

CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

May 18, 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:

MEMBERS PRESENT:

Gary Shephard
Wanda Smith
James Bagby
Gail Longton
John Gannon
Kirk Zeaman
Eric Huneycutt
Marcia Williams
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 April 27, 2026 meeting, seconded by David Smith. All others were in favor and minutes were approved.

DO-46-2026

Brent Clemmons presented.

Wanda Smith asked when the building would be built.

Brent Clemmons deferred to the engineer.

John Gannon opened public hearing.

Cal McKay spoke in favor stating that the construction schedule was unknown as they don't own the property yet they wanted to wait to obtain the respective approvals first.

Wanda Smith asked how many parking spots there would be.

Cal McKay stated that twenty-six is required and they have provided that many.

Wanda Smith stated she only counted twenty-three.

Cal McKay stated that they show twenty-three and three landscape islands in lieu of the other three parking spots.

Wanda Smith asked if there was a double drive thru.

Cal McKay stated that it was one lane.

Public hearing was closed.

Marcia Williams made a motion for approval, seconded by Wanda Smith. All members voted in favor, motion passes for approval.

DO-47-2026

Brent Clemmons presented.

Wanda Smith asked if Christmas lights were permitted.

Jeff Tyndall answered that Holiday lights are exempt in the Zoning Ordinance.

Wanda Smith stated maybe they could turn them back on during the Christmas season, and turn them off when they need to.

John Gannon asked if there was any part of the current lighting that wasn't in compliance.

Brent Clemmons stated typically cases have a staff recommendation but due to the shortened time frame of turn around this month in lieu of Memorial Day the staff meeting hasn't taken place yet. So, using his opinion is centered around the lighting standard for the Ordinance this property probably meets those requirements. Light is not spilling out on the site; all lights point downward. However, the number one goal of the signage and lighting standards in the design overlay is to encourage a more uniform and aesthetically pleasing appearance. In his opinion, that's a very subjective statement and it probably doesn't meet that guideline.

Jeff Tyndall stated there was nothing in the Ordinance that prohibits window lighting. For the board members and anyone watching the triangular nature of the sign meets the square footage requirements and the color of the sign is within the regulations. The side lights once pointed towards Memorial, but have since been turned down to help with security. The Ordinance currently doesn't address window lights or trim lights, they do need to be static, but they could potentially be different colors from day to day if that is something the board approves.

Brent Clemmons stated that was a good point, in the day time photo they are purple in the evening they are orange. They do have the ability to change the colors they just can't change every thirty seconds or every minute.

Wanda Smith commented that stores should have lighting as there are robberies. It helps the person to be caught if the scene is well lit. The pulsation of lights and the eye-catching nature could be a distraction, but these lights only beautify the place.

James Bagby asked if the current display met the code.

Brent Clemmons stated that the property contains all light on site, but the question is it uniform and aesthetically pleasing to the board.

James Bagby stated that aesthetically pleasing is subjective as he wears a pinstripe sear sucker suit.

Marcia Williams asked if this business fit in with all the other business in the area.

Brent Clemmons answered that he couldn't think of any, but some are further down Madison Street. A Seven Brew was recently approved by the board and will be built soon which does currently have lighting along the roof line much like the Riverside Drive location.

Marcia Williams stated she did agree with the lighting for security purposes, but all the pulsating and window lights won't help with security in her opinion.

Kirk Zeaman asked if anyone followed up with the person who filed the compliant to see what changes would they like to see.

Brent Clemmons stated there wasn't, and the compliant was filed to the Codes Department and not the Regional Planning Commission.

Wanda Smith asked if the compliant was about the blinking of the lights.

Brent Clemmons answered he wasn't sure what the specific compliant was, but exterior lights are a function of the Board, similar to the Seven Brew on Riverside the lighting is a part of the approval.

Jeff Tyndall stated that when the submission came in they weren't sure if the sign was in compliance, and it has since been determined it was.

John Gannon opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Wanda Smith made a motion to accept.

Motion dies for a lack of a second.

Gail Longton made a motion to approve as long as they are in compliance with the Historic Regional Planning Commission and Common Design Review Board guidelines.

Seconded by David Smith.

All members voted in favor; motion passes for approval.

Public Comment Period:

Louisa Cooke asked if any response had been received by Jennifer Willoughby regarding the letter last month.

John Gannon stated this was time to speak not question or answer period. A letter was received from Mr. McMillian and Brent can provide a copy of that letter.

Public comment period was closed.

Jeff Tyndall made comments regarding last weeks Historic Guideline meeting. The deadline for those comments is this week. Those guidelines will hopefully be in front of the board in June or maybe July due to scheduling conflicts. A link is currently on the website to view the progress on those guidelines thus far.

David Smith made comments regarding a property along Franklin Street that received a stop work order in 2025 and it has since been touched up and the Codes department stated a stop work order should've been valid until it was pulled. Further down on Franklin is another building that was painted last week with no prior approval. The Codes department was called and supposedly someone was sent on site but it didn't stop the project. Both of the buildings are in the overlay and should've been to the board before painting the exterior. On Public Square a property was approved to be repainted supposedly six months ago the correct historically accurate color was selected but the repainting has not taken place. The Codes department is being asked to do more and more with the design overlays. The board is charged to go by the guidelines. If no stop work orders were issued for the most recent repainting, then why is the board here. If people aren't going to abide by guidelines and there are no repercussions for not, then what is the purpose. A conversation needs to be had with the City Codes department to see what tools they have available to them to remedy this problem. It's easier to ask for forgiveness than it is permission. All these buildings should be repainted.

John Gannon clarified that it seems Mr. Smith is saying we have the rules and guidelines but a lack of enforcement.

David Smith stated that was correct.

Jeff Tyndall stated he has been in talks with Mr. Smith and the Legal Department and are hoping to have a round table to see where the disconnect is.

Gary Shephard asked if the two buildings along Public Square shown were painted without approval, and the owner even threw the renter under the bus.

John Gannon stated he thought it was a red color which the building should be repainted to.

Jeff Tyndall answered that the one on the left was approved as is, and the middle one was supposed to more closely resemble the original yellow toned brick.

Wanda Smith made a motion to adjourn. Seconded by James Bagby.

All members voted in favor. Motion passes for approval.

Meeting was adjourned at 3:29 p.m.

Attest:

