

CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

August 24, 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:

Trevor Hamon, City Codes
Chaylee Chisolm, City Codes

MEMBERS PRESENT:

Gary Shephard
James Bagby
Gail Longton
John Gannon
Kirk Zeaman
Doug Jones

John Gannon called the meeting to order at 3:06 P.M. and stated a quorum was present.

Gail Longton made a motion to approve the minutes from the July 27, 2026 meeting, seconded by James Bagby. All others were in favor and minutes were approved.

DDR-14-2026

Brent Clemmons presented.

Jeff Tyndall asked if the back of the building was painted.

Brent Clemmons stated that he didn't get any pictures of the back.

Doug Jones asked if the sides of the building were previously painted.

Brent Clemmons stated they were.

John Gannon asked if he knew if the back was painted.

Brent Clemmons stated he wasn't sure.

John Gannon opened public hearing.

Erica Arthur spoke in favor stating that she was the tenant, and before painting the building she wasn't aware of a historical board that needed to be contacted. The stop work order was placed and the first contractor failed to mention the stop work order. The second contractor implied that if the building was painted and no one said anything it would be fine. The paint that was used to paint it was not for brick. Since the building has been painted pink the community has loved it. There are pink colors from the Sherwin Williams historical selection that would be we would like to use.

Kirk Zeaman asked about the stop work order and the lack of communication between the applicant and the contractors.

Erica Arthur responded that she let the contractor do what needed to be done.

Gary Shephard asked if the contractors used were local.

Erica Arthur answered that the first one was fired due to him not being licensed, the second contractor was local.

Gary Shephard commented that it seems that a local contractor should've known that there are steps to painting downtown buildings.

Erica Arthur stated she would've assumed but if they are unfamiliar with working downtown, they may not be knowledgeable. Being born and raised in Clarksville herself she was not aware of a historical board or committee that had to approve things.

Gary Shephard stated that he owns a building downtown and before doing any changes he asked questions.

Erica Arthur stated she understood and should've asked questions.

Kirk Zeaman asked if a professional had looked at the brick and measured the feasibility of restoring it back and allowing the pink to be incorporated through accents.

Erica Arthur stated she had several people come to look at sand blasting it and they believed it would ruin the brick further.

Doug Jones reiterated that another coat was mentioned being needed earlier, could that coat be a little darker.

Erica Arthur stated it could and she would prefer it being a pink color.

Jeff Tyndall clarified that she was the tenant of the building.

Erica Arthur stated that was correct.

Jeff Tyndall asked if the lease mentioned anything about making changes to the building.

Erica Arthur stated that it did not, the building was abandoned for a long time. The owner back in the 50's was an attorney. It was passed onto the children who are not local, and remained empty until she showed interest in leasing it.

Jeff Tyndall stated that without being able to reverse what has happened it becomes a question of how to appease the board and the applicant.

Erica Arthur stated she would like for it to remain pink as the business primarily serves women wanting facials and esthetician services and the pink makes the building easy to find.

John Gannon stated he only voted in the case of a tie and that if he did vote it would be to restore it to the brick because questions should've been asked before painting. The owner also should've told her as the lessee.

Louisa Cooke spoke in favor stating that the issue here wasn't the color it was the lack of consistency since a building that was previously red downtown is now purple. Jennifer Rudolph wrote a letter that says the historical preservation society is not for or against this case. The board is entrusted to govern historic downtown, recently property owners have been making changes to the exterior of their buildings and coming after the fact to ask for board approval- the outcomes of those cases are not always consistent. Some cases owners were allowed to move forward, some are allowed to repaint the building, and some of them are required to make changes then they never follow through. It implies the compliance with the ordinance is negotiable. Consistency means that similar violations should receive similar treatment.

Brenda Harper spoke against stating that she shared the previous speakers' views but that she believed the first case that came in front of the board was handled incorrectly it should've been restored. The right option is to follow the guidelines and that if it has to be painted it should be the color of the original brick. Something has to be done with the public being informed of these guidelines is that every property owner

should receive official notification of these regulations. It seems that document should be given when these properties are purchased and building and codes and the planning commission need to work together to come up with a solution.

Public hearing was closed.

Doug Jones asked how a project with a stop work order obtained a certificate of occupancy from Building & Codes.

Brent Clemmons explained that several months ago Mr. David Smith, Sr. asked for a meeting to be held between City Codes and the Planning Commission. It seems the enforcement division at Codes does not really communicate with the construction division.

Jeff Tyndall stated that the members in attendance from the Codes Department are new and he wasn't going to put them on the spot.

Doug Jones stated he understood just wanted the question on the record.

Brent Clemmons stated he drove by the building many times and the stop work order was there for so long that it faded and became unreadable.

Jeff Tyndall asked if the door was replaced.

Brent Clemmons stated it was.

Jeff Tyndall asked if that was an in-kind repair.

Brent Clemmons stated he would look at it.

Jeff Tyndall asked if the signage was being voted on today.

Brent Clemmons stated no, it would be handled at staff level.

Jeff Tyndall asked if the signage would be on top of the building.

Brent Clemmons answered that it would not.

Jeff Tyndall commented that they are hopefully going to have the historic guidelines passed by City Council, afterwards it would be worthwhile for letters to be sent to downtown property owners with information regarding the changes and how they can be viewed. With the Codes Department a training can take place to get everyone up to date on the new regulations.

Kirk Zeaman asked if any contractors downtown need to be licensed specifically to work downtown.

Jeff Tyndall stated that he didn't believe so, but it would be hard to reach out to every painter or tradesmen to let them know about the rules downtown with so many businesses currently in operation.

Kirk Zeaman asked what the right course here was as the brick's integrity has already been compromised.

Jeff Tyndall stated that may be a question best fit for an architect. More than likely the paint currently on the building was probably a regular outside paint and not one that adhered as well to the brick meaning it will start to degrade faster.

Gary Shephard made a motion for the building to be repainted as close to the color as the original brick as possible. Gail Longton seconded.

All members voted in favor. Motion passes for approval.

Other Business

Brent Clemmons thanked Gail Longton for her years of service with a Certificate of Appreciation.

Jeff Tyndall also thanked Gail Longton for her three full terms of service.

Public Comment Period

John Gannon opened public comment period.

Louisa Cooke spoke asking where that left them when a business paints the front of the building purple when it was red.

Doug Jones responded that they did not paint the brick, they painted the wood paneling which would be handled by the RPC staff.

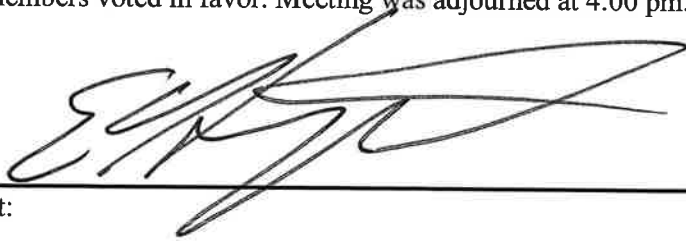
Louisa Cook asked if she sees buildings painted purple and white downtown without approval then what can the public do about it.

John Gannon stated that she should see Mr. Tyndall after the meeting.

Public comment period was closed.

Gail Longton made a motion to adjourn, seconded by Doug Jones.

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

A handwritten signature in black ink, appearing to be 'E. Jones', is written over a horizontal line.

Attest: