

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

May 20, 2024
3:00 P.M.
329 MAIN STREET

REGIONAL PLANNING STAFF:

Jeffrey Tyndall, Director of Planning
Brent Clemons, Design Review Coordinator
Daniel Morris, GIS Manager
Leslie Sloan, Administrative Specialist

OTHERS PRESENT:

Chris Williams, City of Clarksville Building and Codes

MEMBERS PRESENT:

Gail Longton
Gary Shephard
Doug Jones
Marcia Williams
John Gannon
David Smith
Kirk Zeaman

John Gannon called the meeting to order at 3:09PM.

John Gannon stated there was a quorum present.

John Gannon made the motion to approve minutes of the April 22, 2024 meeting seconded by Gail Longton. All others were in favor and minutes were approved.

CASE NUMBER: DDR -7- 2024

APPLICATION OF: BJ Partners / Jack B. Turner & Associates

AGENT: Mike Huffman

REASON FOR THE REQUEST: Exterior painting of existing brick and new aluminum windows to replace the old damaged ones on the west and north sides of the building. We have made large investments in the structural integrity of this building; these upgrades of the exterior will greatly improve the curb appeal of the Second Street and Foster Street views of the building.

LOCATION OF REQUEST: 201 Main St.

TAX MAP(S): 066G

DDR-7-2024 Staff Comments:

- Brick shall not be painted unless it is extremely mismatched or so deteriorated that it cannot resist moisture penetration. If painting is necessary, the natural color of the brick shall be used.

Public comment period was opened.

Mike Huffman – contractor spoke in favor. They intend to improve, blend, and preserve the brick. They have concerns of the current state of the brick absorbing water.

No speakers in opposition.

Public hearing was closed.

Gail Longton made the motion to approve the case. Kirk Zeaman seconded. All others were in favor and the motion for approval passed.

CASE NUMBER: DDR-8-2024

APPLICATION OF: South 7th Street LLC

AGENT: Development Management Group LLC

REASON FOR THE REQUEST: Applicant requests permission to remove the existing structures located on subject property.

LOCATION OF REQUEST: 203, 207 & 215 South 7th Street

TAX MAP(S): 066F 066F 066F

PARCEL (S): L 001.00 L 030.00 L 029.00

DDR-8-2024 Staff Comments:

- Demolish a historic building only after all preferable alternatives have been exhausted.
- If demolition is approved, site design and elevations of future development have to be approved by the Common Design Review Board.

Public comment period was opened.

Brad Hill spoke in favor of the case. \$50,000 plus an additional \$30,000 have been put into the property. Some units were last livable December 2023. All three properties have NOT SAFE posted. The log cabin at 207 will be moved to Tanglewood and preserved.

Chris Williams spoke in favor of the case. Properties are unsafe and have several violations from previous neglect. He stated that the next step would be to condemn the properties.

No speakers in opposition.

John Gannon stated if the approval passed, he would like for there to be a historical plaque. Doug Jones made the motion to approve the case. Seconded by David Smith. All were in favor except Marcia Williams and Gary Shephard. The motion for approval passed.

Public hearing was closed.

CASE NUMBER: MSCD-15-2024

APPLICATION OF: ESM Holdings

AGENT: Cal Burchett

REASON FOR THE REQUEST: Build a 14,000sf metal building on the 1.85 acres to the immediate east of the Elite Sports Complex located at 2625 Madison Street that will serve as a multi-use building with 9,200sf housing Clarksville Elite Gymnastics Center's cheer & tumbling programs, 2,400sf will contain the new Elite Play Zone indoor play area and the final 2,400sf will be used as storage.

LOCATION OF REQUEST: Lot east of 2625 Madison Street

TAX MAP(S): 081

MSCD-15-2024 Staff Comments:

- Site Plan approval needed.
- Landscape Plan Approval needed.

Public comment period was opened.

No speakers in favor.

No speakers in opposition.

Public hearing was closed.

PUBLIC COMMENT PERIOD:

None

Meeting was adjourned at 3:37PM.

A handwritten signature in blue ink, appearing to read "J. M. G.", is written over a horizontal line. Below the line, the word "Attest:" is printed in a smaller, black, sans-serif font.

