

CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

March 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

**MEMBERS PRESENT:**

Gary Shephard  
Wanda Smith  
James Bagby  
Gail Longton  
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 February 23, 2026 meeting, seconded by Gail Longton. All others were in favor and minutes were approved.

John Gannon explained the public comment process.

Jeff Tyndall explained how the new mic system operates.

Brent Clemmons announced that it was Gail Longton's birthday.

Brent Clemmons announced that DO-2-2026 and DO-9-2026 would be deferred.

Brent Clemmons thanked David Smith for the images shown today.

**HZ-1-2026**

Brent Clemmons presented.

John Gannon asked if the picture shown on the screen was the first or second phase of the project.

Brent Clemmons answered that it was the first phase showing the four-story building and the triplex was the second phase.

Doug Jones asked what the maximum height was in the Emerald Hill guideline and the base zoning.

Brent Clemmons answered that CBD allows up to seventy-five foot and the comments on the screen are in reference to Emerald Hill.

John Gannon opened public hearing.

Jon Clark spoke in favor stating this project beginning middle of last year. This is an urban infill project that will help bring more tax revenue as well as bringing more people into downtown. The cost difference between the cementitious siding is substantial. The modular panels help mitigate that cost. The four stories are necessary for a mix of units. There will be an elevator to the roof for HVAC unit access. We could carry the brick up a couple of more stories to give that masonry appearance. The entrance is centralized due to the parking and the depth of the site.

Wanda Smith asked how many floors this would be.

Jon Clark answered four.

Wanda Smith asked if parking would be outside.

Jon Clark answered that is correct.

Wanda Smith asked if it would have 33 units.

Jon Clark answered it is in total 52 beds.

Wanda Smith asked if it was a mix of one and two bedrooms.

Jon Clark answered both.

Wanda Smith asked if it was rental units.

Jon Clark answered yes.

Wanda Smith asked if he felt as though he met the historical guidelines.

Jon Clark answered they were on the fringe, and there is not a lot of historical structures near this project. Having ample experience in historical preservation if there was, I would say so.

Doug Jones asked what the history of this lot was since 90% of the building is not in the district.

Jon Clark answered it is odd and has a few different parcels and a building that's falling apart.

Doug Jones asked if Mr. Clark specifically knew how the lines were drawn to leave that section out.

Jon Clark answered that the parcels were in this configuration from the beginning of this project.

Jon Clark said this was a complete site redevelopment even widening Bogard Lane.

Jeff Tyndall stated that Bogard Lane has an incline and how does this building relate to Bogard Lane.

Jon Clark answered that they would do grading, landscaping, and the terrain will match the visual in the slideshow, this image was made with computer software for the purpose of visualizing this development next to its neighbors.

Jeff Tyndall stated that the widening of Bogard is involved and five-foot sidewalks along Bogard.

Jon Clark stated that was correct. Also, the building will be fully sprinkled.

Wanda Smith asked if the ingress come out of both sides.

Jon Clark stated that was correct.

Wanda Smith commented it would beautify downtown.

Bryce Powers spoke in favor stating the parcels were acquired from three different owners. This plan has been adjusted using RPC staff comments and this project provides downtown housing which is needed to help downtown businesses thrive. Additionally, APSU says they are two hundred beds short and this may help meet that need. This property is well under the building height maximum. Lastly, the Property Assessor's office says that oldest homes are from 1959 that touch this project.

Wanda Smith asked when it would be finished.

Bryce Powers answered it would begin construction later this year possibly.

Wanda Smith asked how long construction would take.

Bryce Powers answered fourteen to sixteen months.

Don Sharpe spoke in favor stating that he grew up in this area, and was happy to stand up in favor of a project. Having lived in this immediate area for thirty-eight years the Cats R Us building was not contributing to downtown. The only thing that I would suggest is adding more brick to the building.

Jennifer Rudolph spoke against but stated that she wasn't really against this proposal. As a member and director of the Montgomery County Preservation Coalition I want to be mindful of our Historic overlays. I want more people downtown to help it flourish, but I would like to see more brick on this building so it is more similar in style and material since it's in an H-1 overlay.

Wanda Smith thanked Jennifer Rudolph for not being against the project.

Jennifer Rudolph stated that we need more living areas downtown, yet since there are so few H-1 overlays it's important to give them the attention they deserve.

Wanda Smith stated that the view of the building has some flavor and twist to it with it not having all brick. Since it's not a historical area or landmark, he isn't required to add more brick. Sometimes all brick doesn't look as good.

Jennifer Rudolph stated she didn't agree or disagree. Just wanted to emphasize that H-1 overlays do have material guidelines that should be followed.

