

CLARKSVILLE-MONTGOMERY COUNTY
HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

March 24, 2025
3:00 P.M.
329 MAIN STREET

REGIONAL PLANNING STAFF:

Brent Clemmons, Design Review Coordinator
Daniel Morris, GIS Manager
Jeff Tyndall, Director
Matthew Galibert, Planner
Drew Sturdivant, Administrative Specialist

OTHERS PRESENT:

Zack Johnston, City Legal
Diane Boncquet, City Legal
James Barrineau, City Codes
Jason Gregory, City Codes
Matthew Batts, City Codes

MEMBERS PRESENT:

Gail Longton
Doug Jones
Gary Shephard
John Gannon
David Smith
Wanda Smith
Bert Singletary
Kirk Zeaman
Eric Huneycutt
Marcia Williams

John Gannon called the meeting to order at 3:00 PM.

John Gannon stated there was a quorum present.

Wanda Smith made a comment.

Doug Jones made a comment.

Marcia Williams made a correction to the minutes.

Wanda Smith made a comment.

John Gannon made a comment.

Wanda Smith made a motion to approve the minutes from February 24, 2025 with the correction, seconded by David Smith. All others voted in favor and minutes were approved.

John Gannon stated rules for speaking.

Brent Clemmons announced the withdrawal of case MSCD-10-2025, and the one-month deferral of DDR-4-2025.

John Gannon made a comment.

MSCD-9-2025

Brent Clemmons presented.

Doug Jones asked a question.

Brent Clemmons answered.

John Gannon opened public hearing.

Bryce Powers spoke in favor.

Wanda Smith asked a question.

Bryce Powers answered.

Jeff Tyndall made a comment.

Bryce Powers made a comment.

No one spoke against.

Gail Longton made a motion to approve, seconded by Marcia Williams. All others voted in favor, motion passes for approval.

DDR-1-2025

Brent Clemmons presented.

John Gannon opened public hearing.

Bart Kline spoke in favor.

Marcia Williams asked a question.

Bart Kline answered.

Doug Jones asked a question.

Bart Kline answered.

Doug Jones asked a question.

Bart Kline answered.

Buck Dellinger, Economic Development Council, spoke in favor.

Parker Wright spoke in favor.

Wanda Smith made a comment.

Parker Wright made a comment.

Wanda Smith made a comment.

Parker Wright made a comment.
Wanda Smith made a comment.
Parker Wright made a comment.
Wanda Smith made a comment.
Parker Wright made a comment.
Ladonna Dowdy spoke against.
Wanda Smith asked a question.
Ladonna Dowdy answered.
Wanda Smith asked a question.
Ladonna Dowdy answered.
Wanda Smith asked a question.
Ladonna Dowdy answered.
Wanda Smith made a comment.
Ladonna Dowdy made a comment.
Wanda Smith made a comment.
Ladonna Dowdy made a comment.
Rudy Johnson spoke against.
Wanda Smith asked a question.
Rudy Johnson answered.
Wanda Smith asked a question.
Rudy Johnson answered.
Wanda Smith asked a question.
Rudy Johnson answered.
Wanda Smith made a comment.
Rudy Johnson made a comment.
Wanda Smith asked a question.
Rudy Johnson answered.
Wanda Smith asked a question.
Rudy Johnson answered.
Wanda Smith made a comment.

Rudy Johnson made a comment.

Wanda Smith made a comment.

Rudy Johnson made a comment.

Wanda Smith made a comment.

Jennifer Rudolph spoke against and presented two exhibits.

Bart Kline gave a rebuttal.

John Gannon made a comment.

Marcia Williams asked a question.

Bart Kline answered.

Marcia Williams made a comment.

Bart Kline made a comment.

Marcia Williams made a comment.

John Gannon made comments and closed public hearing.

John Gannon made a comment.

Wanda Smith made a motion to approve, seconded by Bert Singletary.

John Gannon proposed an amendment that historical registrations need to be seen by the Regional Planning Commission and if that application process is deferred or stops progressing the site plan and construction will also cease. As well as a historical plaque or monument detailing the history of the house, even if the house is not put on the national registry of historic places.

Jeff Tyndall clarified John Gannon's amendment. Stating that the Regional Planning Commission would have to be shown the application for historical places and that they would monitor the progress of that application.

John Gannon made a comment.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

John Gannon made a comment.

Wanda Smith asked a question.

John Gannon answered.

Wanda Smith made a comment.

Marcia Williams seconded John Gannon's earlier amendment. All others voted in favor of the amendment, amendment passes for approval.

Jeff Tyndall made a comment.

Wanda Smith made a comment.

John Gannon made a comment.

John Gannon asked a question.

Jeff Tyndall answered.

Bert Singletary, Wanda Smith, Eric Huneycutt, Doug Jones, and Marcia Williams voted in favor of approval, Gail Longton, David Smith, Kirk Zeaman, Gary Shepherd, and John Gannon voted against.

John Gannon made a comment.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

Doug Jones asked a question.

Wanda Smith answered.

Doug Jones asked a question.

John Gannon answered.

Doug Jones asked a question.

Wanda Smith answered.

Jeff Tyndall made a comment.

John Gannon made a comment.

Wanda Smith made a comment.

Jeff Tyndall made a comment.

Wanda Smith asked a question.

John Gannon made a comment.

Jeff Tyndall made a comment.

Doug Jones asked a question.

Jeff Tyndall answered.

Wanda Smith made a comment.

Doug Jones made a comment.

Wanda Smith made a comment.

John Gannon called for a five-minute recess.

Jeff Tyndall made a comment.

Motion fails for a lack of simple majority of quorum.

Jeff Tyndall made a comment.

Kirk Zeaman made comments.

Gary Shepherd made comments.

David Smith made comments.

Gail Longton made comments.

John Gannon made comments

Jeff Tyndall made a comment.

DDR-5-2025

Brent Clemmons presented.

Kirk Zeaman asked a question.

Brent Clemmons answered.

Kirk Zeaman made a comment.

Jeff Tyndall made a comment.

Kirk Zeaman made a comment.

John Gannon asked a question.

Brent Clemmons answered.

John Gannon made a comment.

John Gannon opened public speaking.

Antonio Aguilar spoke in favor and entered an exhibit.

David Smith asked a question.

Antonio Aguilar answered.

David Smith made a comment.

Marcia Williams asked a question.

Antonio Aguilar answered.

John Gannon made a comment.

Lisa Meeks spoke in favor.
Kirk Zeaman asked a question.
Lisa Meeks answered.
Kirk Zeaman made a comment.
Lisa Meeks made a comment.
Kirk Zeaman asked a question.
Lisa Meeks answered.
John Gannon made comments.
Brenda Harper spoke against.
Wanda Smith asked a question.
Brenda Harper answered.
Wanda Smith made a comment.
Brenda Harper made a comment.
Wanda Smith made a comment.
Brenda Harper made a comment.
Wanda Smith made a comment.
John Gannon made a comment.
Louisa Beech Cook spoke against.
Wanda Smith made a comment.
Louisa Beech Cook made a comment.
Wanda Smith made a comment.
John Gannon made a comment.
Jeff Tyndall made a comment.
John Gannon made a comment.
Phyllis Smith spoke against.
Wanda Smith made a comment.
Phyllis Smith made a comment.
Wanda Smith made a comment.
Phyllis Smith made a comment.
Wanda Smith made a comment.

Phyllis Smith made a comment.

Wanda Smith made a comment.

Phyllis Smith made a comment.

Wanda Smith made a comment.

Phyllis Smith made a comment.

Wanda Smith made a comment.

Phyllis Smith made a comment.

Wanda Smith made a comment.

Lisa Meeks gave a rebuttal.

John Gannon closed public hearing.

Marcia Williams made a motion to disapprove demolition, seconded by David Smith.

John Gannon asked a question.

Jeff Tyndall answered.

Wanda Smith made a comment.

Zachary Johnston, City Attorney was consulted.

Zachary Johnston made a comment.

John Gannon asked a question.

Wanda Smith asked a question.

John Gannon made a comment.

Jeff Tyndall made a comment.

Marcia Williams made a comment.

Doug Jones made a comment.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall comment.

Marcia Williams asked a question.

Jeff Tyndall made a comment.

Bert Singletary made a comment.

Wanda Smith made a comment.

Jeff Tyndall made a comment.

Bert Singletary, Wanda Smith, and Eric Huneycutt voted in favor of demolition.

Kirk Zeaman, Gary Shepherd, Doug Jones, Marcia Williams, Gail Longton, John Gannon, David Smith voted against demolition. Motion passes for disapproval of demolition.

Wanda Smith made a comment.

Jeff Tyndall made a comment.

