

CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

August 25, 2025
3:00 P.M.
329 MAIN STREET

REGIONAL PLANNING STAFF:

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

OTHERS PRESENT:

Zach Johnston, City Legal
Jason Gregory, City Codes

MEMBERS PRESENT:

Gary Shepherd
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 made a motion to approve the minutes from the July 28, 2025 meeting, seconded by Eric Huneycutt. All others were in favor and minutes were approved.

Brent Clemmons announced that only the Historic Zoning members would be able to vote.

HZ-4-2025

Brent Clemmons presented.

Jeff Tyndall asked how many square feet the proposed signage would be.

Brent Clemmons stated it hadn't been specified, but that they wanted to paint the signage on the brick.

Jeff Tyndall asked if he had to guess would he estimate it around three by eight foot.

Brent Clemmons answered it would be bigger than that, for reference all the hanging signs off Franklin Street are approximately nine square foot.

Jeff Tyndall asked if the next-door property owners sign was approximately nine square feet.

Brent Clemmons answered he would estimate that to be correct.

Wanda Smith asked for their names.

Christopher and Courtney Torres responded.

John Gannon asked for the address.

Christopher and Courtney Torres responded.

Wanda Smith asked for clarification on what was the barrier between the applicants and the person hired to paint the building which limited them from informing them a stop work order had been placed.

Courtney and Christopher Torres answered that they used who their contractor recommended, and that person then contracted the job out to a third party.

Wanda Smith stated that the painter wasn't just a phone call away.

Wanda Smith asked if they signed a contract that stated the building couldn't be painted.

Christopher Torres said that after all this happened he did recheck the lease and it did say they couldn't paint the building.

Wanda Smith asked if it said that they couldn't paint the building unless they got permission from the Planning Commission or from the owner.

Christopher Torres answered that he wasn't sure the exact verbiage but it did have a provision for painting.

Wanda Smith reiterated that it did say that they couldn't paint without permission.

Christopher Torres stated that was correct.

John Gannon asked if the landlord ever told or if they ever asked themselves if the building could or couldn't be painted.

Courtney and Christopher Torres answered that they didn't ask and that they were never told beforehand. After the fact, they did notice that it was stated in the lease, they were busy looking at everything else that they deemed important at the time like duration, responsibilities, etc. The mindset going in was that the upgrades that were done would improve the building.

John Gannon asked if they were aware they were in a historic district.

Courtney and Christopher Torres answered that they weren't aware that was a thing as this is their first time in a brick and mortar business.

Wanda Smith asked if they knew when they sign a contract that they are supposed to read it well first, and that painting the building should've been something that was checked beforehand.

Christopher Torres agreed.

Brenda Harper spoke against stating that more effective enforcement of the guidelines is needed on historic properties. As this has happened multiple times recently, it is easy to sympathize with the tenants and that they didn't know or understand the rules that were being broken.

Wanda Smith asked what should be done to catch this prior to it happening.

Jeff Tyndall stated that in the last two years multiple instances have happened where a building has been painted and RPC approval is an afterthought. In this particular instance with such a small space that has been changed the painting could've been done in a few hours making it almost impossible to catch during the time of the work. After speaking with several people in Franklin who have dealt with this I learned that a similar instance went on a few years back where the building was stopped mid painting. The commission at that time had them experiment with several different paint removal processes. The final determination was that no matter what they did the brick underneath was being damaged more severely. As a historic district we know black and white is not historic and in keeping with the time period. We are at a point where we are being asked to forgive them. In my previous experience in Tampa which is near MacDill Air Force Base that directly flies over an affluent neighborhood. One recommendation that was made was that every property effected by the sound would receive a notification upon the exchange of ownership. That would be a local ordinance. I think that the board should make a memo through staff to raise to City Council to ask that all property transactions in H-1 overlays come with a copy of the guidelines and the section of the ordinances so they can't deny that they knew they were in a historic district. That responsibility would fall on the owner, brokerage, and title agencies.

Gail Longton made a motion that we ask them to repaint in a historic color and keep their signage to the nine square feet.

John Gannon to the RPC.

Gail Longton to the RPC guidelines.

John Gannon asked as well as the color that they painted already.

John Gannon stated that the motion was to repaint it as close as they could to the original brick according to the RPC permission staff as well as the right type of signage.

