

CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

February 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
Matthew Armstrong, City Legal
James Barrinean, City Codes

MEMBERS PRESENT:

Gail Longton
Doug Jones
Gary Shephard
~~Marcia Williams~~
John Gannon
David Smith
Wanda Smith
Bert Singletary
James Bagby

John Gannon called the meeting to order at 3:02 PM.

John Gannon stated there was a quorum present.

Gail Longton made a motion to approve the minutes from the January 28, 2025 meeting, seconded by Wanda Smith. All others were in favor and minutes were approved.

John Gannon opened public comment period. No one spoke. Public comment period was closed.

John Gannon made a comment.

Downtown Historic Overlay- Z-5-2025

Brent Clemmons presented.

Doug Jones asked a question.

Brent Clemmons answered.

Doug Jones asked a question.

Brent Clemmons answered.

Wanda Smith made a comment.

Doug Jones asked a question.

Brent Clemmons answered.

John Gannon made a comment.

Wanda Smith asked a question.

Brent Clemmons answered.

John Gannon opened public hearing.

Louisa Cook spoke in favor.

Wanda Smith asked a question.

Louisa Cook answered.

Wanda Smith asked a question.

Louisa Cook answered.

Wanda Smith asked a question.

Louisa Cook answered.

Wanda Smith asked a question.

Louisa Cook answered.

Wanda Smith asked a question.

Louisa Cook answered.

John Gannon made a comment.

Brenda Harper spoke in favor.

Wanda Smith asked a question.

Brenda Harper answered.

John Gannon made a comment.

Jeff Tyndall made a comment.

Wanda Smith made a comment.

Brenda Harper made a comment.

Wanda Smith made a comment.

Jeff Tyndall made a comment.

Brenda Harper answered Wanda Smith's earlier question.

Wanda Smith asked a question.

Brenda Harper answered.

Wanda Smith asked a question.

Brenda Harper answered.

Wanda Smith asked a question.

Brenda Harper answered.

Wanda Smith asked a question.

Jeff Tyndall asked a question.

Wanda Smith answered.

Brenda Harper answered Wanda's previous question.

Wanda Smith asked a question,

Jeff Tyndall made a comment.

Wanda Smith made a comment.

Jeff Tyndall made a comment.

Wanda Smith made a comment.

Jeff Tyndall made a comment.

Wanda Smith made a comment.

Jeff Tyndall made a comment.

Wanda Smith made a comment.

Brenda Harper made a comment.

Wanda Smith made a comment.

Jeff Tyndall made a comment.

Wanda Smith made a comment.

Brenda Harper finished answering Wanda Smith's earlier question.

Wanda Smith asked a question.

Brenda Harper answered.

Wanda Smith made a comment.

Brenda Harper made a comment.

Wanda Smith made a comment.

John Gannon made a comment.

No one spoke against.

John Gannon made a comment.

Public hearing was closed.

Wanda Smith made a comment.

John Gannon made a comment.

Wanda Smith made a comment.

John Gannon made a comment.

Z-5-2025 dies for a lack of a motion.

Jeff Tyndall asked Zach Johnston, City of Clarksville District Attorney a question.

Zach Johnston answered.

Wanda Smith made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

Wanda Smith made a comment.

MCSD-5-2025

Brent Clemmons presented.

John Gannon opened public hearing.

Richard Scott spoke in favor.

Wanda Smith asked a question.

Richard Scott answered.

John Gannon made a comment.

Wanda Smith made a comment.

David Smith made a comment.

John Gannon made a comment.

No one spoke against.

John Gannon made a comment.

John Gannon closed public hearing.

Gail Longton made a motion for approval. Wanda Smith seconded. All others voted in favor. Motion passes for approval.

MCSD-6-2025

Brent Clemmons presented the case.

Doug Jones asked a question.

Brent Clemmons answered.
Doug Jones made a comment.

Jeff Tyndall asked a question.

Brent Clemmons answered.

John Gannon opened public hearing.

No one spoke in favor.

No one spoke against.

John Gannon closed public hearing.

James Bagby made a motion to approve, seconded by Wanda Smith. All others voted in favor, motion passed for approval.

DDR-1-2025

Brent Clemmons presented.

John Gannon made a comment.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

Doug Jones made a comment.

John Gannon opened public hearing.

Bart Kline spoke in favor.

Wanda Smith made a comment.

David Smith asked a question.

Bart Kline answered.

David Smith asked a question.

Bart Kline answered.

David Smith asked a question.

Bart Kline answered.

David Smith asked a question.

Bart Kline answered.

Bart Kline made a comment.

David Smith made a comment.

Bart Kline made a comment.

David Smith made a comment.

Bart Kline asked a question.

David Smith answered.

John Gannon asked a question.

David Smith answered.

Bart Kline made a comment.

David Smith made a comment.

Doug Jones asked a question.

Bart Kline answered.

Doug Jones made a comment.

Bart Kline answered.

John Gannon made a comment.

Doug Jones asked a question.

Bart Kline answered.

John Gannon made a comment.

Buck Dellinger, Economic Development Council, spoke in favor.

Jody Isaacs spoke in favor.

John Gannon made a comment.

Eric Berg spoke against the case and presented three exhibits.

John Gannon made a comment.

Margaret Ward spoke against the case.

Jennifer Rudolph spoke against the case.

John Gannon made a comment.

Bart Kline gave a rebuttal.

John Gannon closed public hearing.

Doug Jones asked a question.

Jeff Tyndall answered.

Doug Jones asked a question.

Jeff Tyndall answered.

Doug Jones asked a question.

Brent Clemmons answered.

Doug Jones asked a question.

Brent Clemmons answered.

Doug Jones made a comment.

Brent Clemmons made a comment.

Wanda Smith made a motion to approve, seconded by Bert Singletary. John Gannon made an amendment that the developer has to show proof to the Regional Planning Commission that they are trying to gain National Historic Registry Status for the Dunlop Mansion, if that should fail it would stop the Site Review process from progressing to the next stage.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

John Gannon made a second amendment that a historic plaque or monument be placed on the road that describes the Dunlop Mansion, if the site is reviewed. All others voted in favor, the amendment passes for approval.

John Gannon made a comment.

Bert Singletary, Wanda Smith, and Eric Huneycutt voted in favor of approval for the motion as amended, all others voted against. Motion fails 6-3.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall requested feedback for the applicant upon reapplying in the future as to why those who voted against, did so.

John Gannon made a comment.

Doug Jones made a comment.

David Smith made a comment.

Gary Shepherd made a comment.

Jeff Tyndall made a comment.

DDR-2-2025

Brent Clemmons presented.

Doug Jones asked a question.

Brent Clemmons answered.

Doug Jones asked a question.

Brent Clemmons answered.

John Gannon opened public hearing.

David Muiznieks spoke in favor.

Wanda Smith asked a question.

David Muiznieks answered.

Wanda Smith made a comment.

Doug Jones asked a question.

David Muiznieks answered.

Cal McKay spoke in favor.

David Smith asked a question.

Cal McKay answered.

David Smith asked a question.

Cal McKay answered.
John Gannon asked a question.

Cal McKay answered.

John Gannon made a comment.

Brad Martin spoke in favor.

Phillip Tucker spoke against.

David Brown gave a rebuttal.

John Gannon closed public hearing.

Jeff Tyndall made a comment.

James Bagby made a comment.

John Gannon made a comment.

Eric Huneycutt made a motion to approve, seconded by Wanda Smith. James Bagby made an amendment to add landscaping around the parking lot, seconded by Bert Singletary.

Jeff Tyndall made a comment.

Bert Singletary added an amendment that sidewalks be put in surrounding the parking lot.

Doug Jones made a comment.

James Bagby made a comment.

Jeff Tyndall made a comment.

Doug Jones made a comment.

Jeff Tyndall made a comment.

Zach Johnston, Clarksville assistant district attorney made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

John Gannon asked James Bagby if he accepted Bert Singletary's amendment as an add-on to his previously stated amendment. James Bagby agreed.

John Gannon asked Zach Johnston, Clarksville ADA, a question.

Jeff Tyndall clarified the landscaping requirements which were suggested by the board.

Wanda Smith made a comment.
Eric Huneycutt made a comment.

Wanda Smith made a comment.

Eric Huneycutt made a comment.

John Gannon made a comment.

Wanda Smith made a comment.

James Bagby made a comment.

Jeff Tyndall made a comment.

Wanda Smith made a comment.

James Bagby made a comment.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall clarified that the amendment was to include a sidewalk and landscaping adjacent to the parking lot.

Eric Huneycutt made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

All members voted in favor of the amendment. Amendment passes to add sidewalks and landscaping adjacent to the parking lot.

John Gannon made a comment.

All members voted in favor of the motion as amended. Motion passes with amendment.

John Gannon made a comment.

Brent Clemmons made a comment.

Jeff Tyndall made a comment.

Brent Clemmons made a comment.

Doug Jones made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

Brent Clemmons made a comment.

Doug Jones asked a question.

Brent Clemmons answered.

Doug Jones asked a question.

Jeff Tyndall answered.

Doug Jones asked a question.

Jeff Tyndall answered.

Doug Jones made a comment.

Jeff Tyndall made a comment.

Jeff Tyndall made a comment.

Doug Jones made a comment.

Jeff Tyndall made a comment.

Doug Jones made a comment.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall made a comment.

John Gannon made a motion to adjourn, all others were in favor. Meeting was adjourned at 4:36 pm.

Attest:

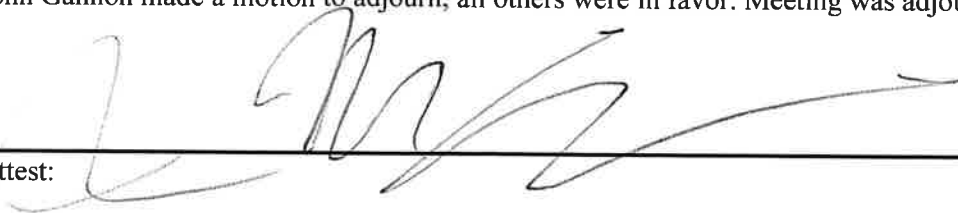
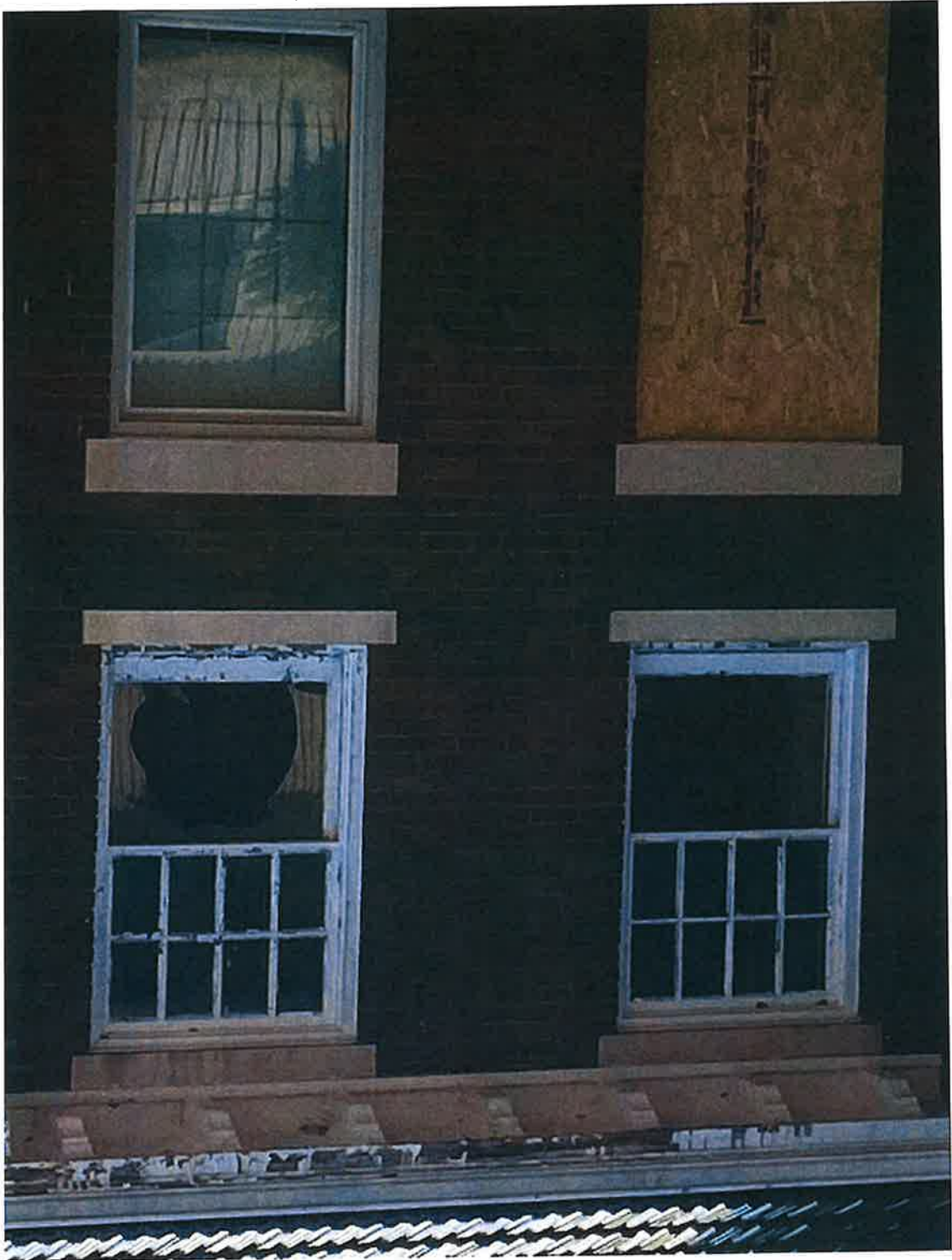
A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be the name of the attesting officer.

Exhibit #1



#2

6:43



Commerce profile

Jennifer Willoughby

 Follow



About me

 Joined Facebook in 2017

Things in Common

 Also member of **Clarksville Buy - Sell - Trade** and **CLARKSVILLE CHAT**

Jennifer's listings

 Share

 Search listings

All listings ▾

Sort by ▾



\$9,000 · Iron door set



\$150 · Door bell 1950s



Home



Friends



Marketplace



Events



Notifications



Menu

#3

2:55



May 29
1:28 PM

Edit



glazed roof tiles

\$10

 Send seller a message

Hi, is this available?

Send



Comm...

