

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

September 22, 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:

Jason Gregory, City Codes

MEMBERS PRESENT:

Gary Shepherd
Gail Longton
Kirk Zeaman
James Bagby
Wanda Smith
Doug Jones
David Smith
Bert Singletary
Eric Huneycutt

Gail Longton called the meeting to order at 2:59 P.M. and stated a quorum was present.

Wanda Smith made a motion to approve the minutes from the August 25, 2025 meeting, seconded by David Smith. All others were in favor and minutes were approved.

Gail Longton explained the public comment process.

DDR-18-2025

Brent Clemmons presented.

Wanda Smith asked if the building was considered historic.

Brent Clemmons answered it wasn't.

Kirk Zeaman asked if the intention was to change the paint color to make the building look better, not because the brick is deteriorating.

Brent Clemmons deferred to the applicant.

Wanda Smith asked if the RPC had been to the building to check for brick deterioration.

Brent Clemmons stated he had visited the building but wasn't a structural engineer so he can't speak to the quality of the brick.

Doug Jones asked with the nighttime view the four tenants under Sprouts would only their business name be viewable.

Brent Clemmons answered that whenever they come in like Sprouts proposed sign only the name of the business and the logo can be illuminated.

Kirk Zeaman asked if the site plan was flipped would that be a more ideal parking situation.

Brent Clemmons answered that grocery stores are a little different in his opinion and due to the amount of loading and unloading trucks having an entrance in that area isn't always the most logical.

David Smith asked about the Publix across the street.

Brent Clemmons answered that property has out parcels that are pulled up to the standard that was set at that time. This property does not have any out parcels.

Jeff Tyndall commented that the board had the right to ask for more landscaping if desired before the plans for the project are submitted for the site plan approval.

Gail Longton opened public hearing.

Chris Goodman spoke in favor stating that grocery stores are a little different and many people would be confused if they had to enter from the back of the store. They are hoping to submit a site plan application this coming month.

Kirk Zeaman asked if they would be willing to consider a twenty-foot sign.

Chris Goodman stated they would consider it.

Gail Longton stated that in her opinion if Whataburger is fifty feet and the proposed development is further back then the fifty-foot height is reasonable.

Davis Smith commented that since it's off seventy-six and Winn Way acts as a buffer it is sufficient to ask for a sign of this height.

Gail Longton added that since the sign wouldn't be so bright it was also a positive.

No one spoke against.

Gail Longton closed public hearing.

Kirk Zeaman made a motion for approval with the landscaping plan to come back for approval, seconded by Gary Shepherd.

All members voted in favor except Wanda Smith who was opposed.

Doug Jones asked if Kirk Zeaman's intention was for the Common Design Review Board to see the landscape plan again or the Regional Planning Commission.

Kirk Zeaman answered that he only meant for the landscape plan to obtain Planning Commission approval.

Brent Clemmons responded that he imagines he will be the planner assigned the site review application and at that time he will review it for accuracy to the proposed landscape plan showed today.

Wanda Smith asked to change her no vote to a yes.

Jeff Tyndall announced the Downtown and Historic Guidelines stating that the draft would be available sometime this week. The new guidelines will be adopted by policy and they will update the ordinance