Jeff Tyndall stays to the nine square feet.

John Gannon stated that it stays at the nine square feet.

Brent Clemmons clarified that the nine square feet was in regards to painting it on the building and while we hope they are in business for a long time it isn't always that way.

John Gannon restated that he used the term RPC approval to cover that, knowing that painting a sign wasn't following RPC guidelines.

John Gannon asked for a second and explained which members would be allowed to second the motion.

Eric Huneycutt asked what color it would be painted to be deemed historical.

John Gannon answered that it would be RPC's decision, whatever color the brick was.

Brent Clemmons answered that Sherwin Williams has a historically correct pallet for exterior paint that is recommended.

Jeff Tyndall stated that it was unfortunate that the original brick is about three different colors, but the RPC would be likely to recommend the beige.

Brent Clemmons stated that would be an option or anything from that pallet. Unfortunately, the white building next door is more historically inaccurate being as it's white as opposed to the building under discussion today which is more of a cream.

Jennifer Rudolph spoke in favor recommending the approval for the house to be added to the Historic Registry. Additionally, Jack and Louise Miller owned the home the longest. I wish it could be called the Dunlop-Miller Mansion on the official paperwork to represent the whole history of the home and those who lived there's contributions to Clarksville.

Jeff Tyndall thanked Jennifer Rudolph for her comments and asked if Brent Clemmons could send her over the official application turned in for the home by the applicant.

Jennifer Rudolph responded that she was copied on the email and she appreciated being included.

Jeff Tyndall stated that we needed to close public hearing to proceed.

John Gannon closed public hearing.

Jeff Tyndall stated a motion would be needed to send it on to the state historic preservation office, and that any other comments of support may be added.

Gail Longton made a motion to send it in, seconded by Wanda Smith.

Wanda Smith asked if we had authority over the owner of the home to make them put it on the historic registry.

Jeff Tyndall stated that was correct.

Brent Clemmons stated that it was a condition of the site plan approval to build around the home that the owner apply for the historic registry. Meaning she is correct but at the same time they do have the authority.

Jeff Tyndall stated that the owner of the home and her company put together and turned in the paperwork on their own.

Zach Johnston, City Attorney, stated that it wasn't a determination of it making the registry at this time it is only a recommendation.

All members voted in favor, motion passes for approval.

Z-32-2025

Brent Clemmons presented.

Jeff Tyndall stated that it isn't in the authority of the planning commission or regional historic commission but if you want you can petition City Council to do a notification ordinance that all H-1 properties provide future sellers and lessee's a copy of the ordinance.

Eric Huneycutt made a motion for that, seconded by Wanda Smith.

David Smith asked if all members could vote.

Wanda Smith asked if it was for the historical zone.

Jeff Tyndall stated it would probably only be for the historic zone.

Wanda Smith stated that she believed it was correct to be put in the lease and it was up to them to read and understand the document they signed.

Thomas Brennan stated that not only did they sign the lease they sent it back to him for changes twice.

Wanda Smith asked how many people had rented from him.

Thomas Brennan stated these were his first tenants since acquiring the property.

Wanda Smith stated that now it should be emphasized moving forward.

Thomas Brennan stated yes, he would make sure it was moving forward.

John Gannon asked if that part of the lease was included before or after "Tap This" came in front of the board.

Thomas Brennan stated it was afterwards. Tap This, didn't have all of the conditions added that approval must be obtained from the planning commission. The question was raised to the realtor was specifically was going to be changed on the building and afterwards we made her aware of the person of contact at the RPC. After that interaction the lease was then signed.

John Gannon suggested that in the future that clause be initialed next too.

Jeff Tyndall made a comment that he appreciated the effort. Although, one sentence in a lease versus giving them the whole document containing regulations isn't the same and moving forward that needs to change across the city.

Thomas Brennan stated he was thankful for the approval and understood that it would be very difficult to remove the paint after the fact.

Brent Clemmons made a comment regarding board member Gary Shepherd's induction into the Clarksville High Football Hall of Fame.

Many other comments were made.

Wanda Smith made a motion to adjourn, seconded by Gail Longton. All members voted in favor. Meeting was adjourned at 3:53 p.m.

A handwritten signature in cursive script, reading "Gail Longton", is written over a horizontal line.

Attest: