



# City of Clarksville

## City Council - Regular Session

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April 4, 2024 at 6:00 PM  
City Council Chambers  
106 Public Square  
Clarksville, Tennessee

### MINUTES

**Public Comments- 5:50 pm: Pamela Klomfas regarding Powell Road safety concerns**

#### 1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, March 7, 2024 at 6:00 pm in City Council Chambers, 106 Public Square, Clarksville TN. A prayer was offered by Evangelist Justine Cooper, LifePoint Church; the Pledge of Allegiance was led by Councilperson Keri Lovato.

#### 2. Attendance

PRESENT: Brian Zacharias (Ward 1), Deanna McLaughlin (Ward 2), DaJuan Little (Ward 3) - arrived at 6:15 pm, 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. Special Recognition

#### 4. Planning Commission: Councilperson Stacey Streetman

#### Planning Commission Public Hearing

- A. **ORDINANCE 76-2023-24 (First Reading) [Zoning Case Z-04-2024]** ([Applicant requested deferral](#) to April Regular Session)  
[Amending the Zoning Ordinance and map of the City of Clarksville, application of CJB Partners for Zone Change on two parcels: one is the southeast corner of Britton Springs Rd & Morningside Dr, the other is the southwest corner of Britton Springs Rd & Ambrose Dr from R-1 Single Family Residential District to R-6 Single Family Residential District.](#) **RPC: Approval/Approval**

Mr. Black spoke for; Mr. Canfield spoke against. Mr. Black spoke in rebuttal; Mr. Gerard spoke in surrebuttal.

- B. **ORDINANCE 85-2023-24 (First Reading) [Zoning Case Z-09-2024]**  
Amending the Zoning Ordinance and map of the City of Clarksville, application of Quiktrip Corp, for Zone Change on property located at the northwest corner of W Vintage Way & Vintage Way intersection from C-4 Highway Interchange District to C-5 Highway & Arterial Commercial District. **RPC: Approval/Approval**

Mr. Suresh spoke for; no one spoke against.

- C. **ORDINANCE 87-2023-24 (First Reading) [Zoning Case Z-11-2024]**  
Amending the Zoning Ordinance and map of the City of Clarksville, application of Shaun Robertson for Zone Change on property west of and adjacent to Martin St, south of Crossland Ave, east of Cumberland Dr from R-3 Three Family Residential District to R-6 Single Family Residential District. **RPC: Approval/Approval**

Mr. Blick spoke for; nobody spoke against.

- D. **ORDINANCE 88-2023-24 (First Reading) [Zoning Case Z-12-2024]**  
Amending the Zoning Ordinance and map of the City of Clarksville, application of Shaun Robertson for Zone Change on property on the northwest corner of the Tiny Town Rd & Green Acres Dr intersection from R-1 Single Family Residential District to C-5 Highway and Arterial Commercial District. **RPC: Disapproval/Disapproval**

Mr. Blick spoke for; Mr. Neelar spoke against. Mr. Blick spoke in rebuttal; Mr. Neelar spoke in surrebuttal.

- E. **ORDINANCE 89-2023-24 (First Reading) [Zoning Case Z-13-2024]**  
Amending the Zoning Ordinance and map of the City of Clarksville, application of Gateway Baptist Church of Clarksville, for Zone Change on property fronting on the north frontage of Needmore Rd 395 +/- feet west of the Needmore Rd & Arthurs Ct intersection from AG-Agricultural District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Mr. Liverett spoke for; Mr Hatfield and Mr. Calhoun spoke against. Mr. Liverett spoke in rebuttal; Ms. Finney spoke in surrebuttal.

- F. **ORDINANCE 91-2023-24 (First Reading) An Ordinance adopting the Comprehensive Plan 2024** **RPC: Approval/Approval**

No one spoke for or against.

