

CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

July 27, 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:

Thomas Hughes, City Codes
James Barrineau, City Codes
Zach Johnston, City Attorney

MEMBERS PRESENT:

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

John Gannon called the meeting to order at 3:00 P.M. and stated a quorum was present.

Gail Longton made a motion to approve the minutes from the June 22, 2026 meeting, seconded by David Smith. All others were in favor and minutes were approved.

DDR-13-2026

Brent Clemmons presented.

Marcia Williams asked if the brick was deteriorating.

Brent Clemmons responded he would defer to the applicant.

Wanda Smith arrived at 3:04 pm.

John Gannon opened public hearing.

Jerry Clark spoke in favor stating that the building was damaged during the tornado many years ago. The paint used will be thoroseal to seal the paint and protect the brick. Thank you for your service on this board and we are in favor for the proposed Ordinance.

No one spoke against.

Public hearing was closed.

David Smith asked if the gray bar would remain above the window.

Brent Clemmons responded that it would remain the gray aluminum Kevlar, they originally wanted to remove it but it's not in the cards currently.

David Smith made a motion for approval, seconded by Wanda Smith.

All members voted in favor; motion passes for approval.

DO-14-2026

Brent Clemmons stated the agent requested a deferral.

David Smith made a motion to defer.

Seconded by Gary Shephard.

All members voted in favor. Motion passes for deferral.

DDR-15-2026

Brent Clemmons presented and thanked David Smith for the images provided.

Doug Jones asked if there was a retaining wall on the north end of the site by the new parking lot.

Brent Clemmons stated he didn't think so but would defer to the Engineer.

Jeff Tyndall stated that retaining walls are under the board's purview.

Kirk Zeaman stated he also had questions about the back parking lot.

Wanda Smith asked what the height would be of the addition.

Brent Clemmons answered that it would be thirty-eight foot and eight inches.

Wanda Smith asked if that was the height from the lowest to tallest levels.

Brent Clemmons answered that from Crossland Avenue it was about twenty-seven foot and thirty-eight feet from the rear of the building where it is three stories.

Wanda Smith asked what the total height would be.

Brent Clemmons answered that the total height is thirty-eight feet.

Wanda Smith asked about the other twenty-seven feet.

Brent Clemmons answered that from Crossland Avenue if you are viewing it from the road, it will be twenty-seven feet, if you are around the back, it will be thirty-eight feet.

Wanda Smith commented that she thought it was going on top.

Brent Clemmons stated it was, that's the proposed height of the additional story.

Wanda Smith asked what the total height would be for both.

Brent Clemmons stated the numbers he just gave.

Wanda Smith stated so thirty-eight and twenty-seven, is that added up.

Brent Clemmons stated that he wasn't sure of the current one-story building's height. The proposal is two stories from Crossland Avenue.

Wanda Smith stated that maybe he didn't understand and she would ask this a simple way. What is the total height of the whole building when finished? It's thirty-eight feet at the top and twenty-seven feet for the regular what it is now. So, what's the total height of the whole building.

Brent Clemmons answered thirty-eight feet.

Wanda Smith asked if that was with the add on.

Brent Clemmons stated that was correct.

Wanda Smith stated that for the whole total building it is thirty-eight feet high.

Brent Clemmons stated that was correct.

John Gannon opened public hearing.

Pam Powell spoke in favor stating she was the Architect essentially it will be apartments from a commercial building and trying to match the current brick.

David Smith asked how many units and what the bedroom configurations would be.

Pam Powell answered twelve units and it will be two bedrooms and one bedroom.

David Smith asked how many parking spots.

Pam Powell stated 26-28 at least two per unit.

Kirk Zeaman asked if she could elaborate on the back parking lot.

Pam Powell reiterated that he meant in terms of retaining walls, if so, Mr. McKay may need to speak to that.

Jeff Tyndall asked if the air handlers were roof top mounted.

Pam Powell stated probably rooftop and maybe some around back for those back units.

Cal McKay spoke in favor stating that there could be a retaining wall added and if so, could it be a staff level change.

Jeff Tyndall stated that they could do that at staff level.

Public hearing was closed.

Wanda Smith made a motion for approval. Seconded by Kirk Zeaman.

All members voted in favor. Motion passes for approval.

John Gannon asked for clarity on the case DDR-15-2026's motion for deferral and if the intention was to defer to the next meeting.

David Smith stated that was correct.

John Gannon asked if the person who seconded it also agreed.

Gary Shephard agreed.

John Gannon asked if anyone wanted to change their vote.

No one spoke.

DO-72-2026

Brent Clemmons presented.

David Smith asked what the other business would be next to Tim Horton's.

Brent Clemmons answered it was proposed retail for now.

John Gannon asked if it was supposed to be a minimum of sixty percent, what is it currently.

Brent Clemmons answered that Tim Horton's is about twenty-six foot behind the setback line and the proposed retail has stepped back an additional three foot. So, twenty-nine feet behind the setback. This is similar to the Autumnwood cases from last month.

John Gannon opened public hearing

Jan Brotherton with LI Smith & Associates spoke in favor. This site has size constraints and the proposal is a lot for it. To meet the twenty-seven required parking spaces, they need the extra row of parking in the front.

No one spoke against.

Public hearing was closed.

David Smith asked to see the aerial with the businesses beside it. What is the Gun Country's setback.