Brenda Harper spoke against stating she wasn't against the demolition of the current structures on the site, but that the style should resemble more of a typical historic building since it falls in an H-1 overlay. One thing that is most concerning is the height of the building, while they are guidelines those guidelines should be followed whenever possible and that is making this building have a lack of continuity with the other buildings. More brick would be compatible with the other buildings such as the style at the apartments further down North 2<sup>nd</sup>. It would be much more appropriate with style elements that complement the historic buildings.

Public hearing was closed.

Doug Jones asked if part of the property that is under H-1 was not included in the design could they go up to the seventy-five-foot building height.

Brent Clemmons answered that they could, but it still falls in the downtown guidelines. Brent Clemmons read staff comments into the record "Downtown guidelines state the building height should not exceed the predominant building height of existing structures on the block face and across the street. It also suggests an advisory building height of no more than two stories. New buildings shall be compatible with the existing adjacent building, given the adjacent building is historic or exemplifies appropriate infill in scale, setback, height, and materials." In this case the Emerald Hill guidelines may be more lax than downtown.

Jeff Tyndall added that they are looking at the whole parcel as H-1. Including the triplex and parking. The parking will be screen appropriately for the neighbors. He asked if a carriage house or triplex was approved in the last year off Bogard Lane.

Brent Clemmons answered it was built, but there was a zone change.

Jeff Tyndall stated that next to this parking lot is zoned CBD as well.

Brent Clemmons added that the guidelines recommend stepping back the front façade and if that wasn't feasible the staff mentioned two stories of brick all the way around to blend in with the historic apartments and the Academy building.

John Gannon asked if this could be amended to have the first two floors be brick.

Brent Clemmons asked for clarity on whether or not that change to the site plan could be reviewed administratively or needed to come back for board approval.

John Gannon answered that if it was turned down by staff it would need to come back to the board.

Brent Clemmons commented that if the staff was okay with it, afterwards it would be processed accordingly.

John Gannon made a motion to amend the approval to require two stories of brick, seconded by Wanda Smith.

All members voted in favor. Motion passes as amended.

James Bagby made a motion as amended, seconded by Wanda Smith.

All members voted for approval. Motion passes as amended for approval.

### **DDR-3-2026**

Brent Clemmons presented.

John Gannon asked if they were approving the signage today.

Brent Clemmons answered that he didn't have specs on the sign today, but typically the signs come back in for separate administrative approval.

Kirk Zeaman asked if the brick was damaged.

Brent Clemmons answered he would defer to the engineer.

John Gannon opened public hearing.

Brad Martin spoke in favor explaining that the sign is a placard circular sign and it would come back in for review administratively if possible. This is the former integrity security building and it has been vacant for a long time. They will be rehabbing it to get it ready for the public again. This is not a paint that's going on it, it is actually a coating called Loxon which won't get moisture caught in the brick. In this case there is no way for moisture to come out of the wall so instead it is pooling in the basement. When the owners purchased the building and began work, they had a set budget which allows for a coating system to keep the moisture at bay and they are planning on having three different colors for some contrast on the building.

Jeff Tyndall asked if the retaining wall and railing were apart of the property.

Brad Martin said he wasn't sure.

Someone in the crowd answered that it was actually owned by the city.

Brad Martin added that he remembered when it was installed and it's PVC.

Jeff Tyndall asked if the green railing would be painted and the retaining wall possibly cleaned. Since the city has been painting things traditionally green now black it's possible, they would let this take place.

Brad Martin agreed that with the push to black this may be a good time to ask to paint it.

Wanda Smith stated that this wasn't paint but it would be a coating system to keep water from entering the building. How long would that last?

Brad Martin answered that he didn't have product data with him, but the Sherwin Williams store on Riverside has information on it.

Wanda Smith asked if they had a coating system that was the color of the brick currently.

Brad Martin answered that the brick is a blend of three to five colors and not just one color, so matching it would be so hard. There is nothing easy about matching brick, so that would be an ordeal. He added that the owner wanted to paint this building in a way that was eye catching due to it's current appearance not grabbing cars passing by attention.

Wanda Smith asked if the building got dirty how would it be cleaned.

Brad Martin answered that it would be a soft pressure washing where you use high volume low pressure.

Wanda Smith asked how long this coating would last.

Brad Martin answered it would be eight to ten years before a recoating was needed.

John Gannon asked that even though it was a blend there could be a regular brick color added instead of the white.

Brad Martin answered yes it could be any single color even a brick color.

Gail Longton added that having the white brick appeared very clean and this is a cosmetic surgery business so that leaves a good impression.

John Hilbourn spoke in favor stating that the owner's budget was set ahead of time and the inside building renovations are quite extensive. In the future it's possible they may add more improvements to the outside when the budget allows for such with board approval of course.

No one spoke against.

Public hearing was closed.

Gail Longton made a motion to approve, seconded by Wanda Smith.

All members voted in favor. Motion passes for approval.

Wanda Smith added that her reason for approving is because it's not paint it's a breathing coating system which brings a different twist to what its all about.

## **DDR-4-2026**

Brent Clemmons presented.

Wanda Smith asked what would be going there.

Brent Clemmons answered that he was unsure and would defer to the applicant.

Wanda Smith commented that they just wanted to fix it up.

John Gannon opened public hearing.

Bryce Powers spoke in favor stating he was representing the ownership group; the building was originally built in 1850 and has had three additions with the most recent being in 1950. The goal is to preserve and repurpose this building with the main level being retail/restaurant and office suites on the upper level. The building needs a new roof, so getting the exterior look locked down is important prior to doing so. This will come back with a site plan at a later date.

Wanda Smith asked if a restaurant would be in the building.

Bryce Powers answered it would be leased space on the main level so retail or restaurant, but the upstairs would be individual office spaces.

Wanda Smith commented that the building needed a lot of work on the inside last time she was there.

Jeff Tyndall asked if there would be any residential.

Bryce Powers answered there wouldn't it would be too hard to repurpose the building for that.

Brad Martin spoke in favor stating he was the Architect and this is a cool project. This has been on the table for some time and back in the day he was the Architect for the Warehouse years ago. To his knowledge this is the last remaining historic tobacco warehouse in Clarksville, so this project is something to stand behind.

Doug Jones asked if the signage on this submittal will be approved at a later date.

Brent Clemmons said it would be.

Brenda Harper spoke in favor stating she was pleased to see the restoration and repurposing of an 1850's building, it is exactly the kind of thing that should be encouraged in our area especially downtown and along our riverfront areas.

No one spoke against.

Public hearing was closed.

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

All members voted in favor. Motion passes for approval.

Gary Shephard left the meeting at 3:56 p.m.

## **DO-24-2026**

Brent Clemmons presented.

Doug Jones asked if the Emerald Event Center was granted a parking variance.

Brent Clemmons answered that the parking standards are different and allow for less parking for event centers than some of the proposed uses in this current plan. No previous parking variance was issued.

Kirk Zeamam asked if we knew what renters would occupy the spaces or if it was purely concept at this time.

Brent Clemmons answered that those shown are the intent, but would defer to the engineer or applicant.

Jeff Tyndall asked about the black and white exterior colors shown on the rendering and if they would be painted as shown or if that would be corrected so they match.

Brent Clemmons deferred to the applicant.

John Gannon opened public hearing.

Leo Millian spoke in favor stating he was available to answer questions. The bank and the salon are the only solidified renters, the others are concept.

John Gannon asked about the black and white columns shown.

Leo Millian answered they hadn't decided which rendering to go with but the two sides will match each other.

Wanda Smith asked if he was there for a parking variance.

Leo Millian answered that was correct.

Wanda Smith stated that it had seventy-nine parking spots shown but it was required to have the one hundred and twenty. She asked what would your course of action be if that parking variance wasn't granted.

Leo Millian answered that he wouldn't buy it. The Emerald Event center is currently not working due to the lack of parking for events.

John Gannon commented that during his visit to the Emerald parking was hard.

Many comments were made by board members.

No one spoke against.

Public hearing was closed.

Gail Longton made a motion to approve with the variance for the parking. Seconded by Wanda Smith.

All members voted in favor. Motion passes for approval.

Jeff Tyndall added that event spaces are four spaces per one person in the venue's capacity. Barbers are three, with one for the barber plus two customers. So, a twelve-seat barber needs thirty-six parking spots.

Doug Jones asked if general retail had the same regulations.

Jeff Tyndall answered that the code department is going to review this once the tenants of these spaces are finalized. There may be changes to these parking requirements in the new Zoning Code rewrite.

## **DO-25-2026**

Brent Clemmons presented.

Gail Longton asked what the building in front of the project was.

Brent Clemmons answered a strip center with various businesses.

John Gannon opened public hearing.

Cal McKay spoke in favor stating he was available for questions.

John Comperry spoke in favor stating he was the Architect and it is basically a metal clad post frame building.

Wanda Smith asked how many storage spaces would be in the building.

John Comperry answered it was only one.

Wanda Smith asked how big the building was going to be.

John Comperry answered 6,000 sq foot.

Wanda Smith commented that when you go to a storage space it has multiple spaces.

John Comperry responded that it is a private storage facility for one contractor.

Public hearing was closed.

Wanda Smith made a motion to approve. Seconded by David Smith.

All members voted in favor. Motion passes for approval.

## **DO-25-2026**

Brent Clemmons presented.

John Gannon asked if this needed to be voted on today.

Brent Clemmons answered he didn't think so.

Doug Jones asked if the road shown was Allen Road.

Brent Clemmons answered that Allen Road runs East to West.

