

INFORMAL COMMISSION MEETING AGENDA

NOVEMBER 7, 2016

CALL TO ORDER - Mayor Durrett

CITIZENS TO ADDRESS THE COMMISSION

Sue Ellen Yates – Subdivision Storm Water System

PUBLIC HEARING REGARDING ZONING

CZ-18-2016: Application of Clinton Barger from R-1 to R-1A

CZ-19-2016: Application of Shannon Wilford from AG to E-1

CZ-20-2016: Application of William Witkowski from AG to AGC

CZ-21-2016: Application of Cecil Travis, Jr. from R-1 to C-5

CZ-22-2016: Application of Stones Manor Properties, LLC from AG to O-1

CLOSE PUBLIC HEARING

RESOLUTIONS

- 16-11-1:** Resolution of the Montgomery County Board of Commissioners Authorizing the Acceptance of Grant Funds from the Tennessee Department of Safety & Homeland Security, Tennessee Highway Safety Office
- 16-11-2:** Resolution to Accept Federal Grant Funds from the Bureau of Justice Assistance State Criminal Alien Assistance Program
- 16-11-3:** Resolution Amending the Budget to Include the 2016-2017 Contribution to the Regional Transportation Authority of Middle Tennessee

REPORTS

- 1.** Nominating Committee Nominations – Commissioner Robert Nichols, Chairman
- 2.** County Mayor Nominations and Appointments – Mayor Durrett

REPORTS FILED

1. Minutes from October 10, 2016
2. Driver Safety Report – July – September, 2016
3. Building & Codes Monthly Report
4. Projects Report

OLD BUSINESS

ANNOUNCEMENTS

1. You are invited to the Civic Plaza Groundbreaking on Tuesday, November 15, at 4:00 p.m. at the corner of Third and Main Streets. You should have an invitation on your desk. Please make plans to attend.
2. The Christmas Parade will be on December 3, beginning at 5:00 p.m. Once again, the Commissioners will have a float so please let Debbie Gentry know if you would like to ride. Your spouses and children are welcome!
3. County Offices are collecting non-perishable food items for Loaves and Fishes through November 18 to be served to those less fortunate during the holiday season. If you would like to donate, you can bring items to the Mayor's Office or any county office.
4. Reminder: The Sheriff's dinner for Commissioners will be next Monday beginning at 5:15 p.m. in the large conference room.

ADJOURN

Public Participation at County Commission Meetings
(Request to Appear before the Board of Commissioners)

This form must be completed and returned to the County Mayor at least 72 hours before the date of the informal monthly meeting at which you wish to speak. The informal monthly meeting is on the first Monday of each month at 6:00 p.m. unless that Monday is a holiday. If that occurs, the informal meeting will take place the following Tuesday.

Unless you are notified to the contrary, you will be placed on the agenda subject to the following rules:

1. Time limit of presentation will not exceed three (3) minutes.
2. Subject matter should be limited to issues, without reference to personalities.
3. Presentation will be in consonance with good taste and decorum befitting the occasion and dignity of the county commission meeting.
4. The chairman may interrupt or terminate a presentation when it is too lengthy, personally directed, abusive, obscene or irrelevant.
5. The chairman may limit the number of individuals who will be recognized to speak on one side of any given issue. The number of presentations to be made at any given county commission meeting may also be limited in the discretion of the chairman.
6. A brief outline of the presentation and its relationship to the business of the county commission must be included with this request form.

Name Sue Ellen Yates

Address 402 Glen Cove Dr.; Clarksville, TN

Telephone 931-358-5681

Subject Matter subdivision storm water system

Individual or organization (if any) you represent _____

Address _____

Signature Sue Ellen Yates Date 10/19/2016

Due to unusual circumstances surrounding a failing storm water conveyance system in my neighborhood, I have become keenly aware of the costs related to managing these systems, which I was previously unaware was a personal responsibility. I have also, over the last few weeks, become educated on increased regulations which govern storm water conveyance systems that have been implemented over time. Periodic reviews for improvement are always a good management tool in any process or procedure. My personal experience is an opportunity for the Commission to revisit/review the current policies on storm water management in our county, particularly because of the growth we have experienced over the last two decades coupled with current regulations.

Sue Ellen Yates

COUNTY ZONING ACTIONS

The following case(s) will be considered for final action at the formal session of the Board of County Commissioners meeting on: **Monday, November 14, 2016**. The public hearing will be held on: **Monday, November 7, 2016**.

CASE NUMBER: CZ-18-2016

Applicant: Clinton Barger

Location: Property located at the southern most terminus of Dabney Lane.

Request: R-1 Single-Family Residential District to
R-1A Single-Family Residential District

County Commission District: 15

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: DISAPPROVAL

CASE NUMBER: CZ-19-2016

Applicant: Shannon Wilford

Agent: Shawn Berner

Location: Property located a the northwest corner of the Lock B Rd. North & Mosley Rd. intersection.

Request: AG Agricultural District to
E-1 Single-Family Estate District

County Commission District: 3

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CASE NUMBER: CZ-20-2016

Applicant: William Witkowski

Agent: Olson & Olson PLC

Location: Property fronting on the west frontage of Marion Rd. (SR 235) 2,000 +/- feet north of the Marion Rd. & McWhorter Rd. intersection.

Request: AG Agricultural District to
AGC Agricultural Commercial District

County Commission District: 6

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CASE NUMBER: CZ-21-2016

Applicant: Cecil Travis Jr

Location: Property fronting on the west frontage of SR Highway 48/13, 2,100 +/- feet south of the SR Highway 48/13 & SR Highway 149 intersection.

Request: R-1 Single-Family Residential District to
C-5 Highway & Arterial Commercial District

County Commission District: 6

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CASE NUMBER: CZ-22-2016

Applicant: Stones Manor Properties LLC

Agent: Jimmy Bagwell

Location: Property fronting on the south frontage of Rossvie Rd. (SR237) 1,100 +/- feet west of the Rossvie Rd. & Kirkwood Rd. intersection.

Request: AG Agricultural District to
O-1 Office District

County Commission District: 19

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

RPC MEETING DATE: 9/28/2016

CASE NUMBER: CZ - 18 - 2016

NAME OF APPLICANT: Clinton

Barger

AGENT:

GENERAL INFORMATION

PRESENT ZONING: R-1

PROPOSED ZONING: R-1A

EXTENSION OF ZONE

CLASSIFICATION: YES

APPLICANT'S STATEMENT Single Family
FOR PROPOSED USE:

PROPERTY LOCATION: Property located at the southern most terminus of Dabney Lane.

ACREAGE TO BE REZONED: 5.02

DESCRIPTION OF PROPERTY 5 acre tract with varying topography, portions are wooded and areas of grassland
AND SURROUNDING USES: fields.

GROWTH PLAN AREA:

UGB **TAX PLAT:** 87

PARCEL(S): 95.01

CIVIL DISTRICT: 15th

CITY COUNCIL WARD:

COUNTY COMMISSION DISTRICT: 15

PREVIOUS ZONING HISTORY:

(to include zoning, acreage and
action by legislative body)

1a

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> GAS AND WATER ENG. SUPPORT MGR. | <input type="checkbox"/> ATT | <input checked="" type="checkbox"/> DIV. OF GROUND WATER |
| <input checked="" type="checkbox"/> GAS AND WATER ENG. SUPPORT COOR. | <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> HOUSING AUTHORITY |
| <input checked="" type="checkbox"/> UTILITY DISTRICT | <input checked="" type="checkbox"/> EMERGENCY MANAGEMENT | <input type="checkbox"/> INDUSTRIAL DEV BOARD |
| <input type="checkbox"/> JACK FRAZIER | <input type="checkbox"/> POLICE DEPARTMENT | <input type="checkbox"/> CHARTER COMM. |
| <input type="checkbox"/> CITY STREET DEPT. | <input checked="" type="checkbox"/> SHERIFF'S DEPARTMENT | <input type="checkbox"/> Other... |
| <input type="checkbox"/> TRAFFIC ENG. - ST. DEPT. | <input type="checkbox"/> CITY BUILDING DEPT. | |
| <input checked="" type="checkbox"/> COUNTY HIGHWAY DEPT. | 1. <input checked="" type="checkbox"/> COUNTY BUILDING DEPT. | |
| <input checked="" type="checkbox"/> CEMC | <input checked="" type="checkbox"/> SCHOOL SYSTEM OPERATIONS | |
| <input type="checkbox"/> DEPT. OF ELECTRICITY (CDE) | <input type="checkbox"/> FT. CAMPBELL | |

1. CITY ENGINEER/UTILITY DISTRICT:

No Gravity Sewer Available

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

No Comment(s) Received

**2. STREET DEPARTMENT/
COUNTY HIGHWAY DEPARTMENT:**

3.

2a. COST TO STREET/HIGHWAY DEPT.:

This Property Will Be Required To Comply With All Current Drainage Regulations During Any Development Process.

3. DRAINAGE COMMENTS:

4.

3a. DRAINAGE COST:

4. CDE/CEMC:

5.

4a. COST TO CDE/CEMC:

5. CHARTER COMM./BELL SOUTH:

6.

5a. COST TO CHARTER AND/OR BELLSOUTH:

6. FIRE DEPT/EMERGENCY MGT.:

7.

Comments Received From Department And They Had No Concerns.

6a. COST FIRE DEPT/EMERGENCY MGT.:

7. POLICE DEPT/SHERIFF'S OFFICE:

8.

7a. COST TO POLICE DEPT./SHERIFF'S DEPT:

**8. CITY BUILDING DEPARTMENT/
COUNTY BUILDING DEPARTMENT:**

9.

Comments Received From Department And They Had No Concerns.

8a. COST TO CITY/COUNTY BLDG. & CODES:

9. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

10a. COST TO FT. CAMPBELL:

11. OTHER COMMENTS:

11.

16

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Minimal

INFRASTRUCTURE:

WATER SOURCE: CITY

PIPE SIZE:

SEWER SOURCE:

ACCESSIBILITY: DABNEY LANE

DRAINAGE:
VARIES

DEVELOPMENT ESTIMATES:

APPLICANT'S ESTIMATES

HISTORICAL ESTIMATES

LOTS/UNITS:

ROAD MILES:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

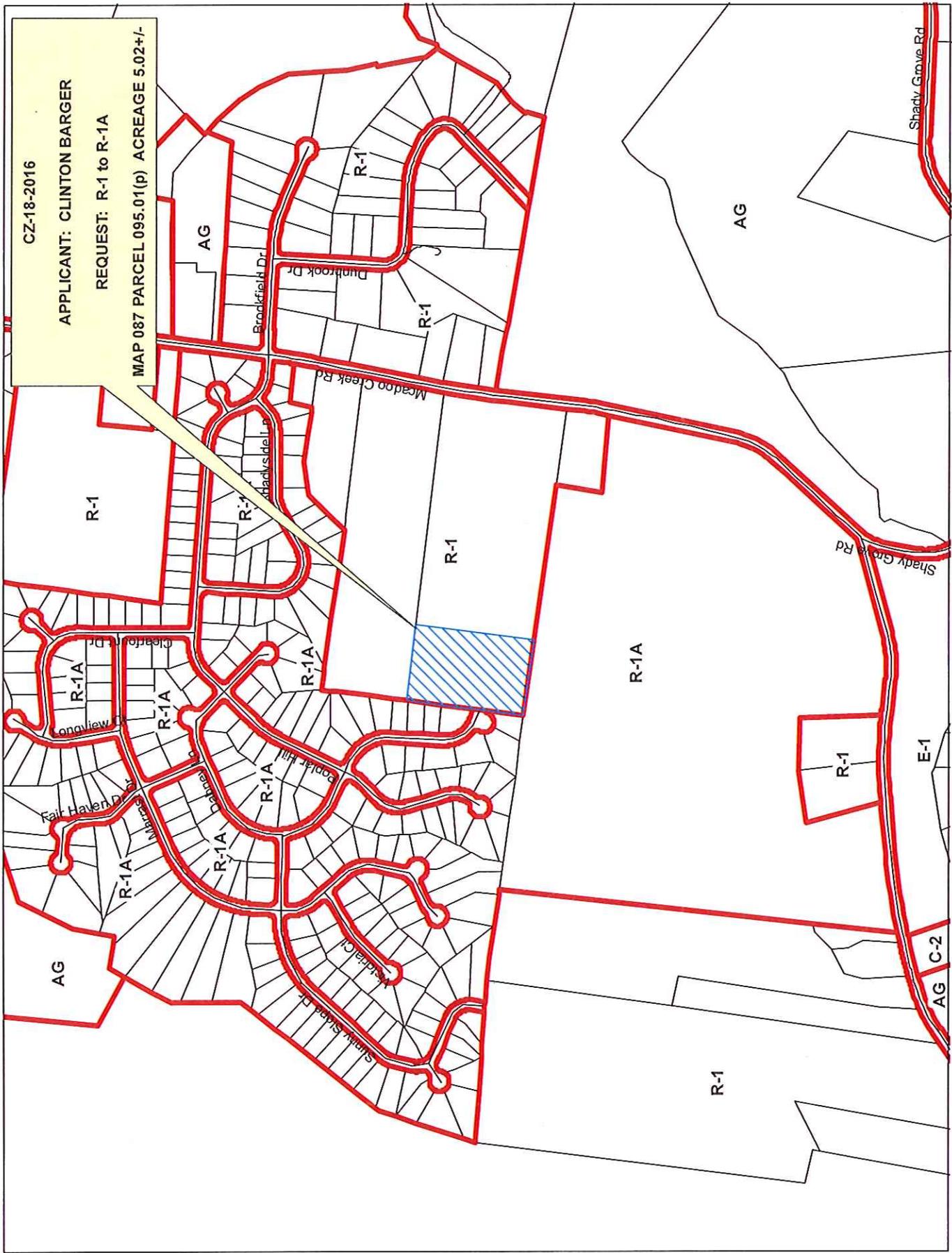
HIGH SCHOOL STUDENTS:

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

Sango Planning Area: Growth rate for this area is well above the overall county average

STAFF RECOMMENDATION: **APPROVAL**

1. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4. Proposed R-1A zoning classification is an extension of the R-1a zoning district to the South & West.
- 5.



CASE NUMBER: CZ 18 2016 MEETING DATE 9/28/2016

APPLICANT: Clinton Barger

PRESENT ZONING R-1 PROPOSED ZONING R-1A

TAX PLAT # 87 PARCEL 95.01

GEN. LOCATION Property located at the southern most terminus of Dabney Lane.

PUBLIC COMMENTS

Derek Comperry/555 McAdoo Creek Rd.: Concerns regarding development and drainage to the north of his property. JTS

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2016

CASE NUMBER: CZ - 19 - 2016

NAME OF APPLICANT: Shannon

Wilford

AGENT: Shawn

Berner

GENERAL INFORMATION

PRESENT ZONING: AG

PROPOSED ZONING: E-1

EXTENSION OF ZONE
CLASSIFICATION: YES

APPLICANT'S STATEMENT I would like to rezone the 2.44 acres to have 2 residential home lots, each being
FOR PROPOSED USE: 1.22 acres.

PROPERTY LOCATION: Property located a the northwest corner of the Lock B Rd. North & Mosley Rd.
intersection.

ACREAGE TO BE REZONED: 2.44

DESCRIPTION OF PROPERTY Large vacant corner lot/tract.
AND SURROUNDING USES:

GROWTH PLAN AREA:

RA **TAX PLAT:** 125

PARCEL(S): 3.17

CIVIL DISTRICT: 15th

CITY COUNCIL WARD:

COUNTY COMMISSION DISTRICT: 3

PREVIOUS ZONING HISTORY:
(to include zoning, acreage and
action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- | | | |
|---|--|--|
| <input type="checkbox"/> GAS AND WATER ENG. SUPPORT MGR. | <input type="checkbox"/> ATT | <input checked="" type="checkbox"/> DIV. OF GROUND WATER |
| <input type="checkbox"/> GAS AND WATER ENG. SUPPORT COOR. | <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> HOUSING AUTHORITY |
| <input checked="" type="checkbox"/> UTILITY DISTRICT | <input checked="" type="checkbox"/> EMERGENCY MANAGEMENT | <input type="checkbox"/> INDUSTRIAL DEV BOARD |
| <input type="checkbox"/> JACK FRAZIER | <input type="checkbox"/> POLICE DEPARTMENT | <input type="checkbox"/> CHARTER COMM. |
| <input type="checkbox"/> CITY STREET DEPT. | <input checked="" type="checkbox"/> SHERIFF'S DEPARTMENT | <input type="checkbox"/> Other... |
| <input type="checkbox"/> TRAFFIC ENG. - ST. DEPT. | <input type="checkbox"/> CITY BUILDING DEPT. | |
| <input checked="" type="checkbox"/> COUNTY HIGHWAY DEPT. | 1. <input checked="" type="checkbox"/> COUNTY BUILDING DEPT. | |
| <input checked="" type="checkbox"/> CEMC | <input type="checkbox"/> SCHOOL SYSTEM OPERATIONS | |
| <input type="checkbox"/> DEPT. OF ELECTRICITY (CDE) | <input type="checkbox"/> FT. CAMPBELL | |

1. CITY ENGINEER/UTILITY DISTRICT:

No Comment(s) Received

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

No Comment(s) Received

**2. STREET DEPARTMENT/
COUNTY HIGHWAY DEPARTMENT:**

3.

