

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

November 24, 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:

MEMBERS PRESENT:

Gary Shepherd
Wanda Smith
John Gannon
Kirk Zeaman
Doug Jones
David Smith
Bert Singletary

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 October 27, 2025 meeting, seconded by David Smith. All others were in favor and minutes were approved.

John Gannon explained the public comment process.

DO-1-2025

Brent Clemmons presented.

John Gannon opened public comment period.

Richard Tucker spoke in favor stating he was available to answer questions.

John Gannon asked for his name and address.

Richard Tucker answered.

John Gannon closed public comment period.

Wanda Smith made a motion to approve, seconded by Bert Singletary. All members voted in favor, motion passes for approval.

DO-2-2025

Brent Clemmons presented.

John Gannon opened public comment period.

Cal Burchett spoke in favor explaining he was here in place of John Comperry who recently had a knee surgery and couldn't be here.

Wanda Smith asked when the earliest construction would begin on this.

Cal Burchett answered the earliest grading could start is the end of January.

Wanda Smith asked how many office spaces would be available.

Cal Burchett answered possibly one to two users, and the developer may be able to provide more information.

No one spoke against.

John Gannon closed public hearing.

David Smith made a motion to approve, seconded by Wanda Smith. All members voted in favor; motion passes for approval.

Other Business

Jeff Tyndall provided an update on the overlay district that was accepted along Ft. Campbell and Tiny Town. Reader boards may be more prevalent in the next few months. The sign limit was not increased it is still 50 square feet. Churches and other groups which have the changeable individual letter boards are able to use up to twenty-five feet square feet. At the next planning commission meeting the electronic message center will be up for vote. Things such as automatic dimming, speed of animations, how fast the messages can appear are all covered in it. Many meetings and discussions have been had, at the end of the day not everyone will be pleased with it, but we settled on five seconds of still image and five seconds of animations. The ordinance would go into effect in January if adopted, the signs would need to be in compliance by April 1, 2026. The zoning code is slightly behind schedule but chapter two and three have been finished. We are now on chapter four looking at landscaping, parking, and lighting. One more meeting will be held and then the details regarding the administrative side will be discussed.

Wanda Smith asked if Jeff Tyndall would repeat what the churches are allowed.

Jeff Tyndall answered that if you have less than twenty-five square feet of existing sign you can use up to that size. If you have greater than twenty-five square feet you can bring one in up to twenty-five square feet.

Doug Jones asked if the people with pre-existing red scrolling signs would be grandfathered in.

Jeff Tyndall answered that as long as they were legally permitted and obtained that through the Codes Department.

Kirk Zeaman asked if cobra lights would be taken care of in the next section.

Jeff Tyndall answered that he believed that in the chapter for signage and lighting it was addressed. It stated that lighting cannot spill out into the right of way.

Brent Clemmons stated that the next Common Design Review Board meeting would be December 15, 2025.

Public Comment Period

John Gannon opened public comment period.

No one spoke.

John Gannon closed public comment period.

Wanda Smith made a motion to adjourn, seconded by David Smith.

Meeting was adjourned at 3:17 p.m.

Attest:


