

CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

February 23, 2026  
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  
James Barrineau, City Codes  
Thomas Hughes, City Codes

**MEMBERS PRESENT:**

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

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

Marcia Williams made a motion to approve the minutes from the December 15, 2025 meeting, seconded by David Smith. All others were in favor and minutes were approved.

Gail Longton explained the public comment process.

Brent Clemmons announced DO-2-2026 and DO-9-2026 would be deferred until the next meeting.

**DDR-1-2026**

Brent Clemmons presented.

Doug Jones asked if the metal panels would have a wood grain texture or be a solid color.

Brent Clemmons answered that it would be wood grain similar to a cherry stain.

Doug Jones asked if it would be similar to Shelby's Trio.

Brent Clemmons stated it would be.

Marcia Williams asked if we advised against buildings over two stories.

Brent Clemmons answered that was correct.

Marcia Williams asked if other apartment complexes in the area were three stories.

Brent Clemmons stated that was correct and that the height restrictions is advisory only, the language protects the view of the cupola of the courthouse and the church spires. The additional story in this particular case would not do so.

Gail Longton opened public hearing.

Brad Hill spoke in favor stating that he has renderings that help to see the colors of the exterior, and was here to answer any questions relating to the project.

Gail Longton asked how many parking spots would be available.

Brad Hill answered one per bedroom.

Brent Clemmons answered forty-eight total.

No one spoke against.

Public hearing was closed.

David Smith made a motion for approval, seconded by Gary Shephard. All members voted in favor. Motion passes for approval.

#### **DO-1-2026**

Brent Clemmons presented.

Wanda Smith entered at 3:10 pm.

Doug Jones asked if the coolers were built in a brick enclosure.

Brent Clemmons answered that it matches the building.

Doug Jones asked if the dark gray rendering was the brick.

Brent Clemmons answered that the dark gray is the walk-in freezer.

Doug Jones clarified that it was inside the building.

Brent Clemmons stated it was.

Wanda Smith asked if was drive thru only.

Brent Clemmons stated it was drive thru only.

Gail Longton opened public hearing.

Travis Sally spoke in favor stating they were excited to be a part of the community and here for any questions.

Wanda Smith asked when the project would be done.

Travis Sally answered this year.

Wanda Smith asked how many employees it would have.

Travis Sally answered five.

No one spoke against.

Public hearing was closed.

Wanda Smith made a motion to approve, seconded by Doug Jones. All members voted in favor. Motion passes for approval.

### **DO-3-2026**

Brent Clemmons presented.

Marcia Williams asked if the structure would be all metal.

Brent Clemmons answered that it was an indoor kids play area with inflatables, rock climbing walls, and possibly ball pits.

Marcia Williams asked if metal buildings were discouraged.

Brent Clemmons answered that by ordinance metal panels are allowed as an acceptable material three separate times. Galvanized metal or veneer are discouraged.

Jeff Tyndall asked if it had other accents, similar to the Clarksville Gymnastics center.

Brent Clemmons answered it was a different architect but it was a CMU base and panels.

Jeff Tyndall asked about glass.

Brent Clemmons answered that they did add some glass to meet the Beachhaven/Barksdale subdistrict glazing requirement.

Doug Jones stated that the previous case had to meet the Madison Street glazing requirement but this buildings south side towards the street has two solid doors, which raises prominent entrance questions.

Brent Clemmons stated that was brought up to either increase landscaping or trees on that side. They did add some shrubs and there are two buildings that are fronting Madison that somewhat shelter the view of this building from the road. The proposed building would be thirty-eight feet tall which is allowed in the Beachhaven/Barksdale sub district.

Gail Longton asked if it would be taller than the previous structure.

Brent Clemmons answered that it would. Also, that the board could ask for more landscaping or glazing as they see fit.

Jeff Tyndall asked if a representative was here to answer questions. He continued that the front corner of the Madison Street side of the building was the bathrooms. It would be possible to possibly get two chunks of glazing on the side of the building. There are two buildings in front of it that offer some screening.

Doug Jones asked if it was one tenant.

Brent Clemmons stated that was the way he understood it.

Gary Shephard asked if the facility could be used for an indoor bating facility.

Brent Clemmons stated it could be.

Gary Shephard asked if a cage should be required so that balls weren't being hit into the interior metal wall.

Brent Clemmons responded that would be interior.

Gail Longton opened public hearing.

Bert Singletary spoke in favor stating he was the contractor for the building. It will be a kids play zone and a lot of tall structures such as rock-climbing walls that will be against the wall so adding in additional glazing may be difficult. The front part is the grand entrance or lobby area.

Doug Jones asked if there would be signage on the front of the building and if that was part of this review or separate.

Bert Singletary answered that there would be signage.

Brent Clemmons explained that is a separate staff level review process.

No one spoke against.

Gail Longton closed public hearing.

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

Jeff Tyndall commented that the previous structure was windowless.

## **Other Business**

Jeff Tyndall asked for nominations for Chairman.

Gail Longton nominated John Gannon.

All members voted in favor. John Gannon was elected Chairman.

Jeff Tyndall asked for nominations for Vice Chairman.

Marcia Williams nominated Gail Longton.

All members voted in favor. Gail Longton was elected as Vice Chairman.

Jeff Tyndall announced that the Downtown Code Update was still in progress, the city ordinance portion for the historic drafted. We will have a workshop in the next six weeks to go over the guidelines it will be held prior to or after a common design review board meeting in the future.

## **Public Comment Period**

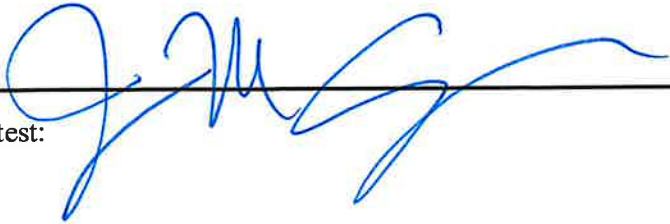
Gail Longton opened public comment period.

No one spoke.

Public comment period was closed.

Wanda Smith made a motion to adjourn, seconded by Kirk Zeaman.

All members voted in favor. Meeting was adjourned at 3:27 p.m.

Attest:  \_\_\_\_\_