Kirk Zeaman made comments.

Gary Shepherd made comments.

David Smith made comments.

Doug Jones made comments.

Marcia Williams made comments.

Gail Longton made comments.

John Gannon made comments.

Doug Jones made a comment.

John Gannon made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

Doug Jones made a comment.

John Gannon made a comment.

Kirk Zeaman asked a question.

Jeff Tyndall made a comment.

Kirk Zeaman made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

Gail Longton made a comment.

Wanda Smith made a comment.

John Gannon made a comment.

Public Comment Period was opened.

Don Sharpe made comments.

Wanda Smith made comments.

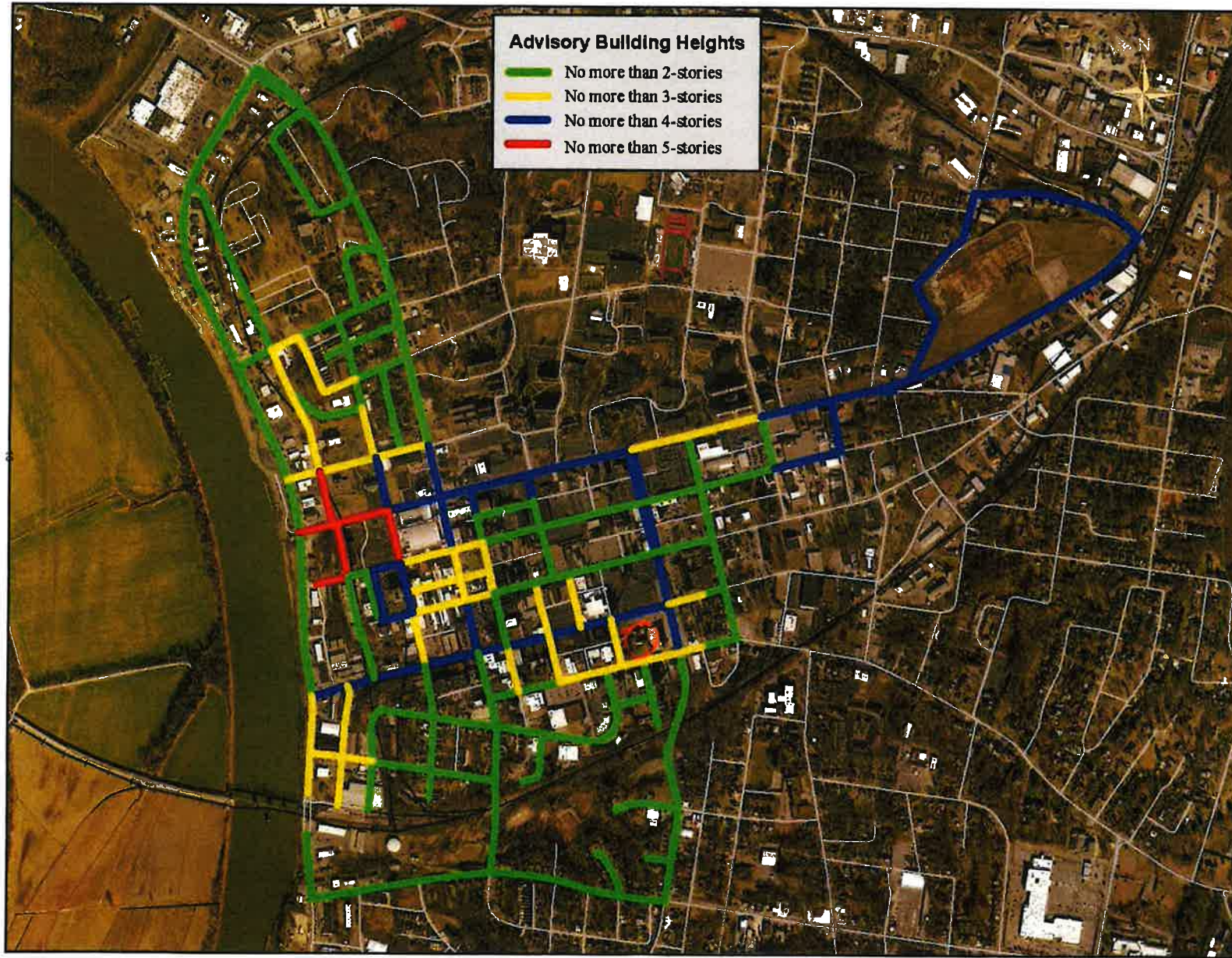
Jennifer Rudolph made comments.

Wanda Smith made comments.

Wanda Smith made a motion to adjourn, seconded by Gail Longton. All others voted in favor, meeting was adjourned at 4:53 p.m.

Attest:

Image 9.3 Advisory Building Heights



517 Madison St

Exhibit #2

An example of how a design could be more complimentary and compatible with the Dunlap-Miller House by eliminating the sky bridge, reducing the height to 3 stories, and incorporating architectural details like the arches.



Drawing provided by Annalee Parker.

**Application of Immaculate Conception Catholic Church
631 Franklin Street
Common Design Review Board
Case Number: DDR - 5 - 2025**



Main Building Exterior – West and South Sides

**Application of Immaculate Conception Catholic Church
631 Franklin Street
Common Design Review Board
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Main Building Exterior – South and East Sides

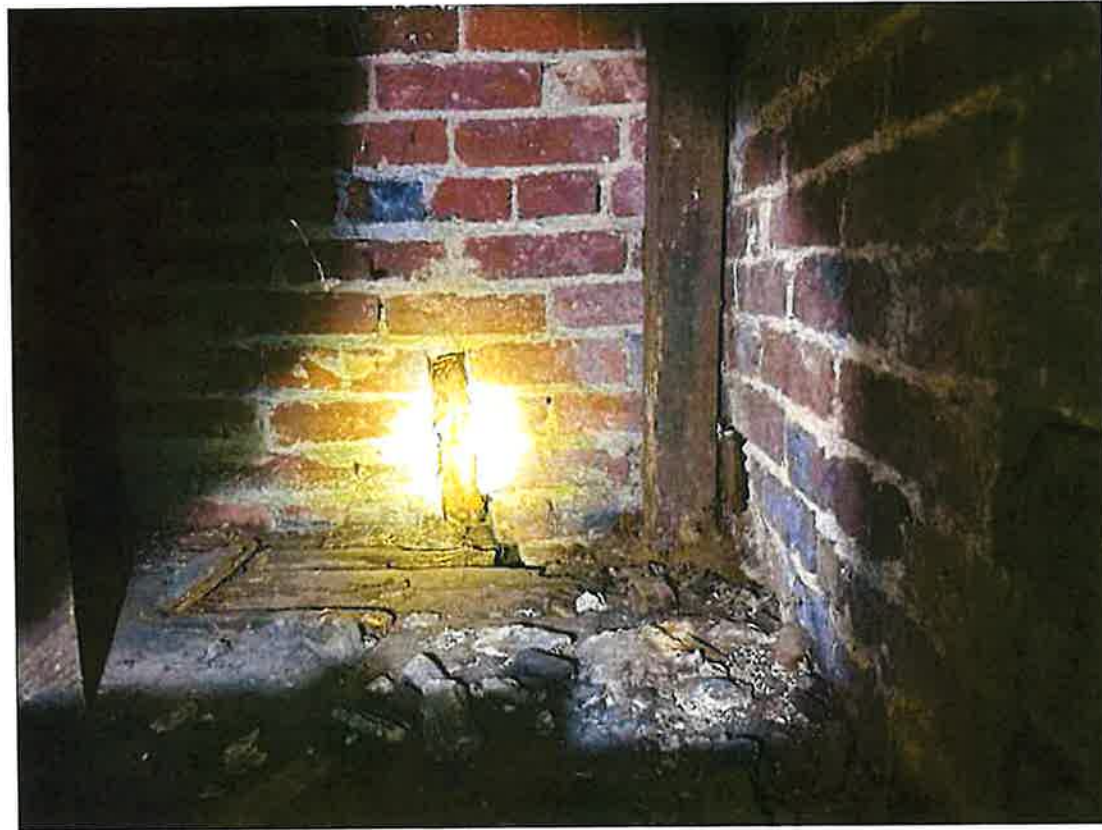
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Entrance Floor

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Degraded Brick Beneath Staircase

3/24/2025

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Degraded Paint and Ceiling

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Degraded Ceiling

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631 Franklin Street
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Derelict Fireplace

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631 Franklin Street
Common Design Review Board
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Degraded Walls

**Application of Immaculate Conception Catholic Church
631 Franklin Street
Common Design Review Board
Case Number: DDR - 5 - 2025**



Degraded Bathroom

3/24/2025

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Separation of Roof Rafters