of Sango Rd. 315+/- feet west of the Sango Rd. & Sheas Way intersection.

TAX MAP(S): 082 PARCEL #: 046.00 ACREAGE: 9.91 +/-

REASON FOR REQUEST: To provide a leasable area for coffee shop and fitness center within the proposed Real Life Church Building.

Mr. Spainhoward read the case and gave the staff recommendations:

DISAPPROVAL

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The request is not an ideal location for commercial development & is out of character of the residential area.
3. This request encompasses 9.9 +/- acres of C-2 General Commercial. In addition to the request being at a location not recommended for commercial development, the request is excessive and beyond the needs for this area.
4. No adverse environmental issues have been identified as part of this request.

Mr. Spainhoward stated that an email is in Commissioners packet for formal public comments.

Freddy Wyatt Jr. spoke in favor of the case.

John Matos spoke in opposition of the case.

Jennifer Harper spoke in opposition of the case.

Freddy Wyatt Jr. spoke in rebuttal of the case.

Alex Morris, Montgomery County Highway Department came forward to answer Commissioners questions in regards to the case.

Mr. Kimbrough made the motion for disapproval stating the C-2 Commercial development is out of character with the residential area. Mr. Smith Seconded. Vote was 5-3 in favor of disapproval. Motion for disapproval passed.

CASE NUMBER: CZ-5-2023 APPLICANT: Masonic Lodge Burning Bush #224 AGENT: John L Johnson, Sr.

REQUEST: R-3 Three Family Residential District to C-1 Neighborhood Commercial District

LOCATION: Property located at the southwest corner of Guthrie Rd. & Osben Rd.

TAX MAP(S): 011G PARCEL #: B 017.00 ACREAGE: 1.06 +/-

REASON FOR REQUEST: This property zoned commercial for years housed a market and barber shop. It reverted back to R-3 because these businesses closed several years ago. The request for zone change is so it can be used as a take-out catfish business.

Mr. Spainhoward read the case and gave the staff recommendations:

APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. This request will bring an existing commercial structure in compliance from a "permitted use" standpoint.
3. Request is an extension of an established C-1 Neighborhood Commercial District. A Transportation Goal of the adopted Land Use Plan is to enhance & maintain an efficient and safe highway & street network.

Mr. Spainhoward stated that as of 4:30 PM 03/27/2023 there have been no formal public comments.

John Johnson spoke in favor of the case.

Mr. Smith made the motion for approval of the case stating that it is consistent with the adopted Land Use Plan. Motion was seconded by Mrs. Guzman. All others were in favor. Motion for approval passed.

SUBDIVISION CASES:

SUBDIVISION VARIANCES:

CASE NUMBER: V-1-2023

Corresponding Subdivision Case: Birchwood Section 5 S-7-2023

Variances requested:

The applicant is requesting a variance from the Subdivision Regulations.

1. Section 4.1.9. Subsection 1. (portion of) and Table 4.1 "The length of a cul-de-sac, measured from the centerline of the intersecting street, road or permanent easement to the center of the turnaround, shall not be shorter than 150 feet or longer than indicated in Table 4.1" Table 4.1 indicates a maximum length of "750 feet". "For cul-de-sacs 1,000 feet or longer a permanent intermediate turnaround located between at or near the midway point with a right-of-way radius of not less than fifty (50) feet and a pavement radius of not less than forty-five (45) feet. The request is to allow the Proposed Scott Drive extension to be approximately 1,091 feet in length and to not provide an intermediate turnaround.

Mr. Parker presented the variance requests case.

Cal Burchett spoke in favor of the case.

Mr. Kimbrough made the motion to approve the variance. Mr. Smith seconded. All others were in favor and motion for approval passed.

Mr. Parker presented the consent agenda

CASE NUMBER: S-113-2022 Applicant: FWJR Development Partners

Request: Preliminary Plat Approval of Gateway Park 2 (Row Dedication)

Location: South of Guthrie Highway, east of Alfred Thun Road, east of and adjacent to the current terminus of Stacy Johnson Boulevard.

MAP: 033 PARCEL: 005.01 ACREAGE: 32.64 +/- # OF LOTS: 0 +/- ZONING: C-5 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

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.

CASE NUMBER: S-6-2023 Applicant: Bhavna Patel

Request: Preliminary Plat Approval of Blue Sky C-Project

Location: North of and adjacent to Rossvie Road, east of and adjacent to Kirkwood Road, approximately 1,100 feet north of the intersection of the Rossvie Road and Kirkwood Road.