2a. COST TO STREET/HIGHWAY DEPT.:

Comments Received From Department And They Had No Concerns.

3. DRAINAGE COMMENTS:

4.

3a. DRAINAGE COST:

4. CDE/CEMC:

5.

4a. COST TO CDE/CEMC:

5. CHARTER COMM./BELL SOUTH:

6.

5a. COST TO CHARTER AND/OR BELLSOUTH:

6. FIRE DEPT/EMERGENCY MGT.:

7.

Comments Received From Department And They Had No Concerns.

6a. COST FIRE DEPT/EMERGENCY MGT.:

7. POLICE DEPT/SHERIFF'S OFFICE:

8.

No Comment(s) Received

7a. COST TO POLICE DEPT./SHERIFF'S DEPT.:

**8. CITY BUILDING DEPARTMENT/
COUNTY BUILDING DEPARTMENT:**

9.

Comments Received From Department And They Had No Concerns.

8a. COST TO CITY/COUNTY BLDG. & CODES:

9. SCHOOL SYSTEM:

ELEMENTARY: EAST MONTGOMERY

MIDDLE SCHOOL: RICHVIEW

HIGH SCHOOL: CLARKSVILLE

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

10a. COST TO FT. CAMPBELL:

11. OTHER COMMENTS:

11.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Minimal

INFRASTRUCTURE:

WATER SOURCE: EAST MONTGOMERY

PIPE SIZE:

SEWER SOURCE: SEPTIC

ACCESSIBILITY: MOSLEY RD. & LOCK B RD. N

DRAINAGE:
VARIES

DEVELOPMENT ESTIMATES:

APPLICANT'S ESTIMATES

HISTORICAL ESTIMATES

LOTS/UNITS:

ROAD MILES:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

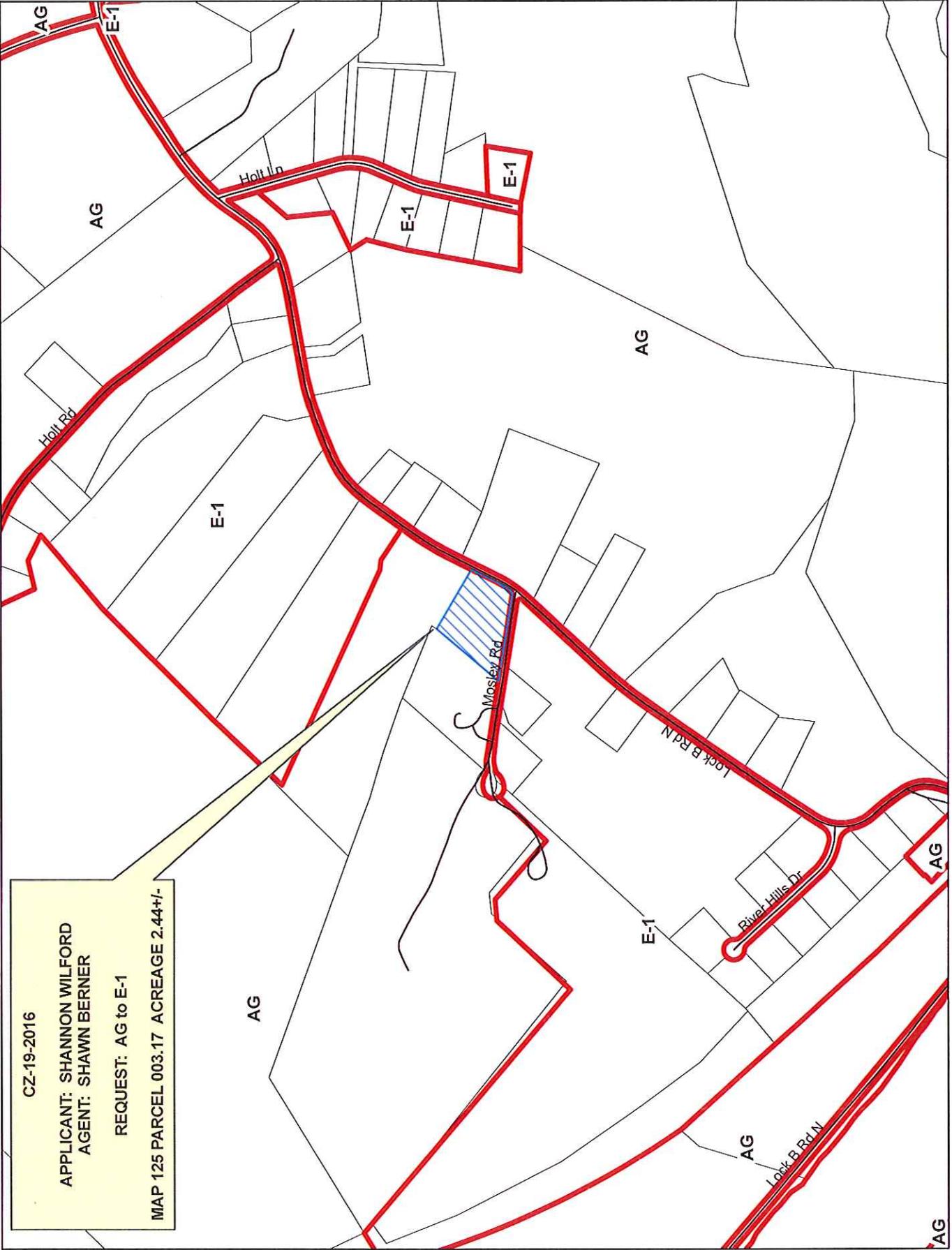
HIGH SCHOOL STUDENTS:

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

Sango Planning Area: Growth rate for this area is well above the overall county average.

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4. Proposed E-1 zoning classification is an extension of the existing E-1 zoning to the south and is consistent with the other E-1 zoned properties in the immediate area.
- 5.



CZ-19-2016
APPLICANT: SHANNON WILFORD
AGENT: SHAWN BERNER
REQUEST: AG to E-1
MAP 125 PARCEL 003.17 ACREAGE 2.44+/-

CASE NUMBER: CZ 19 2016 MEETING DATE 10/26/2016

APPLICANT: Shannon Wilford

PRESENT ZONING AG PROPOSED ZONING E-1

TAX PLAT # 125 PARCEL 3.17

GEN. LOCATION Property located a the northwest corner of the Lock B Rd. North & Mosley Rd.
intersection.

PUBLIC COMMENTS

None received as of 10:30 a.m. on 10/26/2016 (jhb).

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2016

CASE NUMBER: CZ - 20 - 2016

NAME OF APPLICANT: William

Witkowski

AGENT: Olson &

Olson P. L. C

GENERAL INFORMATION

PRESENT ZONING: AG

PROPOSED ZONING: AGC

**EXTENSION OF ZONE
CLASSIFICATION:** NO

**APPLICANT'S STATEMENT
FOR PROPOSED USE:** Small distillery - less than 1000 barrels a month.

PROPERTY LOCATION: Property fronting on the west frontage of Marion Rd. (SR 235) 2,000 +/- feet north of the Marion Rd. & McWhorter Rd. intersection.

ACREAGE TO BE REZONED: 22.4

**DESCRIPTION OF PROPERTY
AND SURROUNDING USES:** Large 22 acre wooded tract with varying topography.

GROWTH PLAN AREA:

RA **TAX PLAT:** 142

PARCEL(S): 89.06

CIVIL DISTRICT: 20th

CITY COUNCIL WARD:

COUNTY COMMISSION DISTRICT: 6

PREVIOUS ZONING HISTORY:
(to include zoning, acreage and
action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- | | | |
|---|--|--|
| <input type="checkbox"/> GAS AND WATER ENG. SUPPORT MGR. | <input type="checkbox"/> ATT | <input checked="" type="checkbox"/> DIV. OF GROUND WATER |
| <input type="checkbox"/> GAS AND WATER ENG. SUPPORT COOR. | <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> HOUSING AUTHORITY |
| <input checked="" type="checkbox"/> UTILITY DISTRICT | <input checked="" type="checkbox"/> EMERGENCY MANAGEMENT | <input type="checkbox"/> INDUSTRIAL DEV BOARD |
| <input type="checkbox"/> JACK FRAZIER | <input type="checkbox"/> POLICE DEPARTMENT | <input type="checkbox"/> CHARTER COMM. |
| <input type="checkbox"/> CITY STREET DEPT. | <input checked="" type="checkbox"/> SHERIFF'S DEPARTMENT | <input type="checkbox"/> Other... |
| <input type="checkbox"/> TRAFFIC ENG. - ST. DEPT. | <input type="checkbox"/> CITY BUILDING DEPT. | |
| <input checked="" type="checkbox"/> COUNTY HIGHWAY DEPT. | 1. <input checked="" type="checkbox"/> COUNTY BUILDING DEPT. | |
| <input checked="" type="checkbox"/> CEMC | <input type="checkbox"/> SCHOOL SYSTEM OPERATIONS | |
| <input type="checkbox"/> DEPT. OF ELECTRICITY (CDE) | <input type="checkbox"/> FT. CAMPBELL | |

1. CITY ENGINEER/UTILITY DISTRICT:

No Comment(s) Received

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

No Comment(s) Received

**2. STREET DEPARTMENT/
COUNTY HIGHWAY DEPARTMENT:**

3.

2a. COST TO STREET/HIGHWAY DEPT.:

Comments Received From Department And They Had No Concerns.

3. DRAINAGE COMMENTS:

4.

3a. DRAINAGE COST:

4. CDE/CEMC:

5.

4a. COST TO CDE/CEMC:

5. CHARTER COMM./BELL SOUTH:

6.

5a. COST TO CHARTER AND/OR BELLSOUTH:

6. FIRE DEPT/EMERGENCY MGT.:

7.

Comments Received From Department And They Had No Concerns.

6a. COST FIRE DEPT/EMERGENCY MGT.:

7. POLICE DEPT/SHERIFF'S OFFICE:

8.

No Comment(s) Received

7a. COST TO POLICE DEPT./SHERIFF'S DEPT:

**8. CITY BUILDING DEPARTMENT/
COUNTY BUILDING DEPARTMENT:**

9.

Comments Received From Department And They Had No Concerns.

8a. COST TO CITY/COUNTY BLDG. & CODES:

9. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

11. OTHER COMMENTS:

10a. COST TO FT. CAMPBELL:

11.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Potential for increased traffic light & noise

INFRASTRUCTURE:

WATER SOURCE: CUNNINGHAM

PIPE SIZE:

SEWER SOURCE: SEPTIC

ACCESSIBILITY: MARION RD.

DRAINAGE:
VARIES

DEVELOPMENT ESTIMATES:

APPLICANT'S ESTIMATES

HISTORICAL ESTIMATES

LOTS/UNITS:

ROAD MILES:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

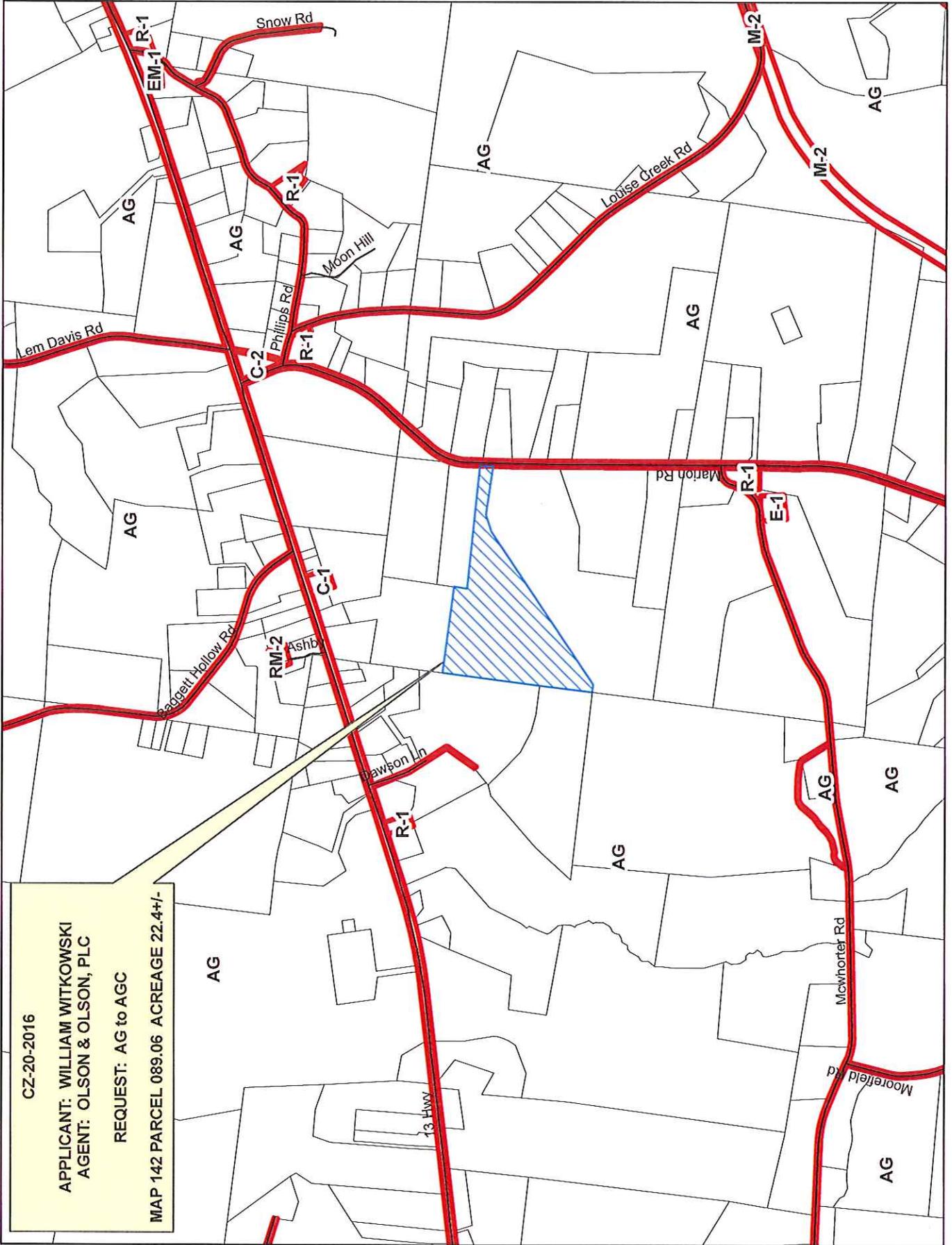
HIGH SCHOOL STUDENTS:

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

Cumberland Planning Area: Least densely populated planning area in Montgomery County

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4. Property is located along a state highway for access in a relatively rural setting. Property is of Adequate size and shape to develop a compliant use with appropriate setbacks, screening & distance form nearby properties.
- 5.



CZ-20-2016
 APPLICANT: WILLIAM WITKOWSKI
 AGENT: OLSON & OLSON, PLC
 REQUEST: AG to AGC
 MAP 142 PARCEL 089.06 ACREAGE 22.4+/-

CASE NUMBER: CZ 20 2016 MEETING DATE 10/26/2016

APPLICANT: William Witkowski

PRESENT ZONING AG PROPOSED ZONING AGC

TAX PLAT # 142 PARCEL 89.06

GEN. LOCATION Property fronting on the west frontage of Marion Rd. (SR 235) 2,000 +/- feet north of the Marion Rd. & McWhorter Rd. intersection.

PUBLIC COMMENTS

10/20/2016 Jesse & Kathleen Wells- 1333 McWhorter Rd. Opposed- Does not feel it is good for the community due to the lack of water supply.

10/24/1016 Peggy Stephenson- 947 Phillips Rd. Opposed- Does not want a distillery in the community.

Spainhoward, John T

CZ-20-2016

From: Phillip Chambers <phillipchambers@bellsouth.net>
Sent: Wednesday, October 26, 2016 9:00 AM
To: Spainhoward, John T
Cc: mriggins4district4@yahoo.com
Subject: Rezoning Request on Marion Road

Dear Mr. Spainhoward,

My name is Phillip Chambers. I'm a resident of South Montgomery County and Pastor of Yellow Creek Baptist Church. I am not able to attend the rezoning meeting today due to other responsibilities, but I wish to offer in writing my desire for you to deny the rezoning request.

Here's why:

1. The residents of this area do not want it there. We are a very conservative people. If you have noticed, there are no country stores/markets on Highway 13 all the way from Cunningham to Erin. Ever wondered why? Because the only way to "survive" is to sell alcohol and there's not enough demand in our area. This clearly shows the conservative nature of the people in this part of Montgomery County.
2. Marion Road/Highway 235 is a very narrow road without any margin on the sides. You may or may not be aware of this. But the actual location of Highway 235 from the intersection of Highway 13 in Cunningham to the intersection of Highway 49 in Vanleer used to be a railroad bed. My grandfather met the doctor on the railroad at the end of my road and brought him to their home to deliver my father when he was born. It is way too narrow for commercial/big trucks to be pulling in and out on a regular basis. I used to own 33 acres of farm land on Marion road and it was very hazardous to pull out a truck and trailer hauling hay. No margin for error at all.
3. Having this distillery in our community sends the wrong message to our youth and children. It sends the message that we think its OK to drink. Although drinking may be legal under the laws of the state of Tennessee, it certainly is not in the sight of God. Alcohol has caused many marriages to fail, many wrecks to take place, many people to lose their job, many parents to forsake their responsibility to their children. Nothing, absolutely nothing positive ever comes out of drinking alcohol.
4. If you are not a religious man, you won't understand this part, but I still must declare it because it is the truth. This kind of work/industry brings in demonic spirits with it. You know they don't call it Wine and Spirits for nothing. Its completely true and again is evidenced in The Bible. These demonic spirits cause innumerable problems that you may never notice or deal with in government, but as a Pastor, I certainly recognize and deal with often. Lets just take the City of Erin, Tennessee for example. Look at all the difficulties encountered in that area since they made package stores legal. The extra money and delay in the downtown revitalization/sidewalks. The struggling of the hospital and its imminent closure. The closing of businesses in downtown(simply look at the Chamber of Commerce directory 4 years ago compared to today). The problems with the Fire Department. The Fair not being able to have a Midway in the last two years. Call it coincidence if you want. I call it the removal of the hand of God's blessing. We are very fortunate in this area to have the hand of God's blessing and favor upon us and I do not want that removed under any circumstance.

Again, please accept my extreme desire for you to deny this rezoning request. If you wish to discuss this with me further, please feel free to call my home. 931-387-3331.

May God Bless,

Phillip Chambers
5288 Chambers Road

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2016

CASE NUMBER: CZ - 21 - 2016

NAME OF APPLICANT: Cecil

Travis Jr

AGENT:

GENERAL INFORMATION

PRESENT ZONING: R-1

PROPOSED ZONING: C-5

EXTENSION OF ZONE

CLASSIFICATION: YES TO THE EAST

**APPLICANT'S STATEMENT
FOR PROPOSED USE:**

PROPERTY LOCATION: Property fronting on the west frontage of SR Highway 48/13, 2,100 +/- feet south of the SR Highway 48/13 & SR Highway 149 intersection.

ACREAGE TO BE REZONED: 4.81

**DESCRIPTION OF PROPERTY
AND SURROUNDING USES:** Wooded tract of land with varying topography.

GROWTH PLAN AREA:

PGA **TAX PLAT:** 101

PARCEL(S): 2.00 p/o & 1.03 p/o

CIVIL DISTRICT: 13th

CITY COUNCIL WARD:

COUNTY COMMISSION DISTRICT: 6

PREVIOUS ZONING HISTORY:
(to include zoning, acreage and
action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- | | | |
|---|--|--|
| <input type="checkbox"/> GAS AND WATER ENG. SUPPORT MGR. | <input type="checkbox"/> ATT | <input checked="" type="checkbox"/> DIV. OF GROUND WATER |
| <input type="checkbox"/> GAS AND WATER ENG. SUPPORT COOR. | <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> HOUSING AUTHORITY |
| <input checked="" type="checkbox"/> UTILITY DISTRICT | <input checked="" type="checkbox"/> EMERGENCY MANAGEMENT | <input type="checkbox"/> INDUSTRIAL DEV BOARD |
| <input type="checkbox"/> JACK FRAZIER | <input type="checkbox"/> POLICE DEPARTMENT | <input type="checkbox"/> CHARTER COMM. |
| <input type="checkbox"/> CITY STREET DEPT. | <input checked="" type="checkbox"/> SHERIFF'S DEPARTMENT | <input type="checkbox"/> Other... |
| <input type="checkbox"/> TRAFFIC ENG. - ST. DEPT. | <input type="checkbox"/> CITY BUILDING DEPT. | |
| <input checked="" type="checkbox"/> COUNTY HIGHWAY DEPT. | 1. <input checked="" type="checkbox"/> COUNTY BUILDING DEPT. | |
| <input checked="" type="checkbox"/> CEMC | <input type="checkbox"/> SCHOOL SYSTEM OPERATIONS | |
| <input type="checkbox"/> DEPT. OF ELECTRICITY (CDE) | <input type="checkbox"/> FT. CAMPBELL | |

1. CITY ENGINEER/UTILITY DISTRICT:

No Comment(s) Received

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

No Comment(s) Received

**2. STREET DEPARTMENT/
COUNTY HIGHWAY DEPARTMENT:**

3.

2a. COST TO STREET/HIGHWAY DEPT.:

Comments Received From Department And They Had No Concerns.

3. DRAINAGE COMMENTS:

4.

3a. DRAINAGE COST:

4. CDE/CEMC:

5.

4a. COST TO CDE/CEMC:

5. CHARTER COMM./BELL SOUTH:

6.

5a. COST TO CHARTER AND/OR BELLSOUTH:

6. FIRE DEPT/EMERGENCY MGT.:

7.

Comments Received From Department And They Had No Concerns.

7. POLICE DEPT/SHERIFF'S OFFICE:

6a. COST FIRE DEPT/EMERGENCY MGT.:

8.

No Comment(s) Received

**8. CITY BUILDING DEPARTMENT/
COUNTY BUILDING DEPARTMENT:**

7a. COST TO POLICE DEPT./SHERIFF'S DEPT:

9.

Comments Received From Department And They Had No Concerns.

9. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

11. OTHER COMMENTS:

10a. COST TO FT. CAMPBELL:

11.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased traffic, light & noise.

INFRASTRUCTURE:

WATER SOURCE: CUNNINGHAM

PIPE SIZE:

SEWER SOURCE: SEPTIC

ACCESSIBILITY: SR HIGHWAY 48/13

DRAINAGE:
VARIES

DEVELOPMENT ESTIMATES:

APPLICANT'S ESTIMATES

HISTORICAL ESTIMATES

LOTS/UNITS:

ROAD MILES:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

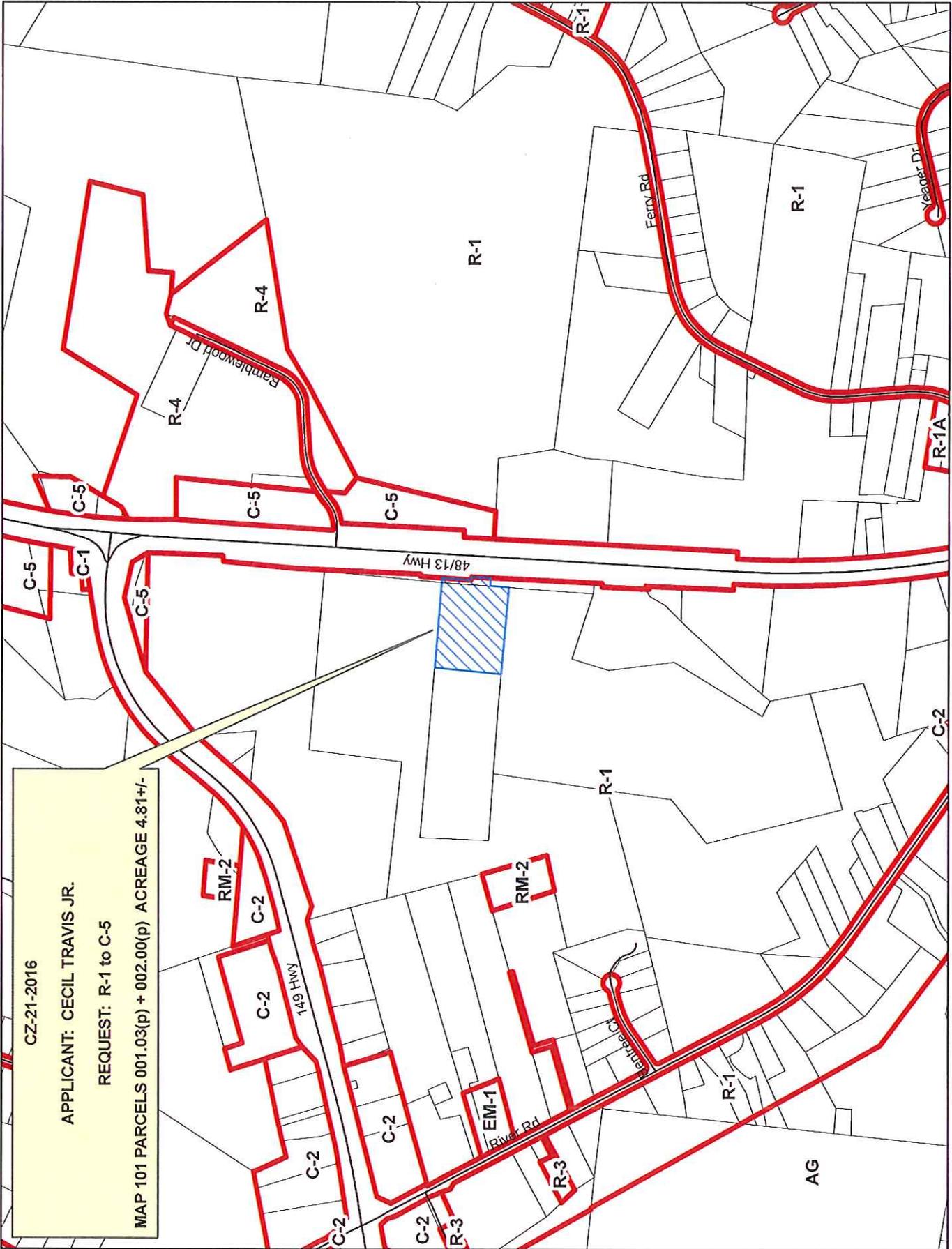
APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

Cumberland Planning Area: Least densely populated planning area in Montgomery County

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4. C-5 is a commercial & Arterial Highway District. The property is located along an arterial highway. The surrounding areas have severe topographic features that limit development opportunities.

5.



CZ-21-2016
 APPLICANT: CECIL TRAVIS JR.
 REQUEST: R-1 to C-5
 MAP 101 PARCELS 001.03(p) + 002.00(p) ACREAGE 4.81 +/-

CASE NUMBER: CZ 21 2016 MEETING DATE 10/26/2016
APPLICANT: Cecil Travis Jr
PRESENT ZONING R-1 PROPOSED ZONING C-5
TAX PLAT # 101 PARCEL 2.00 p/o & 1.03 p/o

GEN. LOCATION Property fronting on the west frontage of SR Highway 48/13, 2,100 +/- feet south of the SR Highway 48/18 & SR Highway 149 intersection.

PUBLIC COMMENTS

None received as of 10:30 a.m. on 10/26/2016 (jhb).

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

RPC MEETING DATE: 10/26/2016

CASE NUMBER: CZ - 22 - 2016

NAME OF APPLICANT: Stones

Manor Properties L L C

AGENT: Jimmy

Bagwell

GENERAL INFORMATION

PRESENT ZONING: AG

PROPOSED ZONING: O-1

**EXTENSION OF ZONE
CLASSIFICATION:** NO

**APPLICANT'S STATEMENT
FOR PROPOSED USE:** Building structure to be remodeling for office use.

PROPERTY LOCATION: Property fronting on the south frontage of Rossview Rd. (SR237) 1,100 +/- feet west of the Rossview Rd. & Kirkwood Rd. intersection.

ACREAGE TO BE REZONED: 7.86

**DESCRIPTION OF PROPERTY
AND SURROUNDING USES:** Single family structure located within a large farm.

GROWTH PLAN AREA:

PGA **TAX PLAT:** 39

PARCEL(S): 32.02

CIVIL DISTRICT: 1st

CITY COUNCIL WARD:

COUNTY COMMISSION DISTRICT: 19

PREVIOUS ZONING HISTORY:
(to include zoning, acreage and
action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- GAS AND WATER ENG. SUPPORT MGR.
- GAS AND WATER ENG. SUPPORT COOR.
- UTILITY DISTRICT
- JACK FRAZIER
- CITY STREET DEPT.
- TRAFFIC ENG. - ST. DEPT.
- COUNTY HIGHWAY DEPT.
- CEMC
- DEPT. OF ELECTRICITY (CDE)

- ATT
- FIRE DEPARTMENT
- EMERGENCY MANAGEMENT
- POLICE DEPARTMENT
- SHERIFF'S DEPARTMENT
- CITY BUILDING DEPT.
- 1. COUNTY BUILDING DEPT.
- SCHOOL SYSTEM OPERATIONS
- FT. CAMPBELL

- DIV. OF GROUND WATER
- HOUSING AUTHORITY
- INDUSTRIAL DEV BOARD
- CHARTER COMM.
- Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments Received From Department And They Had No Concerns.

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

No Comment(s) Received

**2. STREET DEPARTMENT/
COUNTY HIGHWAY DEPARTMENT:**

3.

2a. COST TO STREET/HIGHWAY DEPT.:

Comments Received From Department And They Had No Concerns.

3. DRAINAGE COMMENTS:

4.

3a. DRAINAGE COST:

4. CDE/CEMC:

5.

4a. COST TO CDE/CEMC:

5. CHARTER COMM./BELL SOUTH:

6.

5a. COST TO CHARTER AND/OR BELLSOUTH:

6. FIRE DEPT/EMERGENCY MGT.:

7.

Comments Received From Department And They Had No Concerns.

6a. COST FIRE DEPT/EMERGENCY MGT.:

7. POLICE DEPT/SHERIFF'S OFFICE:

8.

No Comment(s) Received

7a. COST TO POLICE DEPT./SHERIFF'S DEPT:

**8. CITY BUILDING DEPARTMENT/
COUNTY BUILDING DEPARTMENT:**

9.

Comments Received From Department And They Had No Concerns.

8a. COST TO CITY/COUNTY BLDG. & CODES:

9. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

10a. COST TO FT. CAMPBELL:

11. OTHER COMMENTS:

11.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased traffic.

