

CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

June 23, 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:

Doug Jones
Gary Shephard
James Bagby
David Smith
Marcia Williams
Kirk Zeaman
John Gannon
Wanda 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 May 27, 2025 meeting, seconded by David Smith. All others were in favor and minutes were approved.

HZ-1-2025

Brent Clemmons presented the case.

Wanda Smith asked about future use of property as a short-term rental.

Brent Clemmons deferred to applicant.

Wanda Smith made a comment.

John Gannon opened public comment period and explained rules of speaking.

Jon Clark spoke in favor and to the intentions of the applicants for this home.

Wanda Smith asked if the home would be a social place for events.

Jon Clark stated it was intended to be a secondary residence for the applicant.

Wanda Smith commented.

Doug Jones asked if the lot next to the proposed development was buildable.

Jon Clark answered that it's an alley.

Doug Jones reiterated that it wasn't infill but was in fact an alley.

Jon Clark agreed.

Doug Jones asked if the proposed building covered the adjacent building.

Jon Clark stated that the height of the proposed building was going to eclipse the next-door building.

Doug Jones asked if the temporary siding of the next-door building would be visible after completion.

Jon Clark answered that it would be covered.

Doug Jones made a comment.

John Gannon asked if anyone had any more questions.

Jeff Tyndall reiterated that he understood it was to be a single-family residence and inquired about the possibility of multi family units.

Jon Clark stated that he was told by the owner that the building will have to remain a single-family residence by building and codes.

No one spoke against.

John Gannon closed public hearing.

Marcia Williams made a motion for approval, seconded by Doug Jones. Wanda Smith, James Bagby, Doug Jones, and Marcia Williams all voted in favor of the motion, motion passed for approval.

HZ-3-2025

Brent Clemmons presented the case.

Doug Jones asked if the building was attached to the Poston building.

Brent Clemmons stated it was on the block face.

Marcia Williams asked if the yellow brick on the next-door building was original.

Brent Clemmons stated it was the natural brick.

Doug Jones stated it wasn't the original brick.

John Gannon opened public hearing.

Destiny Arnold spoke in favor and apologized for not obtaining approval prior to the mural being done.

Thomas Brennan spoke in favor stating that the building had suffered water damage and repairs had been attempted by a masonry company. He also stated that Clarksville Visitors Bureau currently advertises murals as something to do on their website.

Jeff Tyndall asked Thomas Brennan if the renter of the property made him aware they were doing a mural.

Thomas Brennan stated that he didn't know it was going to be a mural and that the renters were completely financially responsible for any changes made.

Jeff Tyndall asked if the lease gave permission to do the artwork.

Thomas Brennan stated that it did if they went through the proper channels.

Jodi Isaacs spoke in favor including that anything that brings people to Public Square is a positive.

No one spoke against.

John Gannon closed public hearing.

Marcia Williams made a comment.

Jeff Tyndall made a comment.

John Gannon made a comment.

Jeff Tyndall explained that the board needs to be objective when viewing the mural and understand that according to the rules they should be looking at how the unpainted brick was painted and more than three colors were used. They are to remain neutral as to the content of the mural when making their decision.

Doug Jones asked if the Starry Night mural on the side of the 420 building was considered signage.

Jeff Tyndall stated that it was before his employment.

Brent Clemmons stated it was before his time.

Jeff Tyndall clarified on if it ever came before the board.

Doug Jones stated that it did.

David Smith said that it was initiated through the Clean, Green, and Save committee.

Doug Jones made a comment.

Jeff Tyndall said it was back when TRC adjudicated the CDRB board.

Marcia Williams asked if it was previously painted white and elaborated on if the renters were aware they needed permission.

Jeff Tyndall stated that they needed to keep in mind staff's two points that they presented when making their decision about the case.

David Smith stated that the guidelines need to be more readily available to people buying and leasing buildings downtown.

Jeff Tyndall said that the Regional Planning Commission could collaborate with Building and Codes to create a handbook for people owning/leasing properties downtown.

Wanda Smith made a motion to accept. Seconded by James Bagby. Wanda Smith, James Bagby, Doug Jones voted in favor. Marcia Williams voted against. Motion carries 3-1.

John Gannon asked if there was anything to present under other business.

Jeff Tyndall answered no.

John Gannon asked if at the next meeting Public Comment period could be conducted before case hearings.

Jeff Tyndall said it could.

John Gannon opened public comment period.

Jeff Tyndall made a comment.

Thomas Brennan made a comment.

Jeff Tyndall made a comment.

Thomas Brennan asked if when an H-1 permit was pulled, does building and codes have a rule guide.

Jennifer Rudolph made a comment about how in the real estate stage of the process that business owners and renters should be made aware of the rules regarding H-1.

Olasubomi Aka-Bashorun stated that he understands there is rules, but the inconsistency with enforcing the rules causes confusion to constituents. Ola expressed concerns over how he was treated in the past when he painted a mural. He asked how it could be considered signage when it doesn't have any advertisement. He voiced concerns over the public's perception of the rainbow in the mural and that they make think this was a targeted attack due to that since it has now been brought in front of the board when those in the past without the rainbow flew under the radar. He mentioned that other cities similar in size around us all have public displays of creativity to draw people into downtown.

Marcia Williams made a motion to adjourn. Seconded by Wanda Smith. Meeting adjourned at 3:35 p.m.

ATTEST :

