



City of Clarksville

City Council - Regular Session

February 1, 2024 at 6:00 PM

City Council Chambers

106 Public Square

Clarksville, Tennessee

MINUTES

Public Comments: 5:50 PM - County Commissioner David Shelton

County Commissioner Shelton shared his concerns regarding ORDINANCE 39-2023-24.

1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, February 1, 2024 at 6:00 pm in City Council Chambers, 106 Public Square, Clarksville TN. A prayer was offered by Ken Brand, Associate Minister of In Christ Ministries Church; the Pledge of Allegiance was led by Councilperson Stacey Streetman.

2. Attendance

PRESENT: Brian Zacharias (Ward 1), Deanna McLaughlin (Ward 2), DaJuan Little (Ward 3), Wallace Redd (Ward 4), Ambar Marquis (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), Wanda Allen (Ward 8), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Joe Shakeenab (Ward 11), Keri Lovato (Ward 12)

3. Planning Commission: Councilperson Stacey Streetman

A. ORDINANCE 67-2023-24 (First Reading) [Zoning Case # Z-67-2023]

Amending the Zoning Ordinance and Map of the City of Clarksville, application of Donald Webb, for Zone Change on two parcels fronting on the north frontage of Britton Springs Rd, 820 +/- feet west of the Ft Campbell Blvd & Britton Springs Rd intersection from R-4 Multiple Family Residential District to R-6 Single Family Residential District.

RPC: Approval/Approval

No one spoke for or against.

B. ORDINANCE 68-2023-24 (First Reading) [Zoning Case # Z-70-2023]

Amending the Zoning Ordinance and Map of the City of Clarksville, application of PB & J - Bryce Powers, Agent, for Zone Change on property fronting on Manning Heights at the northeast corner of the Riverside Dr & Cumberland Dr intersection from R-1 Single Family Residential District to PUD Planned Unit Development Residential District.

RPC: Approval/Approval

Mr. Powers and Mr. Ellis both spoke for; Ms. Nomes and Ms. Miller spoke against.

- C. **ORDINANCE 69-2023-24 (First Reading) [Zoning Case # Z-02-2024]**
Amending the Zoning Ordinance and Map of the City of Clarksville, application Sydney B Hedrick, for Zone Change on a parcel of land located south of the Swift Dr & Ridgecrest Dr intersection from O-1 Office District to R-3 Three Family Residential District.

RPC: Disapproval/Approval

Mr. Hedrick spoke for, Mr. McConnel and Ms. Radcliff spoke against. Mr. Hedrick spoke in rebuttal. No one spoke in surrebuttal.

- D. **ORDINANCE 70-2023-24 (First Reading) [Zoning Case # ZO-1-2024]**
An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, as it pertains to the RM-1 zoning classification.

RPC: Approval/Approval

No one spoke for or against.

Planning Commission Public Hearing

- A. **ORDINANCE 67-2023-24 (First Reading) [Zoning Case # Z-67-2023]**
[Amending the Zoning Ordinance and Map of the City of Clarksville, application of Donald Webb, for Zone Change on two parcels fronting on the north frontage of Britton Springs Rd, 820 +/- feet west of the Ft Campbell Blvd & Britton Springs Rd intersection from R-4 Multiple Family Residential District to R-6 Single Family Residential District.](#)

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt ORDINANCE 67-2023-24 (First Reading). Councilperson Redd seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Smith, Streetman, Zacharias
NAY: Shakeenab

The motion to adopt ORDINANCE 67-2023-24 (First Reading) passed.

- B. **ORDINANCE 68-2023-24 (First Reading) [Zoning Case # Z-70-2023]**
[Amending the Zoning Ordinance and Map of the City of Clarksville, application of PB & J - Bryce Powers, Agent, for Zone Change on property fronting on Manning Heights at the northeast corner of the Riverside Dr & Cumberland Dr intersection from R-1 Single Family Residential District to PUD Planned Unit Development Residential District.](#)

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt ORDINANCE 68-2023-24 (First Reading). Councilperson Redd seconded the motion. Councilperson McLaughlin made a motion to Postpone ORDINANCE 68-2023-24 to the March Regular Session. Councilperson Streetman seconded the motion. The following vote was taken:

AYE: McLaughlin, Pitts

NAY: Allen, Holleman, Little, Lovato, Marquis, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

Councilperson Allen then made a motion to refer ORDINANCE 68-2023-24 back to the Regional Planning Commission for the purpose of a traffic impact study. Councilperson Little seconded the motion.

Councilperson Shakeenab called for the question. Councilperson McLaughlin seconded the motion. With no objections, the following vote was taken:

AYE: Allen, Little, Lovato, Marquis, McLaughlin, Pitts, Reynolds, Smith, Streetman, Zacharias

NAY: Holleman, Redd, Shakeenab

The motion to refer ORDINANCE 68-2023-24 (First Reading) back to the Regional Planning Commission for the purpose of a traffic impact study passed.

- C. **ORDINANCE 69-2023-24 (First Reading) [Zoning Case # Z-02-2024]**
[Amending the Zoning Ordinance and Map of the City of Clarksville, application Sydney B Hedrick, for Zone Change on a parcel of land located south of the Swift Dr & Ridgecrest Dr intersection from O-1 Office District to R-3 Three Family Residential District.](#)

RPC: Disapproval/Approval

Councilperson Streetman made a motion to adopt ORDINANCE 69-2023-24 (First Reading). Councilperson Redd seconded the motion. Councilperson Streetman then made a motion to refer ORDINANCE 69-2023-24 back to the Regional Planning Commission for R-2A consideration. Councilperson McLaughlin seconded the motion. Councilperson Redd called for the question. Councilperson Holleman seconded the motion. With no objection, the following vote was taken to refer ORDINANCE 69-2023-24 back to the Regional Planning Commission for R-2A consideration:

AYE: Allen, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Smith, Streetman, Zacharias

NAY: Holleman, Shakeenab

The motion to refer ORDINANCE 69-2023-24 (First Reading) back to the Regional Planning Commission for R-2A consideration passed.

- D. **ORDINANCE 70-2023-24 (First Reading) [Zoning Case # ZO-1-2024]**
[An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, as it pertains to the RM-1 zoning classification.](#)

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt ORDINANCE 70-2023-24 (First Reading). Councilperson Redd seconded the motion. Councilperson McLaughlin then made a motion to refer ORDINANCE 70-2023-24 back to the

Regional Planning Commission for clarification on time and geographic limits. Councilperson Allen seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to refer ORDINANCE 70-2023-24 (First Reading) back to the Regional Planning Commission for clarification on time and geographic limits passed.

4. **Consent Agenda**

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

Councilperson Holleman made a motion to adopt the Consent Agenda. Councilperson Allen seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 39-2023-24** (Second Reading) [An Ordinance amending Part II \(Code of Ordinances\), Title 13 \(Utilities and Service\), Chapter 3 \(Gas, Water, and Sewer Service\) the City of Clarksville relative to gas rates, charges, and/or fees](#)

Councilperson Smith pulled this item from the Consent Agenda. This item was heard under the Gas and Water Committee Report.

Councilperson Holleman made a motion to adopt ORDINANCE 39-2023-24 (Second Reading). Councilperson Allen seconded the motion. Councilperson Little then made a motion to amend ORDINANCE 39-2023-24 (Amendment #1). Councilperson Reynolds then made a motion to amend Amendment #1. Councilperson Allen seconded the motion. The following vote was taken to amend Amendment #1:

AYE: Allen, Little, Reynolds

NAY: Holleman, Lovato, Marquis, McLaughlin, Pitts, Redd, Shakeenab, Streetman, Zacharias

The motion to amend Amendment #1 to ORDINANCE 39-2023-24 (Second Reading) failed.

Councilperson Redd called for the question. Councilperson Holleman seconded the motion. With objection, the following vote was taken to cease discussion on Amendment #1:

AYE: Holleman, Little, Pitts, Redd, Shakeenab, Smith

NAY: Allen, Lovato, Marquis, McLaughlin, Reynolds, Streetman, Zacharias

The motion to cease discussion on Amendment #1 failed.

Councilperson Little made a motion to Amend Amendment #1. Councilperson Allen seconded the motion. The following vote was taken to amend Amendment #1

AYE: Allen, Little, Reynolds, Zacharias

NAY: Holleman, Lovato, Marquis, McLaughlin, Pitts, Redd, Shakeenab, Streetman

The motion to amend Amendment #1 failed.

The following vote was taken to adopt Amendment #1 to ORDINANCE 39-2023-24:

AYE: Allen, Little, Reynolds

NAY: Holleman, Lovato, Marquis, McLaughlin, Pitts, Redd, Shakeenab, Streetman, Zacharias

ABSTAIN: Smith

The motion to adopt Amendment #1 to ORDINANCE 39-2023-24 failed.

Councilperson Allen made a motion to amend ORDINANCE 39-2023-24 (Amendment #2). Councilperson Reynolds seconded the motion. Councilperson Redd called for the question. Councilperson Shakeenab seconded the motion. With no objections, the following vote was taken:

AYE: Allen, Holleman, Little, Marquis, Reynolds, Shakeenab

NAY: Lovato, McLaughlin, Pitts, Redd, Smith, Streetman, Zacharias

The motion to adopt Amendment #2 to ORDINANCE 39-2023-24 failed.

Councilperson Redd called for the question. Councilperson Streetman seconded the motion. With objection, the following vote was taken to cease discussion:

AYE: Holleman, Marquis, McLaughlin, Pitts, Redd, Shakeenab, Smith, Streetman

NAY: Allen, Little Lovato, Reynolds, Zacharias

The motion to cease discussion passed.

The following vote was taken to adopt ORDINANCE 39-2023-24:

AYE: Holleman, Lovato, Marquis, McLaughlin, Pitts, Shakeenab, Streetman, Zacharias

NAY: Allen, Little, Redd, Reynolds, Smith

The motion to adopt ORDINANCE 39-2023-24 (Second Reading) passed.

- B. **ORDINANCE 50-2023-24** (Second Reading) [An Ordinance of the City of Clarksville authorizing the Mayor, or his designee, to conduct negotiations and to enter an agreement for purchase of easements and/or rights of way, or should negotiations fail, to pursue condemnation through use of eminent domain for acquisition of property for a public purpose for the Appleton/old Russellville/N Liberty Church/Roedeer sidewalk project.](#)
- C. **ORDINANCE 51-2023-24** (Second Reading) [An Ordinance authorizing the exercise of the right of eminent domain to acquire easements, property and rights of way required to facilitate construction of the Greenwood Ave / Edmondson Ferry Road sidewalk project.](#)
- D. **ORDINANCE 52-2023-24** (Second Reading) [An Ordinance of the City of Clarksville authorizing the Mayor, or his designee, to conduct negotiations and to enter an agreement for purchase of easements and/or rights of way, or should negotiations fail, to pursue condemnation through use of eminent domain for acquisition of property for a public purpose for the Tiny Town Road sidewalk project.](#)

Councilperson Allen registered a no vote.

- E. **ORDINANCE 53-2023-24** (Second Reading) [An Ordinance authorizing the exercise of the right of eminent domain to acquire easements, property and rights of way required to facilitate construction of the Northeast Complex sidewalk project.](#)
- F. **ORDINANCE 54-2023-24** (Second Reading) [An Ordinance authorizing the Mayor, through the City Attorney or his designee, to conduct negotiations and to enter into an agreement for purchase of the property at 1600 Needmore Rd for the purpose of road realignment and a park complex.](#)

Councilperson Reynolds asked that this item be pulled from the consent agenda. This item was heard under the Finance Committee Report.

