CLARKSVILLE-MONTGOMERY COUNTY

HISTORIC ZONING COMMISSION & COMMON DESIGN REVIEW BOARD

September 21, 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
John Spainhoward, Deputy Director
Drew Sturdivant, Administrative Specialist

OTHERS PRESENT:

MEMBERS PRESENT:
Gary Shephard
Wanda Smith
Bert Singletary
Eric Huneycutt
Marcia Williams
David Smith, Sr.
Pam Powell
Ladonna Dowdy

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

Jeff Tyndall asked for nominations for a Vice-Chair.

Marcia Williams nominated Eric Huneycutt. Seconded by David Smith, Sr.

All members voted in favor; motion passes for approval.

Marcia Williams made a motion to approve the minutes from the August 24, 2026 meeting, seconded by

Wanda Smith. All others were in favor and minutes were approved.

DO-91-2026

Brent Clemmons presented

Marcia Williams asked a question.

Brent Clemmons answered.

Ladonna Dowdy asked if the pick-up window could be moved.

Brent Clemmons stated that would be a question best answered by the applicant or Engineer, but that would open up the room to potentially meet the five-car queue.

Eric Huneycutt opened public comment period.

Todd Morris spoke in favor stating he is the owner of the building, being as it has been in place for seven years no complaints have risen. The new restaurants manager is here to answer questions. It is ready-made food so it should be fast. The reader board is before the window and ordering happens at the window.

Wanda Smith asked if this has always been a drive thru.

Todd Morris stated that was correct, it has only had one tenant.

Wanda Smith asked how many people it could seat.

Todd Morris asked if she meant inside.

A member of the audience answered twenty.

Jeff Tyndall reminded everyone to turn mics on for the audio to pick up.

Owen Kim spoke in favor stating he was the store manager of the new business. It will be a Korean express grill and boba and the goal is to serve in one minute after ordering. It will be similar in model to Panda Express. It will have a menu display board and orders will be taken and served in the window. Large orders will be asked to park in front of the store to not cause traffic jams. They currently own two other businesses which don't have drive thru they wanted this location to have one so that they can serve people in harsh weather.

No one spoke against.

Public hearing was closed.

David Smith, Sr. asked if the plan was approved that it would follow the building and not be tied to a business.

Brent Clemmons stated that was correct.

Jeff Tyndall stated it sounded like it was an order window not a pick-up window as all services would take place once the customer reaches the window. The queue usually starts where you order not where

you pick up. The reason this is here today is because the rules require 5 drive thru spaces and this only allows for three. If it wasn't in a design overlay, they would be seeking the variances through the Board of Zoning Appeals. The only other alterations are signage and the order board. In the new zoning code update, there is a designation between ordering and pick up windows. Places where you place a food order and pick up at a certain time moves faster than when you drive up to place an order and then wait until the food is ready. That update will be in the new code to decrease the required spaces to three for pick up windows not ordering windows.

Marcia Williams asked what the previous tenant was and if they used the drive thru window often.

Brent Clemmons answered that it was Bubbakoo's Burritos before and he wasn't sure how often the drive thru was used.

Wanda Smith made a motion to approve. Seconded by Bert Singletary.

All members voted in favor except for Marcia Williams and Ladonna Dowdy.

Motion passes for approval 5-2.

DO-92-2026

Brent Clemmons presented.

Wanda Smith asked if any residential homes were close by.

Brent Clemmons stated that it was mostly commercial on that side of the street with townhomes across the street.

Marcia Williams asked what was right across the street.

Brent Clemmons answered townhomes.

Wanda Smith asked what it was zoned.

Brent Clemmons answered C-5.

Wanda Smith asked if that was commercial highway.

Brent Clemmons stated that was correct.

Jeff Tyndall stated that the staff comment about HVAC can be a condition of its approval once the engineer or architect knows where it can work.

Brent Clemmons stated that was correct, and he had spoken with the Architect about it previously.

Wanda Smith asked about buffers.

Brent stated it had some landscaping but since it was surrounded by commercial it has different requirements.

Eric Huneycutt opened public hearing.

Jon Clark spoke in favor stating that he was here to answer questions. The plan with the HVAC is to put it on a pad mount, no exposed duct up the wall. The back shop area will have heaters and fans.

Jeff Tyndall asked if the HVAC would possibly be near the dumpster pad where the parking spot is currently shown.

Jon Clark answered that was possible, it would be a package unit or a split system.

Jeff Tyndall asked if this was auto sales or auto body.

Jon Clark answered both as it is Highline Automotive on Riverside Drive.

Jeff Tyndall stated that if they are keeping broken down cars there for an extended period of time that there would be more discussions to be had, but if they are just fixing them up to sale timely that should be okay or performing routine maintenance.

Jon Clark stated that he doesn't think they will keep junked out cars. They perform work on higher end vehicles and try to get them in and out. The large majority will be pre owned autos.

Public hearing was closed.

David Smith, Sr. made a motion for approval. Seconded by Wanda Smith.

All members voted in favor. Motion passes for approval.

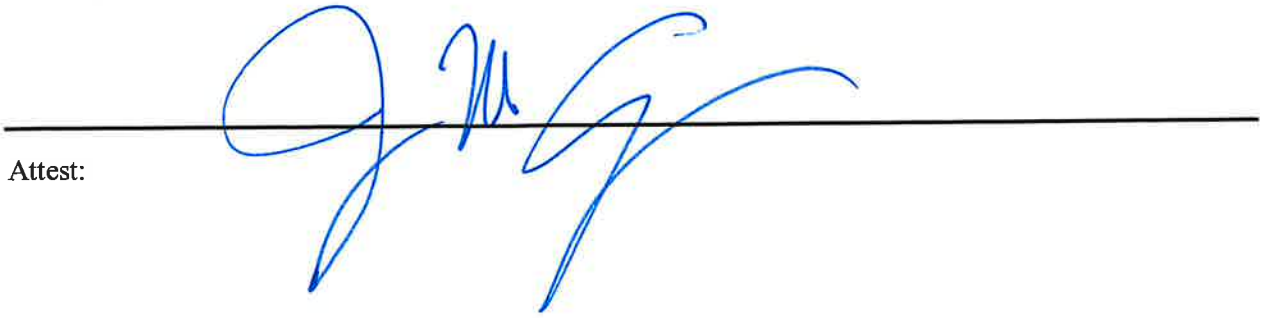
Public Comment Period

Public comment period was opened.

No one spoke.

Public comment period was closed.

Wanda Smith made a motion to adjourn. Seconded by Marcia Williams. All members voted in favor. Meeting was adjourned at 3:30 pm.



Attest: