



City of Clarksville

City Council - Regular Session

May 2, 2024 at 6:00 PM
City Council Chambers
106 Public Square
Clarksville, Tennessee

MINUTES

Public Comments:

- A. 5:40 pm: Ms. Patricia Allendale regarding Ordinance 73-2023-24, Second Reading
- 5:45 pm: Ms. Kristi Murtha regarding Ordinance 73-2023-24, Second Reading
- 5:50 pm: Mr. Roshan Patel regarding Ordinance 73-2023-24, Second Reading

1. Call to Order

Regular session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, May 2, 2024, at 6:00 PM in City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Pastor Jose' DeSoto; the Pledge of Allegiance was led by Councilperson Deanna McLaughlin.

2. Attendance

PRESENT: Wanda Allen (Ward 8), Travis Holleman (Ward 7), Keri Lovato (Ward 12), Amber Marquis (Ward 5) Deanna McLaughlin (Ward 2), Joe Pitts (Mayor), Karen Reynolds (Ward 9), Wanda Smith (Ward 6), Stacey Streetman (Ward 10), Brian Zacharias (Ward 1)

ABSENT: Dajuan Little (Ward 3), Wallace Redd (Ward 4), Joe Shakeenab (Ward 11)

3. Special Recognition

Councilperson McLaughlin presented a proclamation for Motorcycle Safety Month. Mayor Joe Pitts presented a proclamation for Municipal Clerk Week to City Clerk Lisa Canfield and Deputy Clerk Stephanie Jenkins.

4. Planning Commission: Councilperson Stacey Streetman

Planning Commission Public Hearing

- A. **ORDINANCE 84-2023-24 (First Reading) [Zoning Case Z-05-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Conwood Company LP/American Snuff Co LLC, for Zone Change on eight (8) parcels south of Franklin St, north of Commerce St & 10th St, and east of 7th St, and four (4) parcels at the southwest corner of Commerce St & 10th St from M-1 Light Industrial District to CBD Central Business District. **RPC: Approval/Approval**
- Mr. John Wilson and Mr. Mark Brayden spoke for; no one spoke against.
- B. **ORDINANCE 93-2023-24 (First Reading) [Zoning Case Z-14-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of William Belew, for Zone Change on a portion of a tract of land fronting on the west frontage of Needmore Rd, 500 +/- feet south of the Needmore & Cardinal Creek Dr intersection from AG Agricultural District to R-1 Single Family Residential District. **RPC: Approval/Approval**
- Mr. Stanley Ross spoke for; no one spoke against.
- C. **ORDINANCE 94-2023-24 (First Reading) [Zoning Case Z-15-2024]**
[In accordance with City Code Section 1-204, the applicant requested to withdraw this item]
Amending the Zoning Ordinance and map of the City of Clarksville, application of William Belew, for Zone Change on a portion of a tract of property, fronting on the west frontage of Needmore Rd, 1,000 +/- feet south of the Cardinal Creek Rd & Needmore Rd intersection from AG Agricultural District to R-4 Multiple Family Residential District. **RPC: Disapproval/Disapproval**
- This item was withdrawn by the applicant.
- D. **ORDINANCE 95-2023-24 (First Reading) [Zoning Case Z-17-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Donald C or Maureen Sagar, for Zone Change on a portion of a lot fronting on Richview Rd, 255 +/- feet south of the Richview Rd & Chickasaw Dr intersection from R-1 Single Family Residential District to R-2 Single Family Residential District. **RPC: Approval/Approval**
- Mr. Bryce Powers and Mr. Todd Harvey spoke for; no one spoke against.
- E. **ORDINANCE 96-2023-24 (First Reading) [Zoning Case Z-19-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of

[Daniel Hayes, for Zone Change on a portion of the northwest corner of the Shannon St & Ashbury Rd intersection from C-5 Highway & Arterial Commercial District to R-2A Single Family Residential District.](#) **RPC: Approval/Approval**

No one spoke for; No one spoke against.

- F. **ORDINANCE 97-2023-24 (First Reading) [Zoning Case Z-20-2024]**
[Amending the Zoning Ordinance and map of the City of Clarksville, application of Clarkland, for Zone Change on the northwest corner of the Highway 41-A Bypass & Denny Rd intersection from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District.](#) **RPC: Approval/Approval**

Luke Bagget spoke for; no one spoke against.

5. Adoption of Zoning

- A. **ORDINANCE 84-2023-24 (First Reading) [Zoning Case Z-05-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Conwood Company LP/American Snuff Co LLC, for Zone Change on eight (8) parcels south of Franklin St, north of Commerce St & 10th St, and east of 7th St, and four (4) parcels at the southwest corner of Commerce St & 10th St from M-1 Light Industrial District to CBD Central Business District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 84-2023-24 (First Reading)**. Councilperson McLaughlin seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt **ORDINANCE 84-2023-24 (First Reading)** passed.

- B. **ORDINANCE 93-2023-24 (First Reading) [Zoning Case Z-14-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of William Belew, for Zone Change on a portion of a tract of land fronting on the west frontage of Needmore Rd, 500 +/- feet south of the Needmore & Cardinal Creek Dr intersection from AG Agricultural District to R-1 Single Family Residential District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 93-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Marquis, Smith

NAY: Holleman, Lovato, McLaughlin, Pitts, Reynolds, Streetman,
Zacharias

The motion to adopt **ORDINANCE 93-2023-24 (First Reading)** failed.

C. **ORDINANCE 94-2023-24 (First Reading) [Zoning Case Z-15-2024]**

[In accordance with City Code Section 1-204, the applicant requested to withdraw this item]

Amending the Zoning Ordinance and map of the City of Clarksville, application of William Belew, for Zone Change on a portion of a tract of property, fronting on the west frontage of Needmore Rd, 1,000 +/- feet south of the Cardinal Creek Rd & Needmore Rd intersection from AG Agricultural District to R-4 Multiple Family Residential District. **RPC: Disapproval/Disapproval**

This item was withdrawn by the applicant

D. **ORDINANCE 95-2023-24 (First Reading) [Zoning Case Z-17-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Donald C or Maureen Sagar, for Zone Change on a portion of a lot fronting on Richview Rd, 255 +/- feet south of the Richview Rd & Chickasaw Dr intersection from R-1 Single Family Residential District to R-2 Single Family Residential District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 95-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt **ORDINANCE 95-2023-24 (First Reading)** passed.

E. **ORDINANCE 96-2023-24 (First Reading) [Zoning Case Z-19-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Daniel Hayes, for Zone Change on a portion of the northwest corner of the Shannon St & Ashbury Rd intersection from C-5 Highway & Arterial Commercial District to R-2A Single Family Residential District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 96-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. Councilperson Streetman then made a motion to postpone. Councilperson McLaughlin seconded the motion. The following vote was recorded:

AYE: Holleman, Marquis, Pitts, Streetman, Zacharias

NAY: Allen, Lovato, McLaughlin, Reynolds, Smith

The motion to postpone **ORDINANCE 96-2023-24 (First Reading)** failed.

The following vote was then recorded on **ORDINANCE 96-2023-24 (First**

Reading)

AYE: NONE

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

The motion to adopt **ORDINANCE 96-2023-24 (First Reading)** failed.

F. **ORDINANCE 97-2023-24 (First Reading) [Zoning Case Z-20-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Clarkland, for Zone Change on the northwest corner of the Highway 41-A Bypass & Denny Rd intersection from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 97-2023-24 (First Reading)**. Councilperson Zacharias seconded the motion. The following vote was recorded:

AYE: Pitts, Streetman

NAY: Allen, Holleman, Lovato, Marquis, McLaughlin, Reynolds,
Smith, Zacharias

The motion to adopt **ORDINANCE 97-2023-24 (First Reading)** failed.

6. 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 Wanda Smith made a motion to adopt Consent Agenda and Councilperson Stacey Streetman seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt the Consent Agenda passed.

A. **ORDINANCE 73-2023-24 (Second Reading) (This item was postponed at the April 4, 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 consent.

- B. **ORDINANCE 85-2023-24 (Second 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.](#)

- C. **ORDINANCE 87-2023-24 (Second 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.](#)

- D. **ORDINANCE 88-2023-24 (Second 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.](#)

Councilperson McLaughlin pulled this item from consent.

- E. **ORDINANCE 91-2023-24 (Second Reading)** [An Ordinance adopting the Comprehensive Plan 2024](#)

- F. **RESOLUTION 46-2023-24** [A Resolution approving appointments to Gas & Plumbing Board, the Human Relations Commission and Board of Equalization](#)

- G. Adoption of Minutes: [April 4, 2024](#)

7. Items Pulled From Consent

- A. **ORDINANCE 73-2023-24 (Second Reading)** (This item was postponed at the April 4, 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.

Councilperson Streetman made a motion to adopt **ORDINANCE 73-2023-24 (Second Reading)** (This item was postponed at the April 4, 2024 Regular Session) Councilperson Holleman seconded the motion. Councilperson Smith then made a motion to amend **ORDINANCE 73-2023-24**. Councilperson

Streetman seconded the motion. Councilperson Streetman then made a motion to amend the amendment. Councilperson Smith seconded the motion. The following vote was recorded on the amendment to the amendment:

AYE: Pitts, Streetman

NAY: Allen, Holleman, Lovato, Marquis, McLaughlin, Reynolds, Smith, Zacharias

The motion to amend the amendment to **ORDINANCE 73-2023-24 (Second Reading)** failed.

Councilperson Reynolds then made a motion to amend the amendment to **Ordinance 73-2023-24 (Second Reading)**. Councilperson Allen seconded the motion. The following vote was taken to amend the amendment:

AYE: Allen, Marquis, Reynolds

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

The motion to amend the amendment to **ORDINANCE 73-2023-24 (Second Reading)** failed.

The following vote was taken on the first amendment to **Ordinance 73-2023-24 (Second Reading)**

AYE: Holleman, Lovato, Marquis, McLaughlin, Pitts, Reynolds, Smith, Streetman, Zacharias

NAY: Allen

The motion to amend **ORDINANCE 73-2023-24 (Second Reading)** passed.

The following vote was taken on **Ordinance 73-2023-24 (Second Reading)** as amended.

AYE: Lovato, McLaughlin, Pitts, Smith, Streetman, Zacharias

NAY: Allen, Holleman, Marquis, Reynolds

The motion to adopt **ORDINANCE 73-2023-24 (Second Reading)**, as amended passed.

- B. **ORDINANCE 88-2023-24 (Second 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.

Councilperson McLaughlin made a motion to adopt **ORDINANCE 88-2023-24 (Second Reading)**. Councilperson Allen seconded the motion. The following vote was recorded:

AYE: Allen, Marquis, Smith

NAY: Holleman, Lovato, McLaughlin, Pitts, Reynolds, Streetman, Zacharias

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

8. Finance Committee: Chairperson Stacey Streetman

- A. **ORDINANCE 63-2023-24 (First Reading)** [This item was postponed at the April 4, 2024 Regular Session] [An 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**

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

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

NAY: Holleman, Smith

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

The following vote was recorded on **ORDINANCE 63-2023-24 (First Reading)** as amended:

AYE: Allen, Marquis, McLaughlin, Reynolds, Zacharias

NAY: Holleman, Lovato, Pitts, Smith, Streetman

The motion to adopt **ORDINANCE 63-2023-24 (First Reading)** as amended failed.

- B. **ORDINANCE 92-2023-24 (First Reading)** [An Ordinance amending the Official Code, Part II, Title 1.5, \(Human Resources\), Chapter 15, \(Miscellaneous\), Section 1.5 -1501 \(Holidays\) to add Good Friday as a recognized holiday in place of](#)

Presidents' Day Councilperson Travis Holleman **Finance Committee:**
Disapproval

Councilperson Holleman made a motion to adopt **ORDINANCE 92-2023-24 (First Reading)**. Councilperson Allen seconded the motion. The following vote was recorded:

AYE: Allen, Holleman

NAY: Lovato, Marquis, McLaughlin, Pitts, Reynolds, Smith,
Streetman, Zacharias

The motion to adopt **ORDINANCE 92-2023-24 (First Reading)** failed.

9. Gas & Water Committee: Chairperson Travis Holleman

A. Department Report

10. Neighborhood & Community Services Committee: Chairperson Joe Shakeenab

A. Department Report

11. Parks & Recreation Committee: Chairperson Brian Zacharias

A. Department Report

12. Public Safety Committee: Chairperson Wallace Redd

A. Department Report

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

A. Department Report

14. Mayor and Council Member Comments

15. Adjournment

The meeting was adjourned at 8:15 pm