**PLANNING COMMISSION OLD BUSINESS (The following item was heard during Public Hearing, and referred back to the Planning Commission on February 1, 2024)**

- A. **ORDINANCE 68-2023-24 (First Reading) [Zoning Case #Z-70-2023]**  
Amending the Zoning ordinance of the City of Clarksville, application of PB&J, for a Zone Change on property fronting Manning Heights at the northeast corner of Riverside Dr & Cumberland Dr intersection from R-1 Single Family Residential District to PUD Planned Unit Development Residential District. **RPC: Approval/Approval**

## Adoption of Zoning

A. **ORDINANCE 76-2023-24 (First Reading) [Zoning Case Z-04-2024] (Applicant requested deferral to April Regular Session)**

Amending the Zoning Ordinance and map of the City of Clarksville, application of CJB Partners for Zone Change on two parcels: one is the southeast corner of Britton Springs Rd & Morningside Dr, the other is the southwest corner of Britton Springs Rd & Ambrose Dr from R-1 Single Family Residential District to R-6 Single Family Residential District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 76-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was taken:

AYE: Allen, Lovato, Marquis, Pitts, Redd, Streetman

NAY: Holleman, Little, McLaughlin, Reynolds, Shakeenab, Smith, Zacharias

The motion to adopt **ORDINANCE 76-2023-24 (First Reading)** failed.

B. **ORDINANCE 85-2023-24 (First Reading) [Zoning Case Z-09-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Quiktrip Corp, for Zone Change on property located at the northwest corner of W Vintage Way & Vintage Way intersection from C-4 Highway Interchange District to C-5 Highway & Arterial Commercial District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 85-2023-24 (First Reading)**. 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 **ORDINANCE 85-2023-24 (First Reading)** passed.

C. **ORDINANCE 87-2023-24 (First Reading) [Zoning Case Z-11-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Shaun Robertson for Zone Change on property west of and adjacent to Martin St, south of Crossland Ave, east of Cumberland Dr from R-3 Three Family Residential District to R-6 Single Family Residential District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 87-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. The following vote was taken:

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

NAY: Smith

The motion to adopt **ORDINANCE 87-2023-24 (First Reading)** passed.

D. **ORDINANCE 88-2023-24 (First Reading) [Zoning Case Z-12-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of

Shaun Robertson for Zone Change on property on the northwest corner of the Tiny Town Rd & Green Acres Dr intersection from R-1 Single Family Residential District to C-5 Highway and Arterial Commercial District. **RPC: Disapproval/Disapproval**

Councilperson Streetman made a motion to adopt **ORDINANCE 88-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was taken:

AYE: Redd

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

The motion to adopt **ORDINANCE 88-2023-24 (First Reading)** failed.

E. **ORDINANCE 89-2023-24 (First Reading) [Zoning Case Z-13-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Gateway Baptist Church of Clarksville, for Zone Change on property fronting on the north frontage of Needmore Rd 395 +/- feet west of the Needmore Rd & Arthurs Ct intersection from AG-Agricultural District to R-4 Multiple Family Residential District.

**RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 89-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was taken:

AYE: Redd

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

The motion to adopt **ORDINANCE 89-2023-24 (First Reading)** failed.

F. **ORDINANCE 91-2023-24 (First Reading)** An Ordinance adopting the Comprehensive Plan 2024 **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 91-2023-24 (First Reading)**. Councilperson McLaughlin seconded the motion. The following vote was taken:

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

The motion to adopt **ORDINANCE 91-2023-24 (First Reading)** passed.

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

Amending the Zoning ordinance of the City of Clarksville, application of PB&J, for a Zone Change on property fronting Manning Heights at the northeast corner of 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 Holleman seconded the motion. The following vote was taken:

AYE: Lovato, Marquis, McLaughlin, Pitts, Redd, Streetman

NAY: Allen, Holleman, Little, Reynolds, Shakeenab, Smith, Zacharias

The motion to adopt **ORDINANCE 68-2023-24 (First Reading)** failed.