MAP: 039 PARCEL: 011.00 ACREAGE: 120.59 +/- # OF LOTS: 372 +/- ZONING: R-1A GROWTH PLAN: UGB

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 by the County Building and Codes Department of all drainage, grading, water quality and erosion control plans. No grading, excavating, stripping, filling or other disturbance of the natural ground cover shall take place prior to the issuance of a grading and/or water quality permit
3. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begins.
4. Approval by the Tennessee Department of Transportation (TDOT) for a highway connection permit to SR 237.
5. Phases 2 & 3 cannot receive final plat approval until such time that right-of-way and easements have been acquired by Montgomery County for the Rossview Road widening project, OR after December 31, 2026, whichever comes first.

CASE NUMBER: S-7-2023 APPLICANT: PROGRESS PROPERTIES

Request: Preliminary Plat Approval of Birchwood Section 5

Location: South of Tiny Town Road, West of Outlaw Field, north of and adjacent to Scott Drive and Burch Road.

MAP: 006I PARCEL: E 013.00 ACREAGE: 11.62 +/- # OF LOTS: 41 +/- ZONING: R-2A GROWTH PLAN: CITY

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

1. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begin.
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.

CASE NUMBER: S-8-2023 APPLICANT: Chris Blackwell

Request: Preliminary Plat Approval of Martin Street Villas

Location: South of Crossland Ave., east of and adjacent to Martin Street (Current Property Address is 925 Martin Street).

MAP: 079C PARCEL: C 043.00 ACREAGE: 4.20 +/- # OF LOTS: 32 +/- ZONING: R-6 GROWTH PLAN: CITY

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

1. Approval by the City Engineer's Office or the Utility District and the State Department of Environment and Conservation of all utility plans before construction of utilities begin.
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.

With there being no further discussion Mr. Kimbrough made the motion to approve the consent agenda and Mr. Smith seconded. All others were in favor and motion passed.

CASE NUMBER: S-89-2022 APPLICANT: Agent Trust Company

Executor of The Estate of Jack G. Miller / Jack Rudolph

REQUEST: Preliminary Plat Approval of Red River Ridge (Cluster)

LOCATION: North of and adjacent to Memorial Drive, south of the Red River, east of and adjacent to Little Barn Drive and Woodmeadow Drive.

MAP: 064 PARCEL: 020.00, 014.00(p/o) ACREAGE: 233.45 +/- # OF LOTS: 337+/- ZONING: R-1 GROWTH PLAN: CITY

STAFF RECOMMENDATION: PRELIMINARY PLAT APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

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.

Casey Keister of Meritage Homes spoke in favor of the case.

Jeff Bibb representing the Rudolphtown Home Owners Association Board of Directors spoke in opposition of the case.

Kyle Gardner spoke in opposition of the case.

Chris Bolin spoke in opposition of the case.

Casey Keister spoke in rebuttal.

The Commissioners asked numerous questions of the traffic study, connections of roadways and phasing. Casey Keister, Chris Goodman and Todd Serbent (KCI Technologies) answered the numerous questions.

Jerome Henderson, Joe Green and Chris Cowan answered questions in regards to City Street Department comments.

Mr. Spigner made the motion for approval of the case. Mr. Smith seconded.

Mrs. Streetman made a motion for an amendment to the motion to change the phasing for Phase 3 to become Phase 1 and for Phase 1 to become Phase 3 due to the necessity for the connection with Memorial Extension to occur first to allow for the traffic to facilitate through there, based on the information even provided in their own traffic study. Mr. Long seconded the amendment.

There was discussion among Commissioners regarding the amendment.

Amendment failed with two in favor.

Main motion for approval of case passed with vote of 6-2.

SITE REVIEW CASES:

Ms. Russell read through the consent agenda cases.

CASE NUMBER: SR-5-2023 APPLICANT: Reda Home Builders Inc. AGENT: Britt Little
DEVELOPMENT: Mann Circle Apartments PROPOSED USE: Townhouses/Multi-Family
LOCATION: Mann Circle Apartments MAP: 055H, J 008.00 and 009.00 ACREAGE: 3.29 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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. Subdivision plat completed.
4. Approval of a landscape plan.