INFRASTRUCTURE:

WATER SOURCE: CITY

PIPE SIZE:

SEWER SOURCE:

ACCESSIBILITY: ROSSVIEW

DRAINAGE:
VARIES

DEVELOPMENT ESTIMATES:

APPLICANT'S ESTIMATES

HISTORICAL ESTIMATES

LOTS/UNITS:

ROAD MILES:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

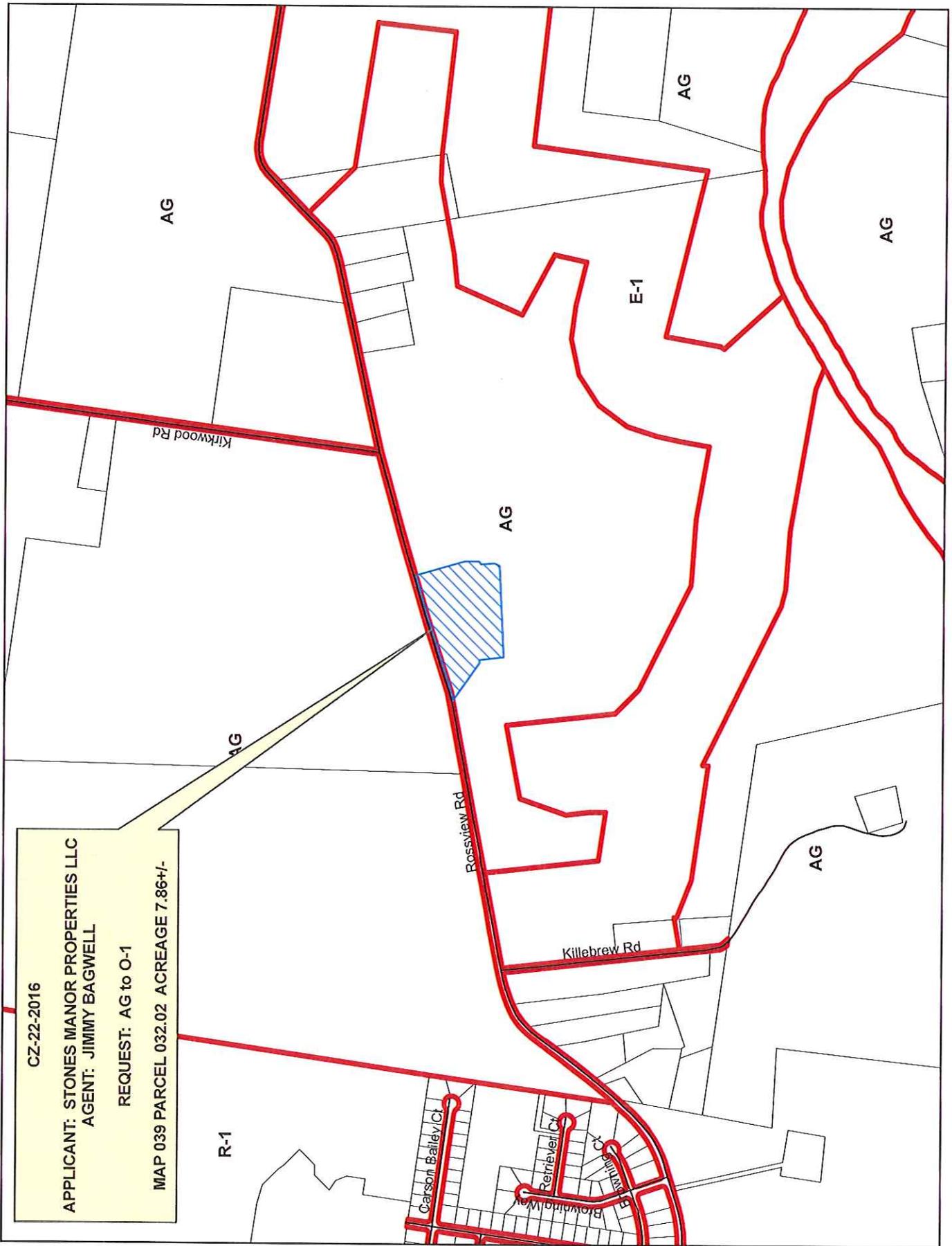
HIGH SCHOOL STUDENTS:

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

Rossvie Road Planning Area - One of the most diversified areas of the county in terms of land use. It has the best remaining agricultural land. One of the fastest growing sectors of Montgomery County. Factors affecting growth all average to above average.

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4. Property is located in Planned Growth Area 4. The adopted Growth Plan was recently amended to permit higher density uses for anticipated future growth with this specific Planned growth Area.
5. Surrounding Agricultural Uses Are Currently Marketing Agricultural Goods & Products That Lend Themselves To Commercial Enterprises.



CZ-22-2016
APPLICANT: STONES MANOR PROPERTIES LLC
AGENT: JIMMY BAGWELL
REQUEST: AG to O-1
MAP 039 PARCEL 032.02 ACREAGE 7.86+/-

CASE NUMBER: CZ 22 2016

MEETING DATE 10/26/2016

APPLICANT: Stones

Manor Properties L L C

PRESENT ZONING AG

PROPOSED ZONING O-1

TAX PLAT # 39

PARCEL 32.02

GEN. LOCATION Property fronting on the south frontage of Rossvie Rd. (SR237) 1,100 +/- feet west of the Rossvie Rd. & Kirkwood Rd. intersection.

PUBLIC COMMENTS

None received as of 10:30 a.m. on 10/26/2016 (jhb).

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF COMMISSIONERS
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF CLINTON BARGER**

WHEREAS, an application for a zone change from R-1 Single-Family Residential District to R-1A Single-Family Residential District has been submitted by Clinton Barger and

WHEREAS, said property is identified as County Tax Map 87, parcel 95.01, containing 5.02 acres, situated in Civil District 13, located Property located at the southern most terminus of Dabney Lane.; and

WHEREAS, said property is described as follows:

Beginning at the point in the southeast corner of Poplar Hill subdivision Section 3 as recorded in PB 14, Page 32 ROMCT, lying in the north property line of the Derrick Comperry property as recorded in ORV 1319, Page 404 ROMCT, also being the southwest corner of Barger property; Thence leaving Comperry property along the east boundary of Section 3, North 07 degrees 13 minutes 39 seconds East for 589.07 feet to a point, being the southwest corner of the Ewing Buckner property as recorded in ORV 161, Page 408 ROMCT, said point being the northwest corner of herein described parcel; Thence leaving section 3 along Buckner south property line on a new zone line, South 83 degrees 06 minutes 00 seconds East for 375.37 feet to a point, also being the northeast corner of herein described parcel; Thence leaving Buckner property on a new zone line, South 08 degrees 28 minutes 50 seconds West for 596.68 feet to a point, lying in Comperry north property line, also being the southeast corner of herein described parcel; Thence along Comperry north property line, North 81 degrees 55 minutes 49 seconds West for 362.36 feet to the point of beginning. This parcel contains 5.02 acres more or less. Further identified as portion of Tax Map 87, Parcel 95.01

WHEREAS, the Planning Commission staff recommends APPROVAL and the Regional Planning Commission recommends DISAPPROVAL of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 14th day of November, 2016, that the zone classification of the property of Clinton Barger from R-1 to R-1A is hereby approved.

Duly passed and approved this 14th day of November, 2016.

Sponsor David D. Ripple
Commissioner JOEL AUB
Approved _____

Attested: _____
County Clerk

County Mayor

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF
COMMISSIONERS
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF
SHANNON WILFORD**

WHEREAS, an application for a zone change from AG Agricultural District to E-1 Single-Family Estate District has been submitted by Shannon Wilford and

WHEREAS, said property is identified as County Tax Map 125, parcel 3.17, containing 2.44 acres, situated in Civil District 13, located Property located a the northwest corner of the Lock B Rd. North & Mosley Rd. intersection.; and

WHEREAS, said property is described as follows:

Beginning at a point, said point being the northwest corner of the Mosley Rd. and Lock B Rd. North intersection and the southeast corner of the herein described tract, thence in a westerly direction 433 +/- feet with the northern ROW margin of Mosley Rd. to a point, said point being the southeast corner of the William & Shannon Wilford property, thence in a northeasterly direction 394 +/- feet with the eastern boundary of the Wilford property to a point, said point being in the southern boundary of the Steven Koester property, thence in a southeasterly direction 334 +/- feet with the southern boundary of the Koester property to a point, said point being in the western ROW margin of Lock B Rd. North, thence in a southerly direction 220 +/- feet with the western ROW margin of Lock B Rd. North to the point of beginning, said tract containing 2.44 +/- acres, further identified a s Tax Map 125, Parcel 3.17

WHEREAS, the Planning Commission staff recommends APPROVAL and the Regional Planning Commission recommends APPROVAL of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 14th day of November, 2016, that the zone classification of the property of Shannon Wilford from AG to E-1 is hereby approved.

Duly passed and approved this 14th day of November, 2016.

Sponsor David A. Puppis
Commissioner Joe Cook
Approved _____
County Mayor

Attested: _____
County Clerk

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF
COMMISSIONERS
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF
WILLIAM WITKOWSKI**

WHEREAS, an application for a zone change from AG Agricultural District to AGC Agricultural Commercial District has been submitted by William Witkowski and

WHEREAS, said property is identified as County Tax Map 142, parcel 89.06, containing 22.4 acres, situated in Civil District 13, located Property fronting on the west frontage of Marion Rd. (SR 235) 2,000 +/- feet north of the Marion Rd. & McWhorter Rd. intersection.; and

WHEREAS, said property is described as follows:

Beginning at a point, said point being in the west ROW margin of Marion Rd. / SR 235 1,898 +/- feet north of the centerline of the Marion Rd. & McWhorter Rd. intersection, said point being southeast corner of the herein described tract and the northeast corner of the Jeff Matney property, thence in a westerly and southerly direction 2.132 +/- feet with the northern boundary of the Matney property to a point, said point being the southeast corner of the Lynn & Pamela Harrison property, thence in a northerly direction 1,254 +/- feet with the eastern boundary of the Harrison property and others to a point, said point being southwest corner of the Jordan & Lindsey Waskiewicz property, thence in a easterly and southerly direction 1,842 +/- feet with the southern boundary of the Waskiewicz property and others to a point, said point being the southeast corner of the Bobby & Teresa Reynolds property and located in the western ROW margin of Marion Rd. thence in a southerly direction 110 +/- feet with the western ROW margin of Marion Rd. / SR 235 to the point of beginning, said tract containing 22.4 +/- acres, further identified as Tax Map 142, Parcel 89.06

WHEREAS, the Planning Commission staff recommends APPROVAL and the Regional Planning Commission recommends APPROVAL of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 14th day of November, 2016, that the zone classification of the property of William Witkowski from AG to AGC is hereby approved.

Duly passed and approved this 14th day of November, 2016.

Sponsor David A. Ruppel
Commissioner Jo / [unclear]
Approved _____

Attested: _____
County Clerk

County Mayor

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF COMMISSIONERS
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF CECIL TRAVIS JR**

WHEREAS, an application for a zone change from R-1 Single-Family Residential District to C-5 Highway & Arterial Commercial District has been submitted by Cecil Travis Jr and

WHEREAS, said property is identified as County Tax Map 101, parcel 2.00 p/o & 1.03 p/o, containing 4.81 acres, situated in Civil District 13, located Property fronting on the west frontage of SR Highway 48/13, 2,100 +/- feet south of the SR Highway 48/13 & SR Highway 149 intersection.; and

WHEREAS, said property is described as follows:

TRACT I

Beginning at an iron pin, said pin being on the Western right-of-way of HWY 48/13, said pin also being South 15 degrees 16 minutes 15 seconds West for a distance of 642 feet from the centerline intersection of Ramblewood Drive and HWY 48/13, said pin also being the northeastern corner of the herein described tract; Thence, South 03 degrees 33 minutes 00 seconds West for a distance of 182.89 feet to a point on a line; Thence, the next two call continuing along the western right-of-way of HWY 48/13, South 86 degrees 27 minutes 00 seconds East for a distance of 20.00 feet to a point on a line; Thence, South 03 degrees 33 minutes 00 seconds West for a distance of 110.06 feet to a point on a line; Thence, leaving said right-of-way and along a common property line of Victoria Wade as described in ORV 883 page 66, North 85 degrees 24 minutes 00 seconds West for a distance of 49.62 feet to a point on a line; Thence, leaving said property and along the common eastern line of Tract II and western line of Tract I, North 03 degrees 08 minutes 00 seconds East a distance of 291.46 feet, Thence, leaving said line and along a new severance line, South 87 degrees 30 minutes 00 seconds East for a distance of 31.73 feet which is the point of beginning, said tract containing 11,152 square feet or 0.26 acres, more or less. Tax Map 101, Parcel 1.03 p/o

TRACT II

Beginning at an iron pin, said pin also being on the northeastern corner of the herein described tract and the northwestern corner of tract II, South 03 degrees 08 minutes 00 seconds West for a distance of 291.46 feet to a point on a line; Thence, leaving said tract I and along the common property line of Victoria Wade as described in ORV 883 page 66, South 00 degrees 49 minutes 00 seconds West for a distance of 108.60 feet to a point on a line; Thence, leaving said property and along the common property line of Sybil Clark and Margaret Royal as described in ORV 693 page 1775, North 87 degrees 30 minutes 00 seconds West for a distance of 504.42 feet to a point on a line; Thence, along a new severance line, being the western property line of the herein described tract, North 03 degrees 08 minutes 00 seconds East a distance of 400.02 feet; Thence, leaving the new severance line and along a common property line of J H Clark and Melva Boyd as described in ORV 80 page 21, South 87 degrees 30 minutes 00 seconds East for a distance of 500.03 feet which is the point of beginning, said tract containing 200,250 square feet or 4.60 acres, more or less. Tax map 101, Parcel 2.00 p/o

WHEREAS, the Planning Commission staff recommends APPROVAL and the Regional Planning Commission recommends APPROVAL of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 14th day of November, 2016, that the zone classification of the property of Cecil Travis Jr from R-1 to C-5 is hereby approved.

Duly passed and approved this 14th day of November, 2016.

Sponsor David D. Ripple
Commissioner Joel Cook
Approved _____
County Mayor

Attested: _____
County Clerk

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF COMMISSIONERS
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF STONES MANOR PROPERTIES LLC**

WHEREAS, an application for a zone change from AG Agricultural District to O-1 Office District has been submitted by Stones Manor Properties LLC and

WHEREAS, said property is identified as County Tax Map 39, parcel 32.02, containing 7.86 acres, situated in Civil District 13, located Property fronting on the south frontage of Rossvie Rd. (SR237) 1,100 +/- feet west of the Rossvie Rd. & Kirkwood Rd. intersection.; and

WHEREAS, said property is described as follows:

Beginning at an iron pin being the intersection of the east right-of-way of Killebrew Rd. & south right-of-way of Rossvie Road South 79 degrees 59 minutes 16 seconds West for a distance of 1834.12 feet to an iron pin being the northwest corner of the property: Thence along the south right-of-way of Rossvie Road North 72 degrees 20 minutes 02 seconds East for a distance of 380.45 feet to an iron pin; Thence continuing along said right-of-way North 73 degrees 07 minutes 18 seconds East for a distance of 329.53 feet to an iron pin; Thence leaving said right-of-way South 16 degrees 02 minutes 25 seconds East for a distance of 337.85 feet to an iron pin; Thence South 00 degrees 45 minutes 50 seconds East for a distance of 96.70 feet to an iron pin; Thence South 53 degrees 44 minutes 46 seconds West for a distance of 23.98 feet to an iron pin; Thence South 03 degrees 16 minutes 14 seconds East for a distance of 90.39 feet to an iron pin; Thence South 23 degrees 44 minutes 58 seconds West for a distance of 35.21 feet to an iron pin; Thence South 87 degrees 04 minutes 36 seconds West for a distance of 606.70 feet to an iron pin; Thence North 06 degrees 47 minutes 20 seconds West for a distance of 163.58 feet to an iron pin; Thence North 90 degrees 00 minutes 00 seconds West for a distance of 20.63 feet to an iron pin; Thence North 54 degrees 47 minutes 38 seconds West for a distance of 295.02 feet to the point of beginning; Said tract contains 7.86 +/- acres Portion of Tax Map 39, Parcel 32.02

WHEREAS, the Planning Commission staff recommends APPROVAL and the Regional Planning Commission recommends APPROVAL of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 14th day of November, 2016, that the zone classification of the property of Stones Manor Properties LLC from AG to O-1 is hereby approved.

Duly passed and approved this 14th day of November, 2016.

Sponsor David D. Pippel
Commissioner Joe / [unclear]
Approved _____

Attested: _____
County Clerk

County Mayor

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF
COMMISSIONERS AUTHORIZING THE ACCEPTANCE OF
GRANT FUNDS FROM THE TENNESSEE DEPARTMENT
OF SAFETY & HOMELAND SECURITY, TENNESSEE
HIGHWAY SAFETY OFFICE**

WHEREAS, the Tennessee Department of Safety & Homeland Security, Tennessee Highway Safety Office, has advised the Sheriff of Montgomery County that funding allocations for a Selective Traffic Enforcement Program consisting of county-wide saturation patrols, seatbelt enforcement and sobriety checkpoints has been approved with Montgomery County receiving a grant allocation for the period beginning October 1, 2016, through September 30, 2017; and

WHEREAS, the Tennessee Highway Safety Office, has advised that Montgomery County is approved for these funds in the amount of \$60,000.00; said program is one hundred percent (100%) grant funded, requiring no local matching funds during the allocation period and has no requirements for continuation funding upon expiration of the grant.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in Regular Session on this 14th day of November, 2016, that Montgomery County accept this Selective Traffic Enforcement Program Grant in the amount of \$60,000.00; and

BE IT FURTHER RESOLVED that the County Mayor is authorized to execute an agreement and other necessary documents required to signify acceptance of grant funds from the Tennessee Department of Safety & Homeland Security, Tennessee Highway Safety Office. Upon receipt of the fully executed grant agreement, the Director of Accounts and Budgets shall establish the necessary fund accounts providing for related revenues and expenditures stated in the contract, this resolution intends to have the effect of appropriation to that purpose accordingly.

SECTION 1. Montgomery County hereby accepts \$60,000.00 from the Tennessee Department of Safety & Homeland Security, Tennessee Highway Safety Office for the purpose herein stated and as detailed below:

REVENUE	101-54110-00000-54-47590-G1730	\$60,000.00
OVERTIME	101-54110-00000-54-51870-G1730	\$40,993.00
SOCIAL SECURITY	101-54110-00000-54-52010-G1730	\$ 2,542.00
STATE RETIREMENT	101-54110-00000-54-52040-G1730	\$ 5,670.00
MEDICARE	101-54110-00000-54-53490-G1730	\$ 595.00
OTHER CAPITAL OUTLAY	101-54110-00000-54-57990-G1730	\$10,200.00
	TOTAL	\$60,000.00

Duly passed and approved this 14th day of November, 2016.

Sponsor *Sherriff John Furr*
Commissioner *Joe Cook*
Approved _____
County Mayor

Attested _____
County Clerk

**RESOLUTION TO ACCEPT FEDERAL GRANT FUNDS FROM THE
BUREAU OF JUSTICE ASSISTANCE STATE CRIMINAL
ALIEN ASSISTANCE PROGRAM**

WHEREAS, the Montgomery County Jail entered into a four-year agreement with Justice Benefits Inc. for professional services to assist in collecting federal monies for the State Criminal Alien Assistance Program to be used for the needs of inmates housed in the Montgomery County Jail. Montgomery County’s financial agreement requires payment to Justice Benefits Inc. of eighteen percent (18%) of total monies paid to Montgomery County; and

WHEREAS, after payment of the 18% to Justice Benefits, Inc., it is necessary for the remaining amount of \$22,941.96 be transferred to the Jail expenditure budget to be used for the needs of inmates; and

WHEREAS, there is no required match and no requirement that these projects and expenditures be continued after the agreement expires.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular business session on this 14th day of November, 2016, that the federal monies be deposited and dispersed for the inmate’s needs as described below:

101-54210-00000-54-47990-G1780	Other Direct Federal Revenue	\$27,978.00
101-54210-00000-54-53990-G1780	Other Contracted Services	\$ 5,036.04
101-54210-00000-54-54990-G1780	Other Supplies & Materials	\$22,941.96

Duly passed and approved this the 14th day of November, 2016.

Sponsor *Sherriff John S. Fox*

Commissioner *Joe Cook*

Approved _____
County Mayor

Attested _____
County Clerk

**RESOLUTION AMENDING THE BUDGET TO INCLUDE THE 2016-2017
CONTRIBUTION TO THE REGIONAL TRANSPORTATION
AUTHORITY OF MIDDLE TENNESSEE**

WHEREAS, the Tennessee General Assembly created the Regional Transportation Authority of Middle Tennessee (RTAMT) in 1988 to provide public transportation ridesharing opportunities and to increase economic growth in Middle Tennessee; and

WHEREAS, the RTAMT did not approve their budget, which included the \$28,385.00 contribution from Montgomery County until June 15, 2016, which was after the budget for Montgomery County was approved on June 13, 2016; and

WHEREAS, these funds will be used to help fund the 94X Clarksville Express in the following manner: \$16,127.00 will be used to fund the current years operations and \$12,258.00 will be contributed to the Board-Initiated Reserve Fund for future operations.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled on this 14th day of November, 2016, that the budget be amended to include \$28,385.00 for the 2017 contribution to the Regional Transportation Authority of Middle Tennessee as described below.

101-58500-00000-58-53160 Contributions \$28,385.00

Duly passed and approved this 14th day of November, 2016.

Sponsor 

Commissioner 

Approved _____
County Mayor

Attested _____
County Clerk

NOMINATING COMMITTEE

NOVEMBER 14, 2016

AGRICULTURAL EXTENSION COMMITTEE

2-yr term

_____ nominated to fill the unexpired term of Commissioner Mark Riggins; term to expire January, 2018.

ECONOMIC AND COMMUNITY DEVELOPMENT BOARD

4-yr term

_____ nominated to fill the unexpired term of Commissioner Mark Riggins; term to expire August 31, 2018. (Coterminous with term of office)

JAIL AND JUVENILE COMMITTEE

2-yr term

_____ nominated to fill the unexpired term of Commissioner Mark Riggins; term to expire January, 2017.

LEGISLATIVE LIAISON COMMITTEE

2-yr term

_____ nominated to fill the unexpired term of Commissioner Mark Riggins; term to expire July, 2018.

NOMINATING COMMITTEE

2-yr term

_____ (Committee District #2) nominated to fill the unexpired term of Commissioner Mark Riggins; term to expire January, 2018. (**Selection from Commission Districts 4, 6, 11 and 15**)

COUNTY MAYOR NOMINATIONS

NOVEMBER 14, 2016

COMMUNITY CORRECTIONS ADVISORY BOARD

2 & 3-yr terms

Ann Kroeger is nominated to replace Shannon Miller for a three-year term to expire November, 2019.

COURTS CENTER COMMITTEE

3-yr term

Commissioner Joe Creek is nominated to serve another three-year term to expire November, 2019.

JUDICIAL COMMISSIONER

1-yr term

John Dennis Bushnell (part-time) nominated to serve another one-year term to expire November, 2017.

VETERANS SERVICE ORGANIZATION

4-yr term

Dave Cooper has been filling an unexpired term and is now eligible to be nominated to serve his first full four-year term to expire November, 2020.

Dewey Browder is nominated to serve another four-year term to expire November, 2020.

COUNTY MAYOR APPOINTMENTS

NOVEMBER 14, 2016

BUDGET COMMITTEE

1-yr term

_____ nominated to fill the unexpired term of Commissioner Mark Riggins; term to expire January, 2017.

MONTGOMERY COUNTY FAIR BOARD

2-yr term

Commissioner Joe Weyant appointed to fill the unexpired term of Commissioner Mark Riggins; term to expire August, 2018.

RESIDENTIAL DEVELOPMENT COMMISSION

2-yr term

Commissioner Garland Johnson appointed to fill the unexpired term of Commissioner Mark Riggins; term to January, 2018.

SMR MUNICIPAL SOLID WASTE REGION BOARD

6-yr term

(needs approval from County Commission)

Commissioner Ed Baggett appointed to replace Commissioner Joe Creek for a six-year term to expire November, 2022.

COUNTY COMMISSION MINUTES FOR

OCTOBER 10, 2016

SUBMITTED FOR APPROVAL NOVEMBER 14, 2016

BE IT REMEMBERED that the Board of Commissioners of Montgomery County, Tennessee, met in regular session on Monday, October 10, 2016, at 6:00 P.M. at the Montgomery County Courthouse. Present and presiding, the Hon. Jim Durrett, County Mayor (Chairman). Also present, Jeff Truitt, Chief of Staff, Kellie A. Jackson, County Clerk, Mark Stone, Deputy Sheriff, Tim Harvey, County Attorney, Jeff Taylor, Director of Accounts and Budgets, and the following Commissioners:

Ed Baggett	Arnold Hodges	Audrey Tooley
Martha Brockman	Jason A. Hodges	Tommy Vallejos
Brandon Butts	Garland Johnson	
Joe L. Creek	Charles Keene	
John M. Gannon	Robert Nichols	
Robert Gibbs	Wallace Redd	
Monroe Gildersleeve	Ron J. Sokol	

PRESENT: 16

ABSENT: Jerry Allbert, John Genis, David Harper, and Larry Rocconi (4)

VACANT: District 4 (1)

When and where the following proceedings were had and entered of record, to-wit:

The minutes of the September 12, 2016, meeting of the Board of Commissioners, were approved.

The following Resolution Failed:

CZ-15-2016 Resolution of the Montgomery County Board of Commissioners
Amending the Zone Classification of the Property of Susanne Butler

The following Resolutions were Adopted:

CZ-16-2016 Resolution of the Montgomery County Board of Commissioners
Amending the Zone Classification of the Property of Rachel Shepherd

CZ-17-2016 Resolution of the Montgomery County Board of Commissioners
Amending the Zone Classification of the Property of Charles Ogburn

The following Resolution was Deferred until the next formal meeting:

CZ-18-2016 Resolution of the Montgomery County Board of Commissioners
Amending the Zone Classification of the Property of Clinton Barger

Election of District 4 Commissioner:

The floor was opened for the Commissioners to make Nominations.

The following candidates were Nominated by Commissioner Gannon:

Lindsey Fain
Eric Gregory
Travis Holleman
Curt Mize
Joe Weyant

Each candidate was given five (5) minutes to speak.

Joe Weyant was elected to fill the vacancy of District 4 Commission Seat, and was sworn in by Mayor Durrett.

Joe Weyant took his seat as District 7 County Commissioner.

Mayor Durrett called for a five minute recess.

The Minutes shall reflect seventeen (17) Commissioners present prior to voting on the remaining Agenda items.

The following Resolutions were Adopted:

16-10-1 Resolution of the Montgomery County Board of Commissioners Approving
Amendments to the 2016-17 School Budget

- 16-10-2** Resolution to Amend the Interlocal Agreement between the County of Montgomery and County of Stewart for the Joint Operation and Maintenance of a Solid Waste Collection and Disposal System
- 16-10-3** Resolution Requesting Support of Legislation Regarding Local Determination of Broadband and Internet Services
- 16-10-4** Resolution to Allow a Political Subdivision of the State of Tennessee to Contribute to a Tax Deferred Retirement Plan in Accordance with Tennessee Code Annotated, Title 8, Chapters 34-37
- 16-10-5** Resolution to Change Montgomery County Government's 401(A) or 401(K) Defined Contribution Plan Administrator
- 16-10-6** Resolution to Change Montgomery County Government's 457 Defined Contribution Plan Administrator
- 16-10-7** Resolution to Approve an Interlocal Contract between Montgomery County, Montgomery County E911 Board, and the City of Clarksville for the Purchase of a Computer Aided Dispatch (CAD) System and Mobile Licenses
- 16-10-8** Resolution Approving and Authorizing the County Mayor to Undertake Efforts to Rename a Portion of Rossview Road as Hankook Road
- 16-10-9** Initial Resolution Authorizing the Issuance of Not to Exceed Twenty Million Dollars (\$20,000,000) General Obligation Public Improvement Bonds of Montgomery County, Tennessee
- 16-10-10** Resolution Authorizing the Issuance of General Obligation Bonds of Montgomery County, Tennessee in the Aggregate Principal Amount of Not to Exceed \$32,000,000, in One or More Series; Making Provision for the Issuance, Sale and Payment of Said Bonds, Establishing the Terms Thereof and the Disposition of Proceeds Therefrom; and Providing for the Levy of Taxes for the Payment of Principal of, Premium, if any, and Interest on the Bonds

Unfinished Business:

Waived Court Fees

The County Clerk's Report for the month of September was Adopted.

Reports Filed:

1. Trustee's Release List (Approved by Commission)
2. Building & Codes Monthly Report
3. Hwy Dept.: County Rd List, July 1, 2016 – Sept. 30, 2016 (Approved by Commission)
4. Accounts & Budgets Monthly Report
5. Montgomery County Refunding Report
6. Trustees Monthly Report

Nominating Committee Nominations Approved:

DELINQUENT TAX SALES AND RELEASE COMMITTEE 2-year terms (max 4 yrs)
Commissioner Charlie Keene nominated to replace Commissioner Robert Gibbs for a two-year term to expire October, 2018.

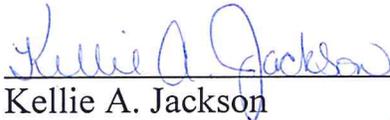
MONTGOMERY COUNTY BOARD OF HEALTH 4-year terms (max 8 yrs)
Dr. Carlo Pike has been filling an unexpired term and is now eligible to serve his first full four-year term, to expire October, 2020.
Dr. Mark Hackett nominated to replace Dr. Ronald Whitford (as Veterinarian) for a four-year term to expire October, 2020.
Kevin Judish nominated to replace Rev. Robert Harris (as Citizen Representative) for a four-year term to expire October, 2020.

Mayor Appointment Approved:

TWO RIVERS BOARD 3-yr term
Commissioner Jason Hodges appointed to replace Stanley Ross for a three-year term to expire October, 2019.

The Board was adjourned.

Submitted by:



Kellie A. Jackson
County Clerk



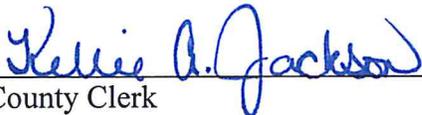
**County Clerk's Report
November 14, 2016**

Comes Kellie A. Jackson, County Clerk, Montgomery County, Tennessee, and presents the County Clerk's Report for the month of October, 2016.

I hereby request that the persons named on the list of new applicants to the office of Notary Public be elected. The Oath of the Elected County Commissioner, and Oaths of the Sheriff's Deputies and Deputy County Officials, are approved as taken.

This report shall be spread upon the minutes of the Board of County Commissioners.

This the 14th day of November, 2016.


County Clerk



OATH OF ELECTED COUNTY COMMISSIONER

NAME	OFFICE	DATE
Joe Weyant	District 4 County Commissioner	10/10/2016

OATHS OF DEPUTIES SHERIFF

NAME	OFFICE	DATE
James Kelly Burton	Deputy Sheriff	10/07/2016
Bruce Edward Hartley	Deputy Sheriff	10/07/2016
Terry Allan Helm	Deputy Sheriff	10/07/2016
Justin William Leemaster	Deputy Sheriff	10/07/2016
Mario Maurice Pearrie	Deputy Sheriff	10/07/2016
Kristen Louise Summer	Deputy Sheriff	10/07/2016
Joshua Robert Wilson	Deputy Sheriff	10/07/2016

OATHS OF DEPUTY COUNTY OFFICIALS

NAME	OFFICE	DATE
Bobby Dwight Byard	Deputy Assessor of Property	10/19/2016
Steven L. Causey	Deputy Assessor of Property	10/19/2016
Krista Davis	Deputy Assessor of Property	10/19/2016
Derek Flanigan	Deputy Assessor of Property	10/19/2016
Lathe Gaither	Deputy Assessor of Property	10/19/2016
Roy Manners	Deputy Assessor of Property	10/19/2016
Lee Nadeau	Deputy Assessor of Property	10/19/2016
Matthew P. Silvey	Deputy Assessor of Property	10/19/2016
Shawn Steiert	Deputy Assessor of Property	10/19/2016
Caitlin Swaffer	Deputy Assessor of Property	10/19/2016
Kelsey Thomas	Deputy Assessor of Property	10/19/2016
James Tilton	Deputy Assessor of Property	10/19/2016
James D. Williams	Deputy Assessor of Property	10/19/2016
Kyle Wynn	Deputy Assessor of Property	10/19/2016
Jeff Young	Deputy Assessor of Property	10/19/2016
Angel G. Cole	Deputy Circuit Court Clerk	10/31/2016
Melissa Diaz	Deputy Circuit Court Clerk	10/19/2016
Don B. Bynum	Deputy Trustee	10/04/2016
Monica W. Robinson	Deputy Register	10/26/2016

MONTGOMERY COUNTY CLERK
KELLIE A JACKSON COUNTY CLERK
350 PAGEANT LANE SUITE 502
CLARKSVILLE TN 37040
Telephone 931-648-5711
Fax 931-572-1104

Notaries to be elected November 14, 2016

<u>NAME</u>	<u>HOME ADDRESS AND PHONE</u>	<u>BUSINESS ADDRESS AND PHONE</u>
1. JORDYNN BADMAN	3913 TYLER BROWN DR. CLARKSVILLE TN 37040 931-542-7917	3913 TYLER BROWN RD. CLARKSVILLE TN 37040 931-624-7031
2. LORRETTA L BAGGETT	1280 CLOVERDALE DR CLARKSVILLE TN 37040 931-436-3262	350 PAGEANT LANE SUITE 309 CLARKSVILLE TN 37040 931-648-5718
3. YVETTE BARTON	257 RAINTREE DR CLARKSVILLE TN 37042 931 645 4729	350 PAGEANT LANE SUITE 502 CLARKSVILLE TN 37040 931 648 5711
4. JENNIFER BEASLEY	715 SPEES DR CLARKSVILLE TN 37042 931 801 7834	2315 MADISON ST CLARKSVILLE TN 37043 931 553 4598
5. COURTNEY BLACKARD	135 WESTFIELD CT APT 401 CLARKSVILLE TN 37040 931-494-3320	2425 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 9314943320
6. SARAH BLUST	4391 A SHAU ST FORT CAMPBELL KY 42223 423-322-0728	2425 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 9316484300
7. KELLY M BOONE	350 PAGEANT LANE, SUITE 502 CLARKSVILLE TN 37040 931 302 5558	350 PAGEANT LANE, SUITE 502 CLARKSVILLE TN 37040 931 648 5711
8. SHERRY LEE BOUSMAN	242 CAMDEN CROSSING CLARKSVILLE TN 37040 931 801 3607	750 DUNLOP LN CLARKSVILLE TN 37040 931 906 8686
9. BETSY BOYD	2138 LOCK B RD NORTH CLARKSVILLE TN 37043 931 362 3622	350 PAGEANT LANE, SUITE 502 CLARKSVILLE TN 37040 931 648 5711
10. MARY JO BRYANT	556 CHESTERFIELD DR CLARKSVILLE TN 37043 931 217 7129	1810 MADISON ST CLARKSVILLE TN 37043 931 648 3071
11. SCOTT N BRYANT	783 VAUGHAN RD CLARKSVILLE TN 37043 931 358 3586	1810 MADISON ST CLARKSVILLE TN 37043 931 206 2939
12. KHADIJAH ZHANE' CAMPBELL	1494 SUNSHINE DR CLARKSVILLE TN 37042 931 217 1685	1477 TINY TOWN RD CLARKSVILLE TN 37042 931 436 2140

MONTGOMERY COUNTY CLERK
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Notaries to be elected November 14, 2016

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
13. RODNEY DAVIS	633 TYLERTOWN RD CLARKSVILLE TN 37040 731-332-9155	112 LONG HOLLOW PIKE NASHVILLE TN 37072 6158515295
14. CINDY DOWNING	298 CHESHIRE RD CLARKSVILLE TN 37043 931 624 0353	10 HATCHER LANE CLARKSVILLE TN 37043
15. JAMES W DUNN	2172 MEMORIAL DR CONDO C6 CLARKSVILLE TN 37043 931 552 2107	
16. CYNTHIA P EDMONDSON	217 TREY COURT CLARKSVILLE TN 37043 931 801 7357	185 HIGHWAY 76 CONNECTOR CLARKSVILLE TN 37043 931 552 7555
17. MATTHEW J ELLIS	6127 EASTERN HILLS DR. CLARKSVILLE TN 37043 931-624-2463	121 SOUTH THIRD ST. CLARKSVILLE TN 37040 931-647-1501
18. COLLEEN A HYDER	512 CEDAR VALLEY CLARKSVILLE TN 37043 615 405 5648	212 MADISON ST STE 101A CLARKSVILLE TN 37040 931 217 4004
19. CHRISTINA JOHNSON	524 GINKGO DR CLARKSVILLE TN 37042 931 538 9539	1477 TINY TOWN RD CLARKSVILLE TN 37042 931 436 2140
20. DOMINIQUE JONES	809 BEDFORD DR CLARKSVILLE TN 37042 843 267 7975	1960 MADISON ST STE J CLARKSVILLE TN 37042 931 905 1997
21. BRENN A K KNIGHT	930 HURST DRIVE HOPKINSVILLE KY 42240 270 348 4613	1121 STONEBROOKE CLARKSVILLE TN 37042 2704984513
22. MARY T KOEBLER	1150 HUTCHESON LANE CLARKSVILLE TN 37040 931 645 5206	931 206 9594
23. NICHOLE A LAMBRECHT	2190 MEMORIAL DR APT P255 CLARKSVILLE TN 37043 810 310 2003	212 MADISON ST STE 101A CLARKSVILLE TN 37040 931 217 4004
24. MARLETTA L LILLY	916 YATES ROAD WHITE BLUFF TN 37187 615 946 0857	109 S THIRD STREET CLARKSVILLE TN 37040 931 552 6656

MONTGOMERY COUNTY CLERK
 KELLIE A JACKSON COUNTY CLERK
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 Telephone 931-648-5711
 Fax 931-572-1104

Notaries to be elected November 14, 2016

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
25. ANGELA MCBRYAR	3758 NADIA CT CLARKSVILLE TN 37040 785-375-1546	1001 S. RIVERSIDE DR CLARKSVILLE TN 37040 9312746993
26. CHERYL L MOORE	973 GLENHURST WAY CLARKSVILLE TN 37040 931-266-9632	
27. TAYLOR NIEMI	1249 VERKLER DR APT F CLARKSVILLE TN 37042 931-237-0751	136 FRANKLIN ST STE 200 CLARKSVILLE TN 37040 931-648-9400
28. LATASHIA OUTLAW	289 FRITZ CIR CLARKSVILLE TN 37042 931-305-3676	1352 COLLEGE ST CLARKSVILLE TN 37040 931-378-7046
29. ASHLEY PUSKAS	175 COUNTRYSIDE DR DOVER TN 37058 615-406-1824	350 PAGEANT LANE, SUITE 502 CLARKSVILLE TN 37040 931 648 5711
30. CAITLIN DAWN RICHARDSON	5153 E MAIN ST PO BOX 293 ERIN TN 37061 931 348 9090	604 SOUTH RIVERSIDE DR CLARKSVILLE TN 37040 931 645 4225
31. MICHELE E ROSS	1160 ANTHONY COURT CLARKSVILLE TN 37040 337 378 5411	1488 TINY TOWN RD CLARKSVILLE TN 37042 888 842 6328
32. KIM SMITH	27 PUMPKIN RIDGE DOVER TN 37058 931-206-2957	1430 MADISON ST. CLARKSVILLE TN 37040 931-920-6603
33. ALICIA L STRUBLE	3190 FERNCROFT LN CLARKSVILLE TN 37043 931 801 5377	2321 RUDOLPTOWN RD CLARKSVILLE TN 37043 931 905 0050
34. KIM THOMPSON	3336 VICTORIA COURT CLARKSVILLE TN 37043 931 624 9105	350 PAGEANT LANE, SUITE 502 CLARKSVILLE TN 37040 931 648 5711
35. M VASQUEZ	102 GRASSMIRE DRIVE CLARKSVILLE TN 37042 931 624 6547	350 PAGEANT LANE SUITE 502 CLARKSVILLE TN 37042 931 648 5711
36. DARBY L WALTERS	425 ALLENSVILLE ST ELKON KY 42220 270 604 1757	1488 TINY TOWN RD SUITE B2 CLARKSVILLE TN 37042 8888426328
37. JENNIFER WARREN	206 W WALNUT ST ERIN TN 37061 931 241 3224	135 COMMERCE STREET CLARKSVILLE TN 37040 931 648 0656

MONTGOMERY COUNTY CLERK
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Telephone 931-648-5711
Fax 931-572-1104

Notaries to be elected November 14, 2016

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
38. KRISTYANNA M WOLFE	816 DIXIE BEE RD ADAMS TN 37010 931 624 4323	816 DIXIE BEE RD ADAMS TN 37010
39. MONA M WYNNE	2650 HOLT LANE CLARKSVILLE TN 37043 931-206-5422	500 JAMES ROBERTSON PARKWAY NASHVILLE TN 37243 615-770-5303
40. KARA ZIMMER	3054 WILLIAMSBURG RD CLARKSVILLE TN 37043 330 418 4289	2321 RUDOLPHTOWN RD CLARKSVILLE TN 37043 931 905 0050

MONTGOMERY COUNTY DRIVER SAFETY PROGRAM

QUARTERLY REPORT: REVENUE AND ATTENDEES

JULY - SEPTEMBER 2016

***Adult Driver Improvement Program**

<u>Rev Rec:</u> July 2016.....\$1,731.37	<u>Attendees:</u> July 2016.....29
August 2016.....\$ 1,795.50	August 2016.....25
September 2016..\$ 1,987.87	September2016..32
Total.....\$ 5,514.74	Total.....86

***ADIP Book Fees**

<u>Rev Rec:</u> July 2016.....\$	89.77
August 2016.....\$	93.10
September 2016.....\$	103.07
Total.....\$	285.94

***JUVENILE COURT DDC ALIVE AT 25**

<u>Rev Rec:</u> July 2016.....\$ 342.00	<u>Attendees:</u> July 2016.....5
August 2016.....\$ 513.00	August 2016.....8
September 2016...\$ 399.00	September2016...11
Total.....\$1,254.00	Total.....24

***JUVENILE COURT DDC 4**

<u>Rev Rec:</u> July 2016.....\$1,824.00	<u>Attendees:</u> July 2016.....29
August 2016.....\$1,368.00	August 2016.....27
September 2016..\$2,109.00	September 2016..28
Total.....\$5,301.00	Total.....84

***JUVENILE COURT DDC 6**

<u>Rev Rec:</u> July 2016.....\$0	<u>Attendees:</u> July 2016.....0
August 2016.....\$0	August 2016.....0
September 2016..\$0	September 2016....1
Total.....\$0	Total.....1

***Seatbelt**

<u>Rev Rec:</u> July 2016.....\$ 19.00	<u>Attendees:</u> July 2016.....0
August 2016.....\$ 133.00	August 2016.....1
September 2016..\$ 28.50	September 2016...0
Total.....\$..180.50	Total.....1

***Anti Theft**

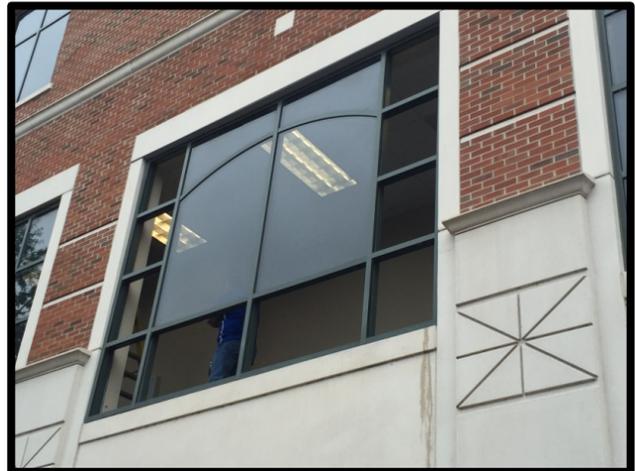
<u>Rev Rec:</u> July 2016.....\$ 28.50	<u>Attendees:</u> July 2016.....0
August 2016.....\$ 57.00	August 2016.....2
September 2016..\$ 28.50	September 2016....0
Total.....\$ 114.00	Total.....2

Capital Projects – November 2016 – Construction Update Report

Courts Center Renovation

Architect/Designer: Rufus Johnson Associates
General Contractor: Codell Construction
Project Status: Construction Documents
Contract Date: 04/13/2016
Contract Completion Date: TBD
Budget: \$400,000 (Design) \$7,000,000 (Construction)
Current Contract Amount: \$642,159 Rufus Johnson Associates - \$55,000 Codell Construction
Percentage Complete: 75%
Comments:

- Contractor is reviewing Construction documents and Plans in order to provide final pricing for Guaranteed Maximum Price.
- Finalizing Construction Schedules.
- Estimated to begin construction work in spring of 2017.



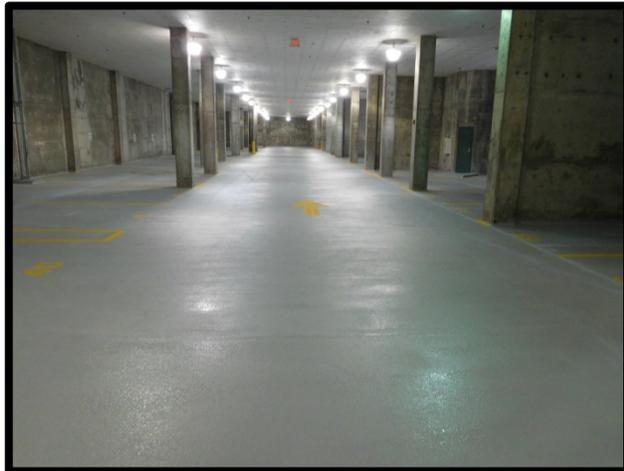
Capital Projects – November 2016 – Construction Update Report

Jail Parking Garage

Architect/Designer: BWSC
General Contractor: C & C Contracting
Project Status: Construction Punch List
Contract Date: 03/11/2016
Contract Completion Date: 10/01/2016 except pedestrian opening
Budget: \$1,800,000
Current Contract Amount: \$1,069,721.64
Percentage Complete: 98%

Comments:

- Flooring work has been completed and exterior window opening have been enclosed with louvers. Air movement is still available and exhaust fans have been added for better circulation.
- Adjacent roof access is provided via hinged louver openings.
- Expansion joints that create previous leaks in the lower office areas have been double sealed for longer term protection.



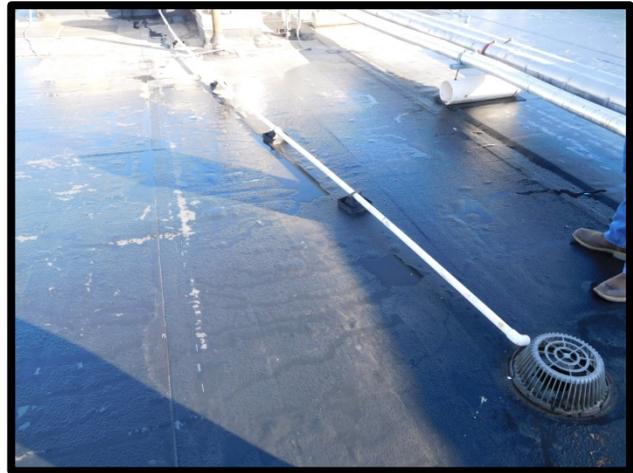
Capital Projects – November 2016 – Construction Update Report

Jail Roof Replacement

Architect/Designer: Lyle Cook Martin Architects
General Contractor: Modern Heating, Cooling, Roofing
Project Status: Complete
Contract Date: 10/23/2015
Contract Completion Date: 09/15/2016
Budget: \$500,000
Current Contract Amount: \$431,045
Percentage Complete: 100%

Comments:

- Project endured a difficult construction period with an extremely wet spring and summer, but it was successfully completed.
- 20 year warranty received for all components of the new roof.
- Added moisture protection was included in this roofing system to prevent the previous failure method of the membrane and insulation delaminating from the concrete roof deck.

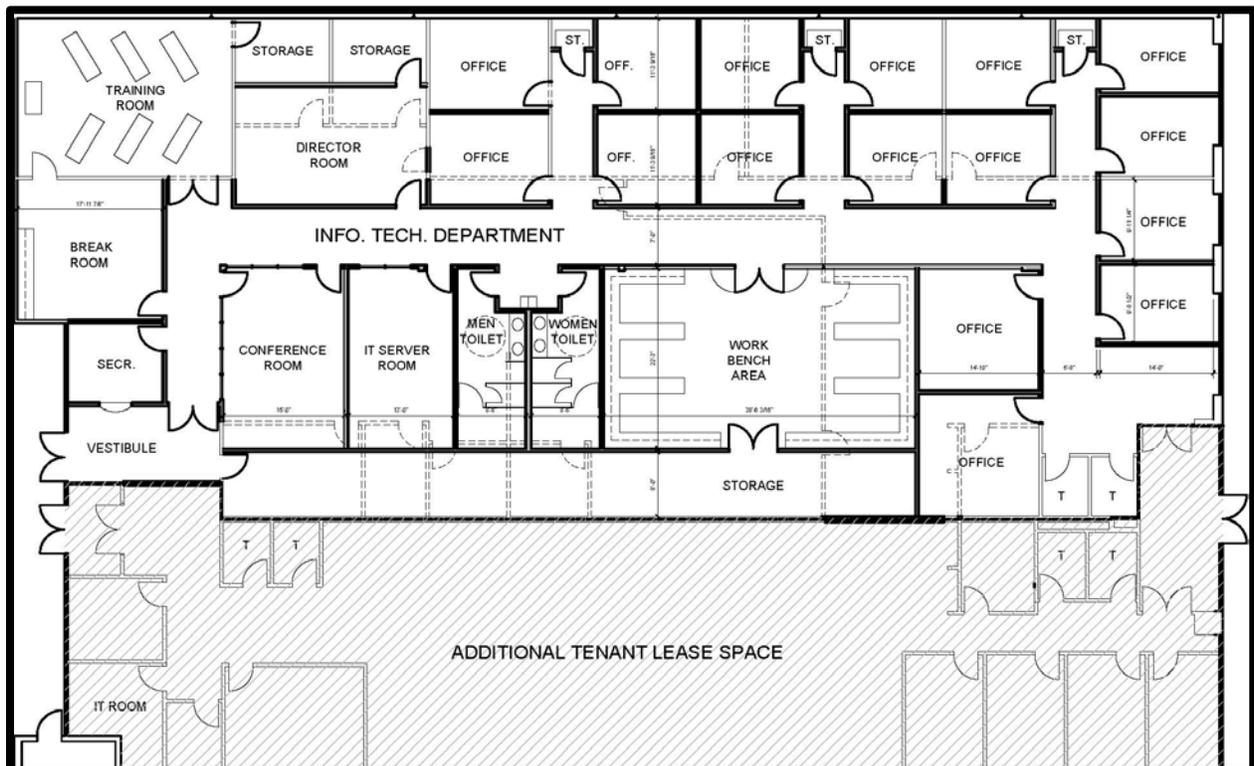


Capital Projects – November 2016 – Construction Update Report

I.T./Flex Space Renovation at Veterans Plaza

Architect/Designer: Lyle Cook Martin Architects
General Contractor: Pride Concrete
Project Status: Pre-Construction
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$725,000
Current Contract Amount: \$691,000 (Renovation), \$17,066 (Fire protection)
Percentage Complete: 0%
Comments:

- Project was bid twice due to first bid coming in over the estimated budget.
- Multiple items including the backup generator were removed from the original bid documents in order to get a project that could be awarded.
- Possible surplus project funding from another recently completed project may be used to secure the generator, security components, data fiber connectivity to other server rooms within the Plaza, permanent shelving, and appliances.

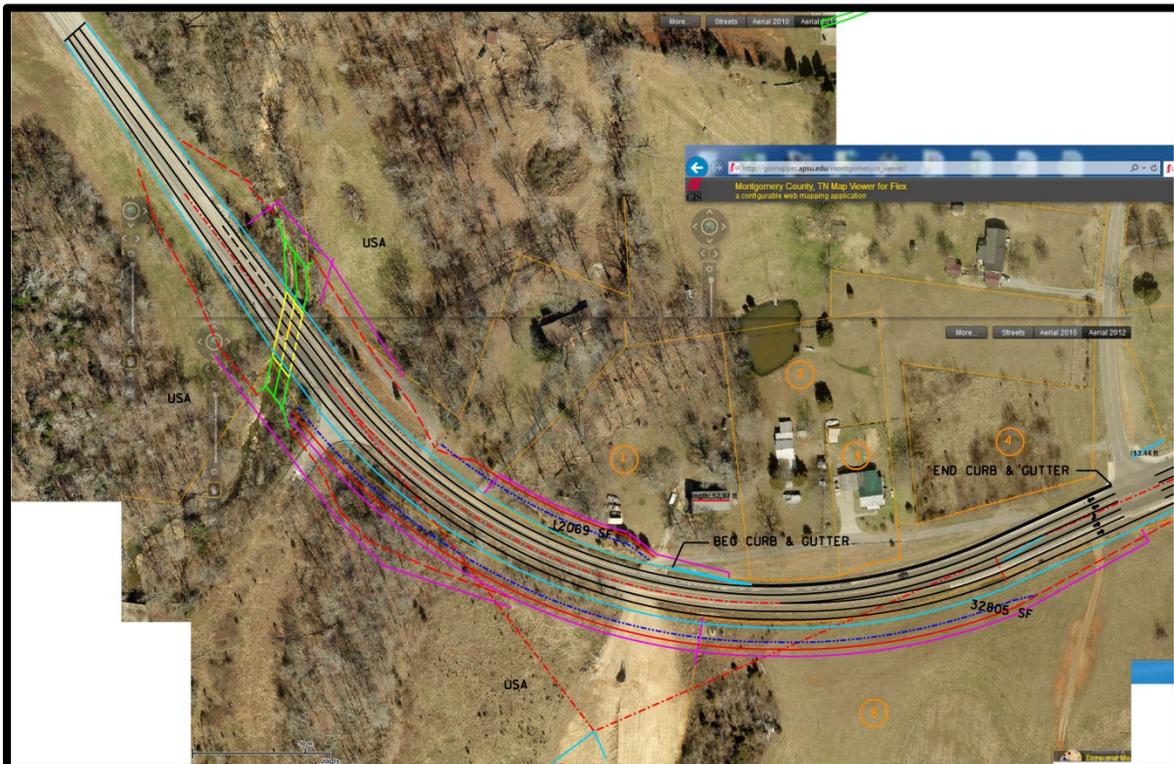


Capital Projects – November 2016 – Construction Update Report

Lafayette Road Widening

Architect/Designer: Gresham, Smith & Partners
General Contractor: TBD
Project Status: Design Plans
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$2,438,000 (Grant + proposed local match that is still to be funded)
Current Contract Amount: TBD
Percentage Complete: 5%
Comments:

- Notice to Proceed with Design was granted at the end of July.



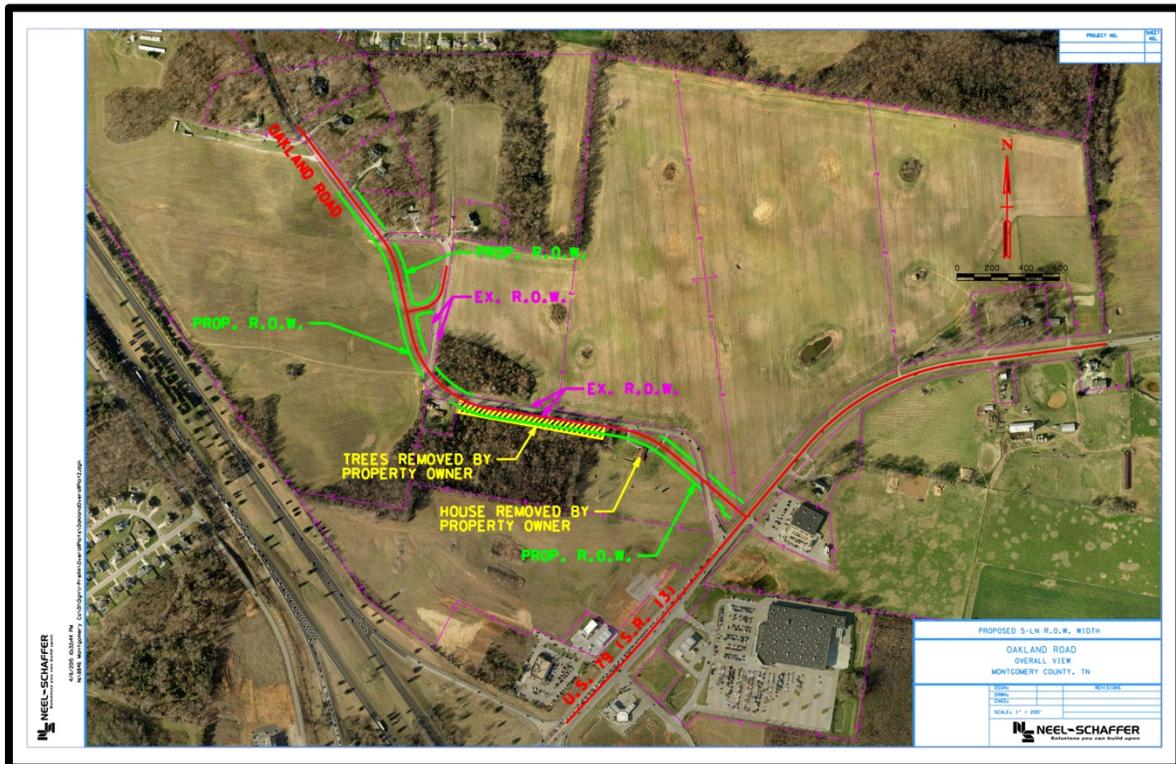
Capital Projects – November 2016 – Construction Update Report

Oakland Road Realignment

Architect/Designer: Neel Schaffer
General Contractor: TDOT
Project Status: Construction Plans Review
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$3,825,000
Current Contract Amount: TBD
Percentage Complete: 80%

Comments:

- TDOT will bid project in December of this year.
- Estimated completion date is summer 2018.



Capital Projects – November 2016 – Construction Update Report

Rotary Park Parking Improvements

Architect/Designer: Moore Design

General Contractor: TBD

Project Status: Design

Contract Date: TBD

Contract Completion Date: TBD

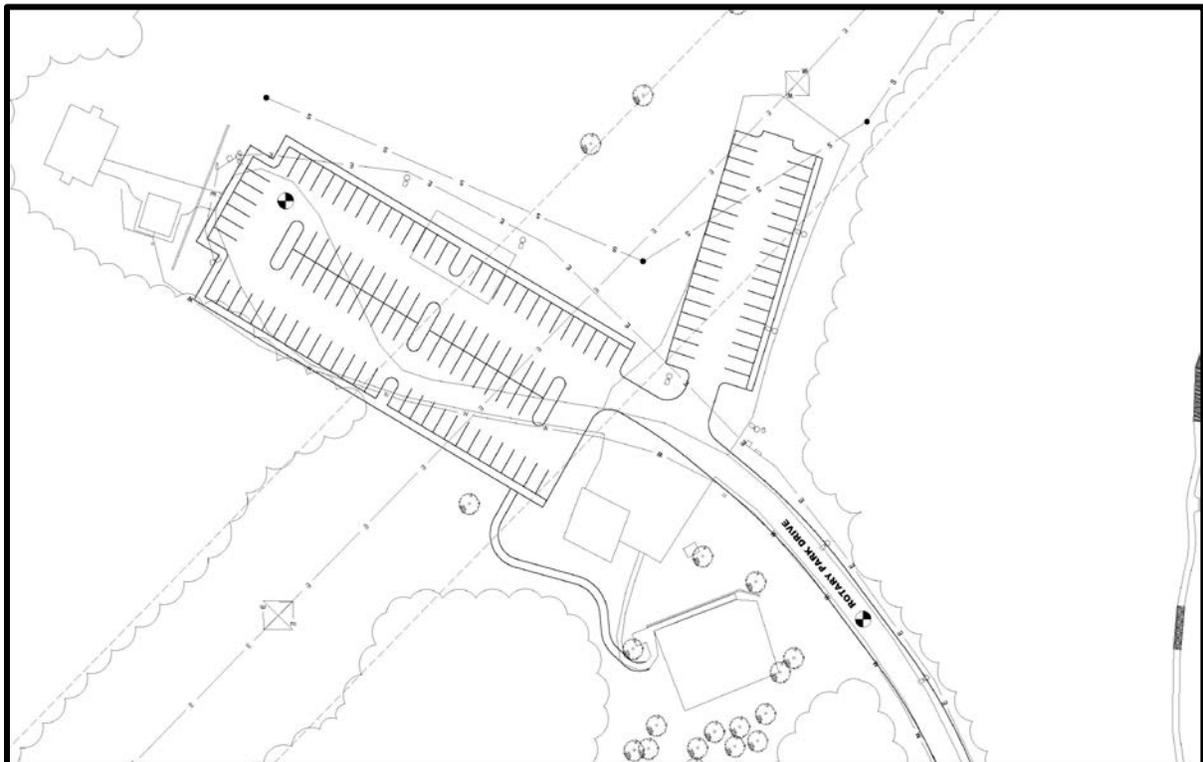
Budget: \$750,000

Current Contract Amount: TBD

Percentage Complete: 95%

Comments:

- Scheduled to bid early spring 2017.



Capital Projects – November 2016 – Construction Update Report

EMS Station 31

Architect/Designer: Violette Architecture
General Contractor: Leon Ross Construction
Project Status: In Construction
Contract Date: 08/18/2016
Contract Completion Date: 06/03/2017
Budget: \$1,450,000
Current Contract Amount: \$1,342,550
Percentage Complete: 10%

Comments:

- Groundbreaking ceremony was held on September 26, 2016.
- Footers and under slab utilities have been installed. Masonry storm shelter constructed. Concrete slab and vertical wall construction will continue.
- Remaining site grading work will be continuing during dry weather.



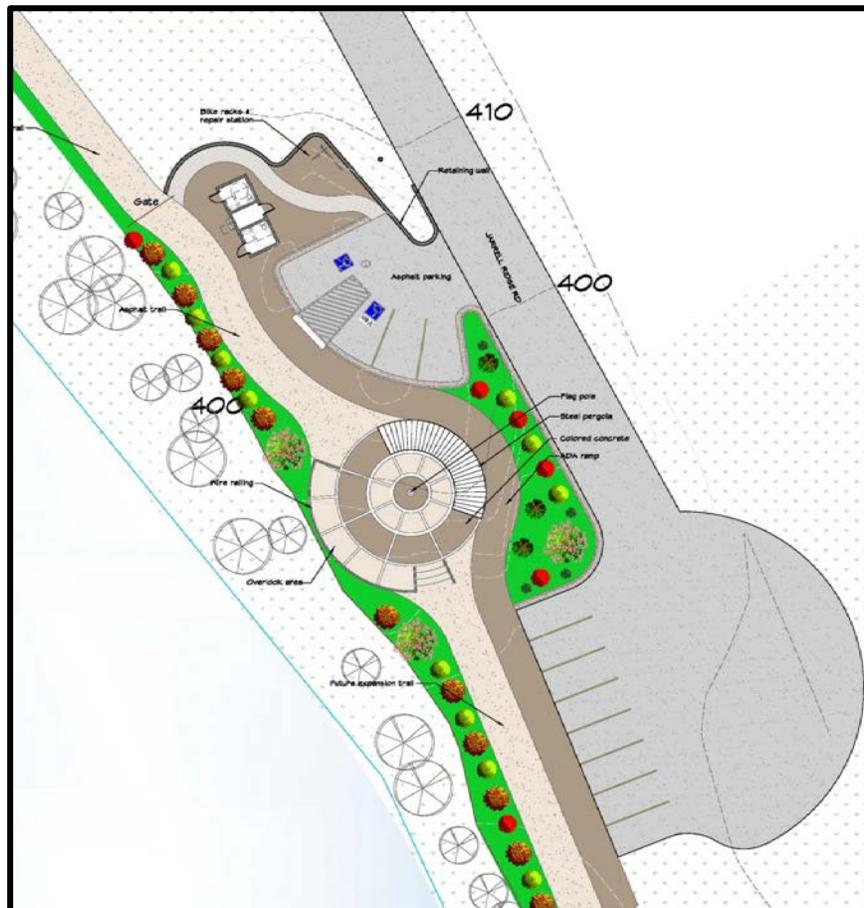
Capital Projects – November 2016 – Construction Update Report

Greenway – Phase I

Architect/Designer: Clark & Associates
General Contractor: TBD
Project Status: Design Development Phase (Stopped Until Further Notice)
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$500,000 (\$200,000 Grant was Declined)
Current Cost Estimate: \$1,000,000
Percentage Complete: 50%

Comments:

- An 80/20 \$250,000 grant was awarded but not accepted by Montgomery County due to new constraints imposed by the grant that were not made known to recipients until after the grant was awarded.
- The County’s funding prior to declining the grant was approximately \$300,000 short due to the County’s anticipation of receiving a larger grant during the budget cycle. MCG Engineering’s original budget request to the Budget Committee was \$1.5 million, which included the cost of a bridge for the next section of the trail, of which the budget was reduced to \$500k. Project delayed until further notice.