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

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

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 71-2023-24** (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 sidewalk project on Ringgold Road.](#)
- B. **ORDINANCE 72-2023-24** (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 sidewalk project on Byrnes Darden Elementary School, Richview Middle School, and Clarksville High School.](#)
- C. **ORDINANCE 73-2023-24** (Second Reading) (This item was postponed at the March 7, 2024 Regular Session) [An Ordinance levying a privilege tax upon the occupancy of any hotel or motel or any place in which rooms, lodging or accommodations are furnished to transients for consideration.](#)

Mayor Pitts pulled this item from the Consent Agenda.
- D. **ORDINANCE 74-2023-24** (Second Reading) [Amending the Zoning Ordinance and map of the City of Clarksville, application of Johnny Piper for Zone Change on a tract of land located northeast of the Ft Campbell & Old Mill Rd intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District.](#)
- E. **ORDINANCE 75-2023-24** (Second Reading) [Amending the Zoning Ordinance and map of the City of Clarksville, application of Maria Gold for Zone Change on a tract of land fronting on the south frontage of Needmore Rd 955 +/- feet east of the Needmore Rd & Needmore Ct intersection from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District.](#)

Councilpersons Reynolds and McLaughlin registered no votes

- F. **ORDINANCE 78-2023-24** (Second Reading) [Amending the Zoning Ordinance and map of the City of Clarksville, application of Moniqueka Gold for Zone Change on a tract of land located south of the northern terminus of Ann Dr from R-1 Single Family Residential District to R-3 Three Family Residential District.](#)
- G. **ORDINANCE 79-2023-24** (Second Reading) [Amending the Zoning Ordinance and map of the City of Clarksville, application of James Pelham for Zone Change on property north of Earl Slate Rd 275 +/- feet east of the Earl Slate Rd & Sanders Rd intersection from R-1 Single Family Residential District to R-2 Single Family Residential District.](#)
- H. **ORDINANCE 81-2023-24** (Second Reading) [An Ordinance approving the acquisition of certain private property and divesting of city owned property, and authorizing the Mayor, to enter into an agreement pertaining to same, for a public purpose for widening and improving the Clarksville Greenway](#)
- I. **ORDINANCE 82-2023-24** (Second Reading) [An Ordinance amending the Official Code of the City of Clarksville, TN pertaining to the City Code of Ethics](#)

Councilperson Redd asked that this item be pulled from the Consent Agenda.

- J. **ORDINANCE 83-2023-24** (Second Reading) [An Ordinance accepting the donation of certain real property from Aspire Clarksville to the City of Clarksville for the purpose of Greenway Development along Golf Club Lane](#)
- K. **RESOLUTION 42-2023-24** [A Resolution approving appointments to the Adjustments & Appeals Board, After Hours Establishment Board, Arts & Heritage Council, Beer Board, Regional Planning Commission, Regional Historic Zoning Commission, Senior Citizens Board, Tree Board](#)
- L. **RESOLUTION 45-2023-24** [A Resolution approving a certificate of compliance for sale of wine at Park it Market, located at 2054 Fort Campbell Blvd., Clarksville TN 37042.](#)

- M. Adoption of Minutes: [February 26, 2024, March 7, 2024, March 12, 2024](#)

Councilperson McLaughlin asked that the March 7th minutes be corrected to reflect her absence.

## **6. Finance Committee: Chairperson Stacey Streetman**

- A. **ORDINANCE 63-2023-24 (First Reading)** [Ordinance amending the Official Code, Title 12 \(Streets and Other Public Ways and Places\), Chapter 1 \(In General\),](#)

[pertaining to Section 12-124 \(Sidewalks\)](#). Councilperson Karen Reynolds **Finance and TSG Committees: Disapproval**

(This item was postponed at the 3/7/24 Regular Session Meeting and Councilperson Reynolds asked that it be brought to the Finance Committee)

Councilperson Reynolds made a motion to adopt **ORDINANCE 63-2023-24 (First Reading)**. Councilperson McLaughlin seconded the motion. Councilperson then made a motion to amend **ORDINANCE 63-2023-24 (First Reading)**. The following vote was taken:

AYE: Allen, Little, Marquis, McLaughlin, Reynolds, Shakeenab, Zacharias

NAY: Holleman, Lovato, Pitts, Redd, Smith, Streetman

The motion to adopt the Amendment to **ORDINANCE 63-2023-24 (First Reading)** passed.