Brent Clemmons stated it was roughly the same and, on the site, plan they seem to be in the same line.

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

DO-73-2026

Brent Clemmons presented.

Doug Jones asked if this proposal was only to approve elevations.

Brent Clemmons stated that was correct.

John Gannon opened public hearing.

Todd Morris spoke in favor stating he was available for questions.

Wanda Smith asked what businesses would be in the strip mall.

Todd Morris answered they had no current tenants at this time.

Public hearing was closed.

Gail Longton made a motion for approval. Seconded by Wanda Smith.

All members voted in favor; motion passes for approval.

DO-75-2026

Brent Clemmons presented.

John Gannon opened public hearing.

Bert Singletary spoke in favor.

David Smith asked if there would be retail on the ground floor of the multifamily complexes.

Bert Singletary stated there wouldn't be.

Desiree Hawkins spoke in favor stating she was one of the Engineers and available for questions.

Public hearing was closed.

Marcia Williams made a motion to approve. Seconded by David Smith.

All members voted in favor, but Bert Singletary who abstained. Motion passes for approval.

Other Business

Jeff Tyndall presented the Zoning Ordinance Update (Historic & Downtown)

Wanda Smith asked if the business owners were informed about the change. If a copy of the Ordinance was sent out to them and what feedback was received.

Jeff Tyndall stated that the first time this went through a lot of feedback was received about wanting the guidelines first. Letters were sent out to all affected property owners and those within one hundred feet of them. We received a few phone calls but no one pushed back this time. This has been on the website for a

month and the letter stated that they could review the Ordinance on the website. Additionally, property owners who previously had issues were supplied with the Ordinance as well such as Millan Enterprises. Wanda Smith commented that she received comments from citizens that they weren't happy or satisfied with this.

Jeff Tyndall stated he was surprised and asked for it to be forwarded to him.

David Smith asked if other than demolition by neglect does the board have any power to have someone who for instance painted a building without approval appear before them without going to Codes first.

Jeff Tyndall answered that failure to respond to demolition by neglect would result in certified mail being sent, posting it in the newspaper, and putting a posting on the residence. Subpoena's are not a power of this board only the Court system.

Wanda Smith commented that she hopes we take this into consideration about those who are against this. There is some negative feedback.

Jeff Tyndall stated that he was surprised she received it and not the RPC. Since they have done all the work getting the word out by calling the people, and if they emailed her, they have not emailed us. So, it would be nice to see the proof and have that forwarded over.

Wanda Smith stated that she would.

John Gannon asked Mrs. Smith to turn on her microphone.

Wanda Smith stated that she wasn't sure if this person attended any of the meetings the RPC had, but she wanted to make sure her voice was heard.

John Gannon opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Eric Huneycutt made a motion for approval. Seconded by Gail Longton. All members voted in favor except Wanda Smith who voted against. Motion passes 9-1.

Adopted Historic District and Downtown Guidelines

Jeff Tyndall presented.

Doug Jones asked if this was the same document, they got the draft review of several months ago.

Jeff Tyndall stated that was correct with a few edits to it.

Brent Clemmons stated that he highlighted the differences between historic districts and urban design districts. Currently, buildings on Riverside and Franklin Street are treated the same, now they have a clear distinction. One local architect described this as a very handsome document.

Jeff Tyndall stated it's not often that the Planning Commission gives up power to use that phrase but this in essence does loosen the belt on other properties that are slightly outside the downtown district. The H-1 expansion map is very important and it will be the first of several H-1 expansions in the future. This focuses on getting Franklin Street & Strawberry Alley into that protected area and really shows what it is, a historic district.

Wanda Smith asked if those businesses that are slightly outside the historic district are in the Ordinance today. Kraft Street or Franklin.

Jeff Tyndall explained that the Downtown Urban Design Overlay expands from Two Rivers Mall up to the Turnbridge up Crossland Avenue down to the Vulcan property. Not including Austin Peay. It applies when you are not in a historic district, if you are an H-1 property then you follow the historic district if not you follow the downtown guidelines.

Wanda Smith asked how you know if you are in a H-1 district.

Jeff Tyndall answered that they have maps on the website.

Wanda Smith asked if this was just for business or if it included homes.

Jeff Tyndall answered that in the historic district single family homes are held to this. It's been that way for a long time.

Wanda Smith stated that she knows they have talked about a lot of historical properties in Clarksville, like Madison Street. Specifically, does this effect the Red River neighborhood.

Jeff Tyndall stated that only commercial properties fronting College Street.

Wanda Smith reiterated that it was not the homes.

Jeff Tyndall answered that the Red River neighborhood is not included in the Downtown Urban Design Overlay and neither is Carney & Savage or Reynolds Street.

Wanda Smith commented that sounded good.

Jeff Tyndall stated a map was provided in the handout and that map had been in place since 2020ish. The district isn't expanding currently.

Wanda Smith stated this was the first time she had seen the map in a long time. Now that it is attached to the ordinance questions will still come at the City Council meeting.

John Gannon opened public hearing.

No one spoke in favor.

No one spoke against.

Public hearing was closed.

Gail Longton made a motion to approve. Seconded by David Smith. All members voted in favor except Wanda Smith who voted against. Motion passes for approval 9-1.

Public Comment Period

John Gannon opened public comment period.

No one spoke.

Public comment period was closed.

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

All members voted in favor. Meeting was adjourned at 4:00 pm.

Attest:


