

CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

April 21, 2025  
3:00 P.M.  
329 MAIN STREET

**REGIONAL PLANNING STAFF:**

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

**OTHERS PRESENT:**

Zack Johnston, City Legal  
Diane Boncquet, City Legal  
James Barrineau, City Codes

**MEMBERS PRESENT:**

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

John Gannon called the meeting to order at 3:00 P.M. and stated a quorum was present.

Wanda Smith made a motion to approve the minutes from the March 24, 2025 meeting, seconded by Marcia Williams. All others were in favor and minutes were approved.

John Gannon made a comment.

**DDR-1-2025**

Brent Clemmons presented.

John Gannon made a comment.

Doug Jones asked a question.

Brent Clemmons answered.

Doug Jones asked a question.

Brent Clemmons answered.

John Gannon asked a question.

Brent Clemmons made a comment.

John Gannon opened public hearing.



Wanda Smith made a comment.

Louisa Cook made a comment.

Larry McMillan gave a rebuttal.

Gary Shepherd asked a question.

Larry McMillan answered.

Gary Shepherd made a comment.

Wanda Smith asked a question.

Larry McMillan answered.

Wanda Smith made a comment.

Larry McMillan made a comment.

Wanda Smith made a comment.

Larry McMillan made a comment.

Wanda Smith made a comment.

John Gannon closed public hearing.

Eric Huneycutt made a motion to approve, seconded by Wanda Smith. John Gannon added an amendment that the Regional Planning Commission keep track of the National Historical Registry process of the Dunlop Mansion, and if at any time that is halted due to the developer the site plan and construction phases must also halt.

Doug Jones made a comment.

John Gannon made a comment.

Doug Jones asked a question.

John Gannon made a comment.

Jeff Tyndall made a comment.

Doug Jones made a comment.

Jeff Tyndall made a comment.

John Gannon finished his earlier amendment adding in that if approved by the National Historical Registry that there shall be a plaque displayed detailing the houses history whether that is provided by the State or paid by the developer.

Gail Longton seconded the amendment. All others were in favor. Amendment passes for approval.

Doug Jones made an amendment that if the case were to be approved, that if at anytime preservation of the house stops that future building will stop.

John Gannon made a comment.

Doug Jones made a comment.

Jeff Tyndall made a comment.

Doug Jones made a comment.

John Gannon asked a question.

Doug Jones made a comment.

John Gannon asked a question.

Jeff Tyndall answered.

Doug Jones made a comment.

Zack Johnston, City of Clarksville Attorney, made a comment.

Doug Jones made a comment.

Zack Johnston made a comment.

Doug Jones made a comment.

Zack Johnston asked a question.

Doug Jones made a comment.

Jeff Tyndall made a comment.

Doug Jones made a comment.

Zack Johnston made a comment.

Jeff Tyndall made a comment.

Doug Jones made a comment.

Jeff Tyndall made a comment.

John Gannon asked a question.

Jeff Tyndall made a comment.

Doug Jones made a comment.

Jeff Tyndall made a comment.

Doug Jones made a comment.

Jeff Tyndall clarified Doug Jones earlier amendment to state that the applicant will give an annual report in the month of April every year until the project's completion detailing the preservation and construction of the building thus far.

John Gannon asked a question.

Marcia Williams seconded the earlier amendment.

Wanda Smith asked a question.

Marcia Williams answered.

Wanda Smith asked a question.

Jeff Tyndall made a comment.

Wanda Smith made a comment.

Doug Jones made a comment.

Jeff Tyndall made a comment.

Wanda Smith made a comment.

John Gannon asked a question.

All others voted in favor of Doug Jones earlier amendment. Amendment passes for approval.

Wanda Smith, Eric Huneycutt, Doug Jones, Marcia Williams, and Gail Longton all voted in favor of the motion with the added amendments. Gary Shepherd, Kirk Zeaman voted against. Motion passes with amendments 5-2.

John Gannon made a comment.

Jeff Tyndall made a comment.

John Gannon opened public comment period.

Don Sharp made comments.

John Gannon made a comment.

Martha Powell made comments.

John Gannon asked a question.

Martha Powell answered.

John Gannon made comments.

David Hartnett made comments.

Wanda Smith made a comment.

John Gannon made a comment.

Wanda Smith made a comment.

David Hartnett made a comment.

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Wanda Smith made a comment.

John Gannon made a comment.

David Hartnett made a comment.

Wanda Smith made a comment.

John Gannon made a comment.

David Hartnett made a comment.

John Gannon made a comment.

Wanda Smith left the meeting at 3:46 p.m.

David Hartnett asked a question

John Gannon answered.

John Gannon made a comment.

Gail Longton made a motion to adjourn, seconded by Marcia Williams. All others voted in favor, meeting was adjourned at 3:47 P.M.

Attest:



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