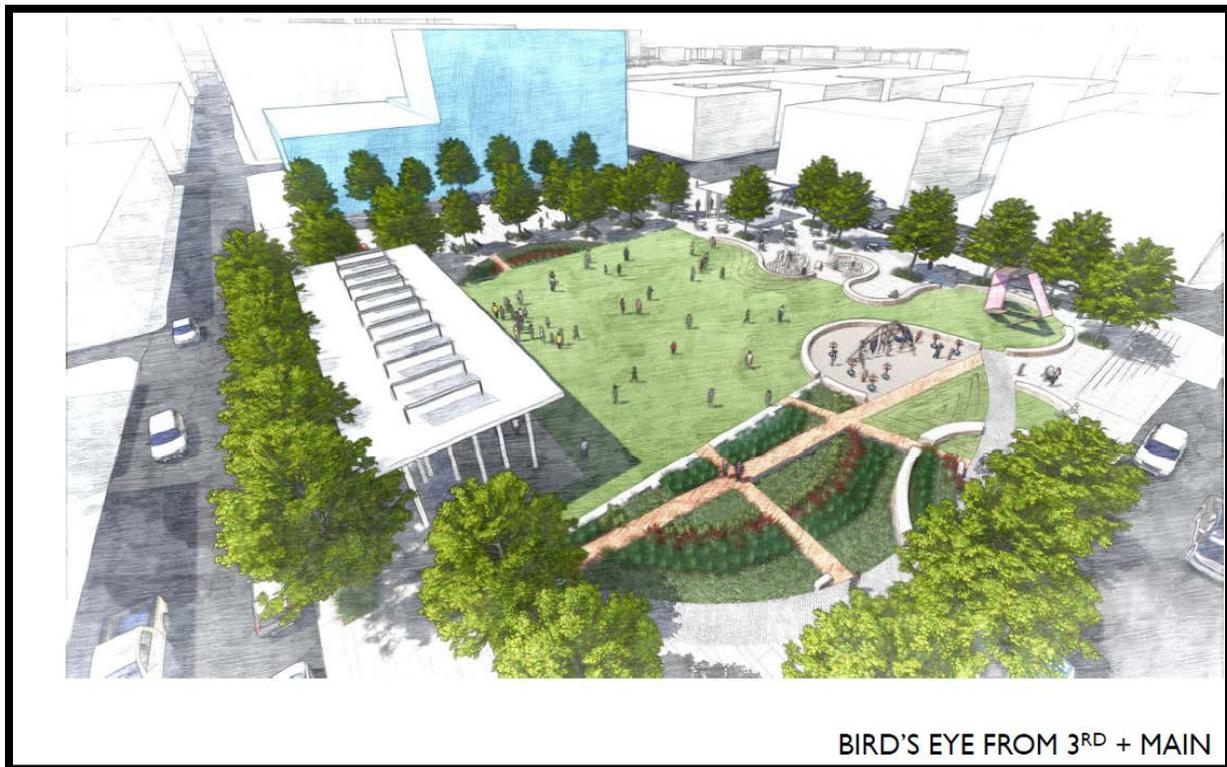


Capital Projects – November 2016 – Construction Update Report

Civic Plaza - Construction

Architect/Designer: Hodgson Douglas
General Contractor: B.R. Miller & Company
Project Status: Design Development
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$3,980,102 + (439,031 added for utilities)
Current Contract Amount: TBD (\$439,031 Underground Utilities)
Percentage Complete: 0%
Comments: Pre-Const. Costs = \$2,019,898 (Land: \$1,212,713, Design: \$501,325, Demo: \$305,860)

- Underground Utility relocation has been approved to begin.
- Groundbreaking Ceremony scheduled for November 15th.
- Design plans have been submitted to Contractor for final Guaranteed Maximum Price quote.





Capital Projects – November 2016 – Construction Update Report

Siemens Performance Based Energy Project

Architect/Designer: Siemens
General Contractor: Siemens
Project Status: Construction Phase
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$5,000,000
Current Contract Amount: \$4,947,424
Percentage Complete: 1%

Comments:

- Coordination efforts and scheduling has started on LED lighting upgrades to the Historic Court House, Courts Center, Public Safety Complex, Jail, Veterans Plaza offices, Workhouse, and Cumberland Heights.
- Mechanical Components that are to be replaced in the project with the project savings are the boilers and chillers from the Health Department and the Vets Plaza Property Units. The cooling towers for the Courts Center and Jail are to be cleaned and rebuilt, and new hot water tanks are to be installed at the jail.
- Physical work and light replacements will begin within the month of November.

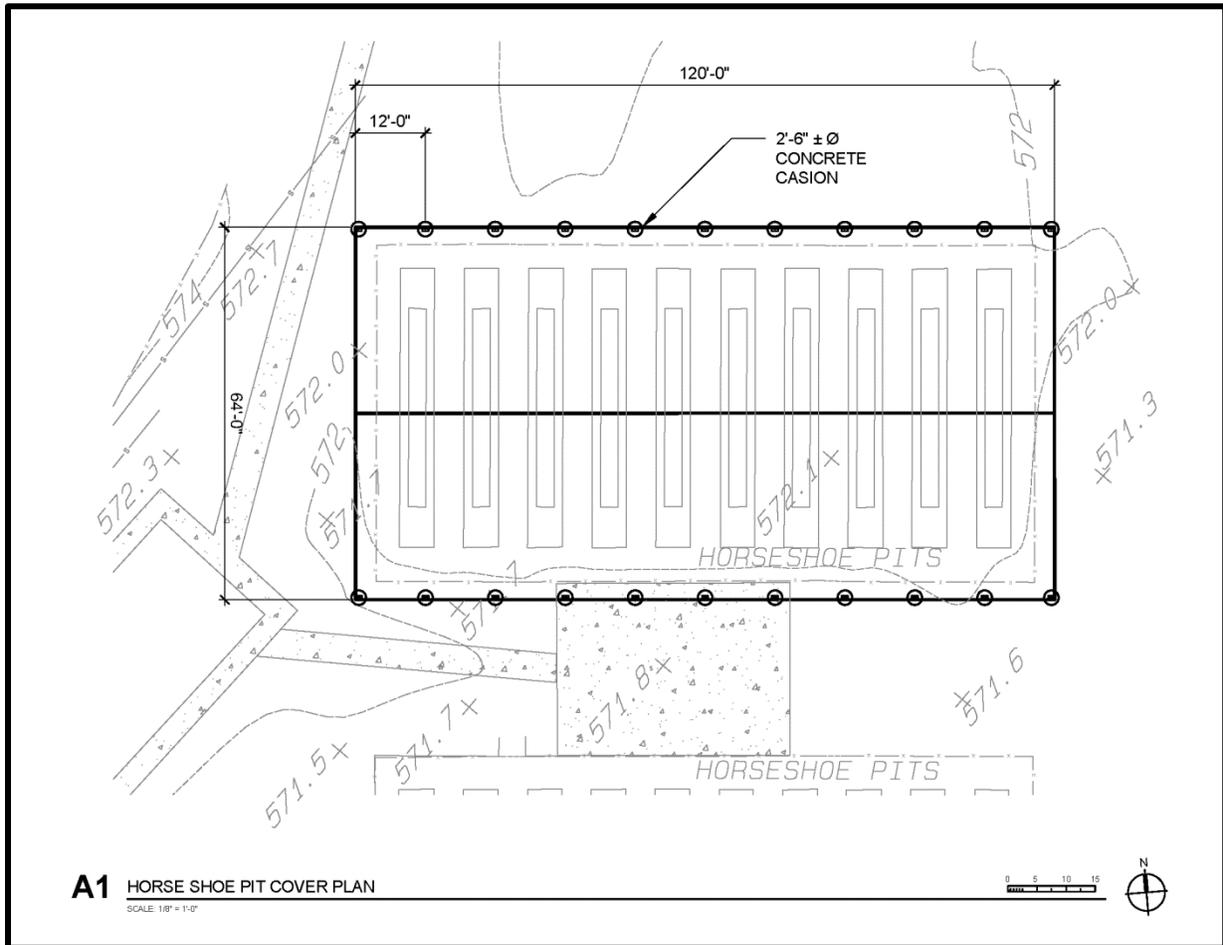
Capital Projects – November 2016 – Construction Update Report

Civitan Park Horseshoe Pit Pavilion

Architect/Designer: Contractor Design/Build
General Contractor: TBD
Project Status: Reworking original bid packet to rebid
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$95,000
Current Contract Amount: TBD
Percentage Complete: 50%

Comments:

- MC Engineering is working to compile updated bidding information to re-bid project with revised requirements for open air pavilion.



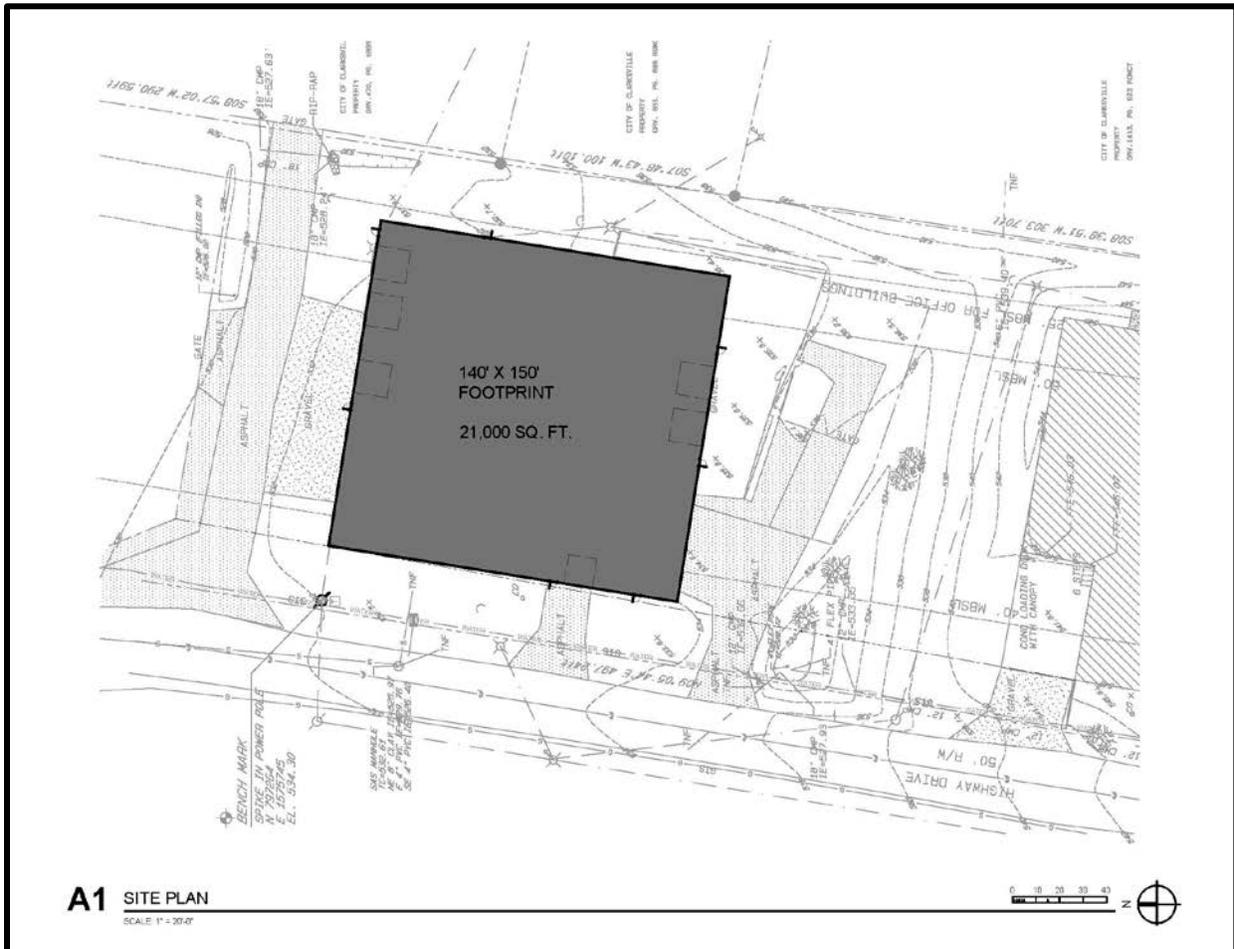
Capital Projects – November 2016 – Construction Update Report

Highway Drive Facilities/EMA Warehouse

Architect/Designer: Montgomery County Engineering
General Contractor: TBD
Project Status: Preliminary Design
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$87,000 (remaining amount required TBD)
Current Contract Amount: TBD
Percentage Complete: 20%

Comments:

- MC Engineering is working to produce a site layout and building concept that will work to store both EMA and Facilities Development equipment and supplies.
- Facilities will relocate their existing supplies and equipment out of the Drug Task Force Building into this new metal building.
- Original EMA funds have been used for site survey and sub-consultant design fees.



Capital Projects – November 2016 – Construction Update Report

Historic Courthouse 4th Floor Build Out

Architect/Designer: Montgomery County Engineering
General Contractor: TBD
Project Status: Design
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$300,000 (Construction)
Current Contract Amount: TBD
Percentage Complete: 25%
Comments:

- Project includes the build out of a portion of the 4th floor for the relocation of the Engineering and Green Certification offices.
- 1st floor work will involve reworking the existing Training room for potential security camera monitoring room. Existing Engineering office will be reworked as a large Training/Conference room by removing existing walls that were originally installed as temporary office walls.





**MONTGOMERY
COUNTY**
TENNESSEE

Montgomery County Government

Building and Codes Department

350 Pageant Lane Suite 309
Clarksville, TN 37040

Phone
931-648-5718

Fax
931-553-5121

Memorandum

TO: Jim Durrett, County Mayor
FROM: Rod Streeter, Building Commissioner *RS*
DATE: November 1, 2016
SUBJ: October 2016 PERMIT REVENUE REPORT

The number of permits issued in October 2016 is as follows: Building Permits 90, Grading Permits 1, Mechanical Permits 43, and Plumbing Permits 19 for a total of 153 permits.

The total cost of construction was \$9,033,755.00. The revenue is as follows: Building Permits \$32,846.70, Grading Permits \$1,320.00, Plumbing Permits \$1,750.00, Mechanical Permits: \$4,000.00 Plans Review \$4,020.00, BZA \$750.00, Re-Inspections \$100.00, Pre-Inspection \$0.00, Safety Inspection \$0.00, and Miscellaneous Fees \$0.00 the total revenue received in October 2016 was \$66,004.80.

FISCAL YEAR 2016/2017 TOTALS TO DATE:

NUMBER OF SINGLE FAMILY PERMITS:	148
COST OF CONSTRUCTION:	\$36,633,893.00
NUMBER OF BUILDING PERMITS:	317
NUMBER OF PLUMBING PERMITS:	75
NUMBER OF MECHANICAL PERMITS:	226
NUMBER OF GRADING PERMITS:	11
BUILDING PERMITS REVENUE:	\$175,050.50
PLUMBING PERMIT REVENUE:	\$7,300.00
MECHANICAL PERMIT REVENUE:	\$25,795.00
GRADING PERMIT REVENUE:	\$7,907.00
RENEWAL FEES:	\$100.00
PLANS REVIEW FEES:	\$29,698.80
BZA FEES:	\$1,750.00
RE-INSPECTION FEES:	\$800.00
PRE-INSPECTION FEES:	\$25.00
SAFETY INSPECTION FEES:	\$0.00
MISCELLANEOUS FEES:	\$0.00
MISC REFUNDS	\$0.00
SWBA	\$0.00
TOTAL REVENUE:	\$248,451.30

OCTOBER 2016 GROUND WATER PROTECTION

The number of septic applications received for October 2016 was 22 with total revenue received for the county was \$0.00 (State received \$13,245.00).

The lease agreement beginning on October 1, 2016-October 30, 2017 was agreed upon between the County and State.

The number of Septic Tank Disclosure requests for October 2016. ****Effective December 16, 2008 Ground Water Protection no longer provides this service.****

FISCAL YEAR 2016/2017 TOTALS TO DATE:

NUMBER OF GROUND WATER APPLICATIONS (SEPTIC)	86
NUMBER OF SEPTIC TANK DISCLOSURE REQUEST	0
GROUND WATER PROTECTION (STATE: \$54,925.00)	\$0.00
 TOTAL REVENUE:	 \$248,451.30

RS/bf

cc: Jim Durrett, County Mayor
Jeff Taylor, Accounts and Budgets
Kellie Jackson, County Clerk



**MONTGOMERY
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TENNESSEE

Montgomery County Government
Building and Codes Department

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Clarksville, TN 37040

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931-553-5121

Memorandum

TO: Jim Durrett, County Mayor
FROM: Rod Streeter, Building Commissioner *RS*
DATE: November 1, 2016
SUBJ: October 2016 ADEQUATE FACILITIES TAX REPORT

The total number of receipts issued in October 2016 is as follows: City 94 and County 78 for a total of 172.

There were 118 receipts issued on single-family dwellings, 17 receipts issued on multi-family dwellings with a total of 113 units, 34 receipts issued on condominiums with a total of 34 units, 0 receipts issued on townhouses. There was 1 exemption receipt issued.

The total taxes received for October 2016 was \$150,500.00

The total refunds issued for October 2016 was \$0.00.

Total Adequate Facilities Tax Revenue for October 2016 was \$150,500.00

FISCAL YEAR 2016/2017 TOTALS TO DATE:

TOTAL NUMBER OF Adequate Facilities Tax Receipts Issued:	City:	289
	County:	193
	Total:	482

TOTAL REFUNDS:	\$0.00
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TOTAL TAXES RECEIVED:	\$330,000.00
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<u>NUMBER OF LOTS AND DWELLINGS ISSUED</u>	<u>CITY</u>	<u>COUNTY</u>	<u>TOTAL</u>
LOTS 5 ACRES OR MORE:	1	13	14
SINGLE-FAMILY DWELLINGS:	250	141	391
MULTI-FAMILY DWELLINGS (27 Receipts):	171	0	171
CONDOMINIUMS: (42 Receipts)	8	34	42
TOWNHOUSES:	0	0	0
EXEMPTIONS: (8 Receipts)	3	5	8
REFUNDS ISSUED: (0 Receipts)	(0)	(0)	(0)

RS/bf

cc: Jim Durrett, County Mayor
 Jeff Taylor, Accounts and Budgets
 Kellie Jackson, County Clerk