Doug Jones asked if the apartment complex in the upper left was a representation of what they were trying to avoid.

Brent Clemmons said the staff had a lot of discussion regarding this. Stating that around town you mostly see the side of the apartment building from the road making it lack character while single family homes tend to face the road. The side of the building is not designed like the typical side of the building seen all over town.

John Gannon asked if the apartments were in the center of the property not in the front.

Brent Clemmons answered that the four buildings sides would face Allen Road. It's a large parcel that has been divided with commercial on the front, apartments in the middle-, and single-family homes in the back of the larger lot.

Doug Jones asked for a photo North facing of the property.

Doug Jones asked if this was the one with the lots between the complex and the roadway.

Brent Clemmons stated that was correct. Allen Road mainly has structures facing the road.

Doug Jones added that the way they are turned to Allen Road is a smaller more residential appropriate size.

Brent Clemmons stated that was discussed as well.

Wanda Smith asked if the buildings were turned would they lose units.

Brent Clemmons answered that it's just turning the buildings to the side it shouldn't result in units lost.

Wanda Smith asked about stucco being used in the other apartment buildings shown.

Brent Clemmons answered that it was vinyl. He added that the intent of the ordinance was to use desirable materials.

John Gannon opened public hearing.

Vernon Weakley spoke in favor stating that this project took a weird turn in planning, it was submitted on February the 2<sup>nd</sup>. This is the first chance we've had to go in front of the board as we were instructed to apply for Common Design Review Board upon turning in the application. This is the Tiny Town overlay district; with these buildings the front is every side. If you turn them, you have three times the stuff facing the front, three times the parking, and the forty-foot landscape strip would be cut down. Some of these buildings are fourteen hundred feet away from Tiny Town and this is way overreach. This proposal wasn't a thing when the property was bought. In front of this is C-5 which is actually facing Tiny Town, this development will be hidden from Tiny Town by the commercial that is coming. We feel as though the orientation of the buildings is a developer decision and not planning. When every single thing isn't going correct then new problems arise. This wasn't an issue until the second month, not the first. We got new comments today. We ask that this goes ahead with this layout and with this vote. This is on the agenda and we want a vote. They seem to not like the vinyl siding but we have to look at affordability. Our housing market is way short on affordability. The number of apartments popping up in Clarksville is due to the new rules on housing. The new zoning will add even more to it. Once you can't afford a house and then a house you have to wonder where people are going. These apartments will be built by Bert and Rex Hawkins.

Wanda Smith commented that this wasn't shown as a workshop and I agree with you on that and that we should go ahead and vote. She asked if vinyl needed to go there instead of hardy board.

Vernon Weakley answered that it was a cost thing. It's a whole lot more. With vinyl siding after a few years, you have to wash it, with hardy board you have to paint it. To match the surroundings, you have to have vinyl siding.

Wanda Smith asked how turning the buildings affect the project.

Vernon Weakley replied that it uglifies the project. You would have three times the amount of building wall and three times more parking. With the current orientation you have a forty-foot green space, with that it helps to push the buildings back further.

Wanda Smith commented that the vinyl matches the area and that her daughter lived out there so she is familiar with this area.

John Gannon stated that a vote would be held today as it was listed as a case on the agenda and not a workshop.

Bert Singletary spoke in favor commenting that the way the buildings sit it will appear the best in this orientation when someone is driving down the road.

Wanda Smith asked if they wanted the orientation to stay the same or change.

Bert Singletary answered that it appears more like a home in the current orientation.

Kirk Zeaman asked if they could add the landscaping into the drawing.

Jeff Tyndall added that the planning commission would require that for release. Additionally, this is essentially four buildings under one roof. When asking if the building can be turned, we are referring to the ten-foot alcove is visible whereas the side orientation shows the hallway corridors and stairs of the building from street review. Is there a way to screen the second and third floor stair wells.

Bert Singletary answered that it would be possible to screen.

Wanda Smith asked if they could put up a fence, trees, or some type of buffer.

Bert Singletary added that you won't see as much of the stairs and alcove because of the balconies. We could add something to screen it.

Jeff Tyndall added that some sort of screening or decorative metal would help. It would only need to be on those buildings facing Allen Road. If the board sees fit to do so.

Public hearing was closed.

Wanda Smith made a motion to accept as laid out with the minor changes that Mr. Tyndall suggested to hide the stairways on the second and third floor with some type of screening on the Allen Road side.

Seconded by Gail Longton.

All members voted in favor. Motion passes for approval.

### **Public Comment Period**

Public comment period was opened.

No one spoke.

Public comment period was closed.

Wanda Smith made a motion to adjourn. Seconded by David Smith.

All members voted in favor. Motion passes for approval.

Meeting was adjourned at 4:36 p.m.

Attest:

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