Councilperson Redd then made a motion to postpone **ORDINANCE 63-2023-24 (First Reading)** to the May Regular Session. Councilperson Smith seconded the motion. The following vote was taken:

AYE: Holleman, Little, Marquis, Pitts, Redd, Smith, Streetman

NAY: Allen, Lovato, McLaughlin, Reynolds, Shakeenab, Zacharias

The motion to postpone **ORDINANCE 63-2023-24 (First Reading)** passed

- B. **RESOLUTION 41-2023-24** [A Resolution authorizing a Memorandum of Understanding with Combat Veterans Motorcycle Association-Tennessee Chapter 18-2, pertaining to a Memorial Wall at Patriots Park](#) **Finance and Parks & Recreation Committees: Approval**

With no objections, this item was moved to the beginning of the Finance Committee Report. Councilperson Streetman made a motion to adopt **RESOLUTION 41-2023-24**. Councilperson McLaughlin 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 41-2023-24** passed.

7. **Gas & Water Committee: Travis Holleman**

A. Department Report

Councilperson Holleman shared the Gas & Water Committee Report

8. **Neighborhood & Community Services Committee: Chairperson Joe Shakeenab**

A. Department Report

Councilperson Shakeenab shared the Neighborhood & Community Services Committee Report

**9. Parks & Recreation Committee: Chairperson Brian Zacharias**

A. Department Report

Councilperson Zacharias shared the Parks & Recreation Committee Report

**10. Public Safety Committee: Chairperson Wallace Redd**

A. Department Report

Councilperson Redd shared the Public Safety Committee Report

**11. Transportation-Streets-Garage Committee: Chairperson Wanda Smith**

A. Department Report

Councilperson Smith shared the TSG Committee Report

**12. New Business**

- A. **CONSIDERATION OF RESOLUTION 43-2023-24** [A Resolution authorizing reapplication of Zone Change for property located on a parcel of property fronting the east frontage of Trenton Rd 285 +/- feet south of the Trenton Rd & Cyprus St intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District. \(Requires a 3/4 majority vote\)](#) *Councilperson DaJuan Little*

Councilperson Little made a motion to consider **RESOLUTION 43-2023-24**.  
Councilperson Allen seconded the motion. The following vote was taken:

AYE: Allen, Little, Marquis

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

The motion to consider **RESOLUTION 43-2023-24** failed.

- B. **RESOLUTION 43-2023-24** [A Resolution authorizing reapplication of Zone Change for property located on a parcel of property fronting the east frontage of Trenton Rd 285 +/- feet south of the Trenton Rd & Cyprus St intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District. \(Requires a 3/4 majority vote\)](#) *Councilperson DaJuan Little*
- C. **RESOLUTION 44-2023-24** [A Resolution expressing the sense of the City Council pertaining to decorum and civility between City Council Members, and with regard](#)



[to the treatment of city employees and members of the public by the City Council](#) Councilperson Keri Lovato

Councilperson Lovato made a motion to consider **RESOLUTION 44-2023-24**. Councilperson McLaughlin seconded the motion. The following vote was taken:

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

The motion to adopt **RESOLUTION 44-2023-24** passed.

### **13. Items Pulled From Consent**

- A. **ORDINANCE 73-2023-24** (Second Reading) (This item was postponed at the March 7, 2024 Regular Session) [An Ordinance levying a privilege tax upon the occupancy of any hotel or motel or any place in which rooms, lodging or accommodations are furnished to transients for consideration.](#)

Mayor Pitts made a motion to postpone **ORDINANCE 73-2023-24 (Second Reading)** to the May Regular Session. Councilperson Streetman 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 postpone **ORDINANCE 73-2023-24 (Second Reading)** to the May Regular Session passed.

- B. **ORDINANCE 82-2023-24** (Second Reading) [An Ordinance amending the Official Code of the City of Clarksville, TN pertaining to the City Code of Ethics](#)

Councilperson Redd made a motion to adopt **ORDINANCE 82-2023-24 (Second Reading)**. Councilperson Holleman seconded the motion. Councilperson Shakeenab called for the quetsion. With no objections, the following vote was taken:

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

The motion to adopt **ORDINANCE 82-2023-24 (Second Reading)** passed.

### **14. Mayor and Council Member Comments**

### **15. Adjournment**

The meeting was adjourned at 9:08 pm.