

CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

July 28, 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:**

Zach Johnston, City Legal  
Jason Gregory, City Codes

**MEMBERS PRESENT:**

James Bagby  
Gail Longton  
Kirk Zeaman  
John Gannon  
Wanda Smith  
Bert Singletary  
Eric Huneycutt

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

Wanda Smith entered at 3:00 P.M.

Wanda Smith made a motion to approve the minutes from the June 23, 2025 meeting, seconded by Gail Longton. All others were in favor and minutes were approved.

**DDR-12-2025**

Brent Clemmons presented the case.

John Gannon asked if anyone had any questions.

Kirk Zeaman asked what the purpose of staining the brick was.

Brent Clemmons deferred to the applicant.

John Gannon opened public hearing.

Brad Martin spoke in favor explaining that the current color of the brick is unattractive, so they are looking at using a breathable stain on the brick that more appropriately matches the surrounding buildings brick façade.

No one spoke against.

John Gannon closed public hearing.

Brent Clemmons provided clarification on how the motion should be made.

John Gannon commented that they had to pick option one (leaving the brick as is) or option two (staining the brick.)

John Gannon asked if anyone else had additional questions.

Wanda Smith made a motion to accept this as presented and that the brick would be stained.

John Gannon clarified that she meant option number two.

Wanda Smith replied yes.

John Gannon asked Brent Clemmons to confirm that staining was option two.

Brent Clemmons responded that it was.

John Gannon asked for a second.

James Bagby seconded.

All others voted in favor, motion passes for approval.

## **DDR-13-2025**

Brent Clemmons presented the case stating that the case was not in the Downtown or Madison Street overlay and due to that did not need approval through this board.

Jeff Tyndall stated that it was one of few buildings on South Seventh Street that do not belong to this overlay nor do they front Madison Street.

John Gannon stated that he understood the confusion due to its close proximity to a case they had a few years ago.

Jeff Tyndall agreed and apologized stating the Planning Commission would be refunding the applicant.

## **MSCD-25-2025**

Brent Clemmons presented.

Wanda Smith asked how much of a variance they were asking for.

Brent Clemmons answered forty feet.

Wanda Smith repeated that it was forty foot.

Brent Clemmons stated they are allowed thirty foot maximum.

John Gannon stated that the applicant is allowed thirty foot, but is hoping to get forty.

John Gannon stated that the total setback would be seventy.

Brent Clemmons agreed.

Gail Longton asked what the current setback was.

Brent Clemmons clarified that she was referencing the existing structure. Then stated that it is +/- seventy foot currently.

Bert Singletary asked if the board had granted a variance before on Madison Street.

Brent Clemmons stated they had for Whataburger and Dutch Bros met the thirty foot setback in that particular area.

Wanda Smith asked why the applicant wanted the setback so far back.

Brent Clemmons deferred to the applicant.

John Gannon asked about the property across the street with a large setback and if they were granted a variance for that.

Brent Clemmons stated that most of the buildings on Madison Street currently predate the Madison Street Overlay District being implemented.

John Gannon stated that the applicant was trying to keep the new structure as close to the setback of the existing structure.

Brent Clemmons agreed.

Jeff Tyndall stated that the current setback from the front of the building appears to be around ninety foot and from the deck would be seventy-foot setback. He also reminded them that today they are only voting on the setback.

Wanda Smith asked if the current building would be knocked down.

John Gannon opened public hearing.

Todd Morris spoke in favor stating his main reason for requesting the variance would be for parking purposes.

Wanda Smith asked what the new building will be.

Todd Morris stated it would be a strip center and he would try to make the exterior as nice as possible. If he doesn't get the variance then he will leave the current building there.

John Gannon asked what his plans were if the variance doesn't get approved.

Todd Morris stated he planned to pay taxes and leave the building as is.

John Gannon stated that it was at one time a grocery store.

Todd Morris agreed.

John Gannon asked what year the building was built.

Todd Morris stated he didn't, but guessed it was sixty plus years old.

John Gannon said that he thought it was an older building.

Todd Morris stated it had been a few different bars and that he was unable to get any more than liability insurance on the building due to its condition for several years.

John Gannon asked if anyone had any additional questions.

Wanda Smith asked what type of material would be used to erect the new building.

Todd Morris said that it would be a variety, but they haven't gotten to that point yet since they are still seeking the variance.

John Gannon asked for any other questions.

Jeff Tyndall stated that the property assessors website showed it was built in 1960. He also asked if the seventy foot setback was necessary, or if they could get that closer to forty foot.

Todd Morris stated that he needs the two rows of parking.

Jeff Tyndall asked if maybe they could change the style of the building shape from a rectangle to try and get closer to the forty foot.

Todd Morris stated that he doesn't want to create future traffic issues by having people back out of the parking lot as someone pulls in off Madison Street.

Jeff Tyndall asked if the building could be to the side of the lot and not in the middle, but then retracted stating that may make it harder to lease.

Wanda Smith asked how many doors they will have on the strip mall.

Todd Morris stated he doesn't know this early in this process as he doesn't have any preleased.

Wanda Smith asked if he could build it taller rather than wide to gain more parking.

Todd Morris stated that it doesn't make sense to him at this time.

Wanda Smith mentioned a bank that has third floor businesses down.

Todd Morris stated that it being downtown is different than his proposed unit on Madison Street.

Wanda Smith stated that she was just trying to get more parking for his proposed building.

John Gannon asked if anyone had any questions.

John Gannon closed public hearing.

Gail Longton made a motion to approve at the proposed seventy feet but to attempt to lessen the setback during the process moving forward.