Councilperson Streetman made a motion to adopt ORDINANCE 54-2023-24 (Second Reading). Councilperson McLaughlin seconded the motion. Councilperson Reynolds then made a motion to amend ORDINANCE 54-2023-24. Councilperson Allen seconded the motion. Councilperson Little called for the question. Councilperson Holleman seconded the motion. With objection the following vote on ceasing discussion was taken:

AYE: Holleman, Little, Lovato, McLaughlin, Pitts, Redd, Shakeenab, Smith, Streetman

NAY: Allen, Marquis, Reynolds, Zacharias

The motion to cease discussion passed.

The following vote was then take to adopt the Reynolds amendment to ORDINANCE 54-2023-24.

AYE: Allen, Reynolds

NAY: Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Shakeenab, Smith, Streetman, Zacharias

The vote to amend ORDINANCE 54-2023-24 failed.

The following vote was then taken to adopt ORDINANCE 54-2023-24:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Shakeenab, Smith, Streetman, Zacharias

NAY: Redd, Reynolds

- G. **ORDINANCE 55-2023-24** ([Second Reading](#)) [An Ordinance rescheduling the July 2024 Regular Meeting of the City Council](#)
- H. **ORDINANCE 56-2023-24** (Second Reading) [An Ordinance amending the Official Code of the City of Clarksville reapportioning the City of Clarksville for the purpose of electing persons for the Office of City Council Member \[Due to recently annexed territories\]](#)
- I. **ORDINANCE 58-2023-24** (Second Reading) [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Vernon Weakley, for Zone Change on a parcel fronting on the north frontage of Rossview Rd, 440 +/- feet west of the Warfield Blvd & Rossview Rd intersection from O-1 Office District to C-5 Highway & Arterial Commercial District.](#)
- J. **ORDINANCE 61-2023-24** (Second Reading) [Amending the Zoning Ordinance and Map of the City of Clarksville, application of JDM Holdings, LLC, for Zone Change on property fronting on the east frontage of Evans Rd 60+/- feet south of the Evans Rd & Shaw Dr intersection from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District.](#)

Councilperson Reynolds registered a no vote.

- K. Minutes: [January 4, 2024](#)

5. Finance Committee: Chairperson Stacey Streetman

Councilperson Streetman made a motion to adopt ordinances 64-66-2023-24 (First Reading) be adopted as a whole. Councilperson Allen seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to adopt Ordinances 64-66-2023-24 (First Reading) as a whole was passed.

- A. **ORDINANCE 64-2023-24** (First Reading) [An Ordinance accepting the donation of certain real property from Edward Burchett Property to the City of Clarksville for the purpose of a sewer pump station.](#) **Finance Committee: Approval**
- B. **ORDINANCE 65-2023-24** (First Reading) [An Ordinance accepting the donation of certain real property from ACI Investment Group Property to the City of Clarksville for the purpose of a sewer pump station.](#) **Finance Committee: Approval**
- C. **ORDINANCE 66-2023-24** (First Reading) [An Ordinance accepting the donation of certain real property from Melissa G. Tennant Property to the City of Clarksville for the purpose of a sewer pump station.](#) **Finance Committee: Approval**
- D. **RESOLUTION 35-2023-24** [A resolution authorizing retirement of a patrol service dog "Arlo" from K-9 unit and donation to former police officer Andrew Trescott;](#) **Finance & Public Safety Committees: Approval**

Councilperson Streetman made a motion to adopt RESOLUTION 35-2023-24. Councilperson Holleman seconded the motion. The following vote was taken:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to adopt RESOLUTION 35-2023-24 passed.

6. Gas & Water Committee: Chairperson Travis Holleman

- A. Department Report

7. Neighborhood & Community Services Committee: Chairperson Joe Shakeenab

- A. Department Report

Chairperson Shakeenab shared his report.

8. Parks & Recreation Committee: Chairperson Brian Zacharias

A. Department Report

Chairperson Zacharias shared his report.

9. Public Safety Committee: Chairperson Wallace Redd

A. Department Report

Chairperson Redd shared his report.

10. Transportation-Streets-Garage Committee: Chairperson Wanda Smith

A. Department Report

Chairperson Smith shared her report

11. Mayor and Council Member Comments

12. Adjournment

The meeting was adjourned at 9:32 pm