CASE NUMBER: SR-9-2023 APPLICANT: Cumberland Electric Membership Corp
AGENT: Jimmy Bagwell
DEVELOPMENT: CEMC Clarksville Operations Campus PROPOSED USE: Office/ Maintenance Building
LOCATION: 1820 Ashland City Road MAP: 080P, A 015.00, 016.01 ACREAGE: 8.58 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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.
3. Approval of a landscape plan.

CASE NUMBER: SR-10-2023 APPLICANT: TWAS Properties AGENT: Alex Perry
DEVELOPMENT: Tidal Wave Auto Spa PROPOSED USE: Car Wash
LOCATION: 1768 Madison Street MAP: 065P, J 033.00, 034.00, 035.00 ACREAGE: 2.19 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the Office of the Chief Utility Engineer.
2. Approval of a Grading and Drainage plans by the City Street Department.
3. Approval by the Common Design Review Board.
4. Minor plat completed.

CASE NUMBER: SR-11-2023 APPLICANT: Centerstone Community Health Centers, Inc.
AGENT: Houston Smith DEVELOPMENT: Centerstone Clarksville PROPOSED USE: Health Center
LOCATION: 810 Greenwood Avenue MAP: 079C, C 039.00 ACREAGE: 5.33 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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.

CASE NUMBER: SR-13-2023 APPLICANT: Fulton Wilson AGENT: Desiree Hawkins
DEVELOPMENT: Fulton Wilson Construction PROPOSED USE: Warehouse and Office
LOCATION: 3275 Hwy 41A South MAP: 082, 171.00 ACREAGE: 1.33 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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 County Building and Codes Department.

CASE NUMBER: SR-14-2023 APPLICANT: Dunbar Developments, LLC AGENT: Houston Smith
DEVELOPMENT: 156 Excell Apartments PROPOSED USE: Apartment Complex
LOCATION: 156 Excell Road MAP: 081, 129.00 ACREAGE: 1.26 +/-

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

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.
3. Approval of a landscape buffer plan.

Mr. Kimbrough made the motion to approve the consent agenda. Mr. Smith seconded. All others were in favor and motion for approval passed.

CASE NUMBER: SR-12-2023 APPLICANT: VSRK Developer LLC AGENT: Cal Burchett
DEVELOPMENT: Rosaura Luxury Apartments PROPOSED USE: Multifamily
LOCATION: Needmore Road MAP: 032, 053.02 ACREAGE: 15.25

STAFF RECOMMENDATION: APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

1. Approval of all utility plans by the office of the Chief Utility Engineer.
2. Approval of all grading, drainage and water quality plans by the City Street Department, to include road and sidewalk improvements as required.
3. Approval from TVA.
4. Approval of a landscape plan.

Ms. Russell presented the case.

Cal McKay spoke in favor of the case.

Chris Cowan was called forward to answer Commissioners question as to the City Street Department comments.

Kenneth Larimer spoke in opposition of the case.

Cliff Adams spoke in opposition of the case.

Heather Kabbes spoke in opposition of the case.

Cal McKay spoke in rebuttal.

Mr. Smith made a motion to defer. Mr. Kimbrough seconded.

Mr. Smith withdrew his motion to defer and made a motion for approval. Mrs. Guzman seconded. Mr. Smith made a motion to amend that we not require the third lane and to instead make a condition that the land be donated to the City Street Department for future right-of-way in that area. Mr. Kimbrough seconded amendment and all were in favor. Motion for amendment passed.

All were in favor of main motion for case approval. Motion for approval passed.

OTHER BUSINESS:

A. Plan of Service for A-1-2023

Public hearing held, no speakers.

Mr. Kimbrough made a motion for approval. Mrs. Guzman seconded. All others were in favor and motion passed.

B. Subdivision Regulation Updates

Public hearing held, no speakers.

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

C. Adoption of the Red River Neighborhood Plan

Mr. Smith made the motion to approve the Red River Neighborhood Plan. Mr. Kimbrough seconded. All others were in favor and motion passed.

D. Initiate Zoning Ordinance Update to Implement the Red River Neighborhood Plan

Mr. Smith made the motion to initiate the zoning ordinance update to implement the Red River Neighborhood Plan. Mr. Spigner seconded. All others were in favor and motion passed.

E. Monthly Profit and Loss Statement

Mrs. Jimenez made the motion for approval. Mr. Smith seconded. All others were in favor and motion passed.

The meeting was adjourned at 4:53 PM.

ATTEST:



Chairman