James Bagby seconded.

Wanda Smith asked for clarification on the motion.

Gail Longton stated that it would be approved at seventy with the request that they explore options to make the setback less than seventy.

Wanda Smith asked how much less of a setback.

Gail Longton stated anything under the seventy foot.

Wanda Smith asked if she had a certain number in mind.

John Gannon stated more than forty.

Gail Longton stated less than seventy.

All others voted in favor, motion was passed for approval.

## **ZO-4-2024**

Jeff Tyndall presented.

John Gannon asked if anyone had any questions.

Wanda Smith asked if there was an example of how it should look.

Jeff Tyndall stated he would have a presentation at City Council.

John Gannon asked if anyone had any additional questions.

John Gannon asked Eric Huneycutt if he had a question.

Eric Huneycutt stated he didn't.

Eric Huneycutt asked if the board was approving ZO-4-2024 today.

Jeff Tyndall answered that it would go forward to the Planning Commission with a recommendation from the board.

John Gannon asked for more questions.

Jeff Tyndall stated that it was like when City Council takes into consideration the Planning Commission's zoning recommendations.

Eric Huneycutt stated that he knew the Regional Planning Commission had spent a lot of time on the project.

Kirk Zeaman made a motion to approve.

John Gannon reiterated that it was to approve and support.

Eric Huneycutt seconded.

Jeff Tyndall asked if they should ask for anyone to speak in favor/against.

John Gannon opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

All members voted in favor, motion passes for approval.

Jeff Tyndall announced that Catholic Church made an appeal through the Regional Planning Commission to tear down their Franklin Street building. They reviewed all necessary information and asked several questions about whether or not the building was historic. They also had an opportunity to ask the church questions, but no public hearing occurred. In conclusion, the Planning Commission did vote to overturn the demolition request.

John Gannon asked if anyone had questions.

Jeff Tyndall stated that moving forward the Planning Commission is going to look more into the Downtown and Historic guidelines, and what should or shouldn't be evaluated moving forward.

John Gannon asked if this was the building next to a case that was heard the month prior for a mural that was painted.

Brent Clemmons stated that it was the blonde brick building next door that is in question. He went onto say that he received phone calls that the building was getting painted and a stop work order was issued. The renters of the building have filed a formal application but did not meet the deadline to be heard in the month of July.

John Gannon asked if the brick painting was continued after the stop work order was posted.

Brent Clemmons deferred to the City Codes department, but did say in a picture he received that appeared to be accurate.

John Gannon asked if anyone had questions.

Wanda Smith asked what the address of the building was.

Brent Clemmons said it was 124 Public Square.

John Gannon asked if there was anything the board could do about the painting of the building.

Brent Clemmons deferred to Jason Gregory.

Jason Gregory, City Codes, stated that they would have to go to court to make them pay the \$50 a day citation.

Jeff Tyndall asked if they were cited while pending hearing.

Jason Gregory stated he put up the stop work notice, regardless the building was still painted.

Jeff Tyndall asked if the stop work notice was two weeks ago.

Jason Gregory said that sounded accurate.

John Gannon asked if in order to make them pay the \$50 a day fine they would have to take them to court.

Jason Gregory replied that was correct.

Gail Longton asked if they planned to take them to court.

Jason Gregory stated they didn't, he told them to come to the board.

Jeff Tyndall explained that painting is a harder to enforce fees on as it is pretty much irreversible once done. Unlike when a sign is put up illegally and can be taken down, usually once brick is painted it causes even more damage to take the paint off the brick. He also noted that this building was one of few of its age in the historical district. Additionally, he stated that it is tough for the city to fine for painting due to legal logistics.

John Gannon asked if they would face any repercussions.

Jason Gregory stated they wouldn't.

John Gannon asked if that would be addressed in the new regulations.

Jeff Tyndall stated he would need to consult the city legal department.

John Gannon asked if there could be a discussion with City Legal prior to hearing the case to see if anything could be done about the painting prior to approval.

Wanda Smith asked if the \$50 fine began the day the stop work notice was put up.

Jason Gregory stated that he only made them stop work, no fine was imposed.

Wanda Smith asked if that day would be the day the \$50 charge began.

Jason Gregory stated that he couldn't impose the fine unless he took them to court.

John Gannon asked if they were taken to court would the \$50 fine be back dated from the day the stop work notice was hung up.

Jeff Tyndall said that painting was a hard thing to impose the \$50 a day fine on.

Wanda Smith asked if the day that the stop work order day was the day that the court would backdate the \$50 fine.

Jason Gregory said that the stop work notice is only so that they stop working.

Wanda Smith asked when the \$50 daily fine began.

Jason Gregory stated that it would be when they were heard in court.

Wanda Smith asked how far back the \$50 daily fine went.

Jason Gregory stated that a judge would make that determination.

Zach Johnston, City Attorney, stated that it would be the day that the court determines.

John Gannon asked for any more questions.

John Gannon asked if Jason Gregory could check in on a Madison Street property that seems to be demolition by neglect, as well as the old Front-Page Deli building on Franklin Street.

Jason Gregory stated he believed it was being worked on, but that wasn't his assigned area.

John Gannon asked if he could check in on those properties.

Jason Gregory stated that he could, and that the week prior he got a notice to check on the old Front-Page Deli building for a leak.

Jeff Tyndall stated that they are exploring how to deal with demolition by neglect in the new regulations.

Gail Longton stated that she submitted an online violation to City Codes and it was fixed quickly.

John Gannon asked for any other comments.

Meeting was adjourned at 2:44 PM.

Attest:



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