



City of Clarksville

City Council - Regular Session

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

MINUTES

Public Comments:

- A. 5:40 PM Mr. Billy Lange (storm water drainage)
- 5:45 PM Ms. Danielle Luntz (storm water drainage)
- 5:50 PM Mr. Ammo Haffley (traffic concerns)

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 Jane Garland; 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 - arrived at 6:16 pm), Wallace Redd (Ward 4), Ambar Marquis (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), Wanda Allen (Ward 8 - arrived at 6:15 pm), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Joe Shakeenab (Ward 11), Keri Lovato (Ward 12), Joe Pitts (Mayor)

3. Special Recognition

The Mayor presented a proclamation for Alzheimer's and Brain Awareness Month, Councilperson Reynolds presented a Pride Month Proclamation and Councilperson Allen recognized student athletes, Stanford Thomson & Irelynn Laurin.

4. Planning Commission Public Hearing: Councilperson Stacey Streetman

- A. **ORDINANCE 86-2023-24 (First Reading) [Zoning Case Z-10-2024]**
[Amending the Zoning Ordinance and map of the City of Clarksville, application of Chris Blackwell Construction, for Zone Change on a portion of a tract that is located at the northeast corner of the Guppton Ln & Guppton Cir intersection, from R-1 Single](#)

Family Residential District to R-6 Single Family Residential District.

RPC: Disapproval/Approval

Mr. Blackwell spoke for; no one spoke against.

- B. **ORDINANCE 103-2023-24 (First Reading) [Zoning Case Z-21-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Carlo Burzi, for Zone Change on a parcel of land fronting on the east frontage of Smokestack Dr, 475 +/- feet north of the Corporate Parkway Blvd & Smokestack Dr intersection, from M-1 Light Industrial District to C-5 Highway & Arterial Commercial District. ***RPC: Disapproval/Approval***

Mr. Rocconi spoke for, no one spoke against.

- C. **ORDINANCE 104-2023-24 (First Reading) [Zoning Case Z-22-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Christopher Harvey, for Zone Change on a parcel of land fronting on land fronting on the south frontage of Needmore Rd, south of the Needmore Rd & Centerstone Cir intersection, from R-3 Three Family Residential District to R-4 Multiple Family Residential District. ***RPC: Approval/Approval***

Mr. Garrett spoke for; no one spoke against.

- D. **RESOLUTION 49-2023-24** A Resolution adopting a Plan of Service for territory off Lafayette Rd, Highway 374 & Garretsburg Rd

Pastory Dailey spoke for; no one spoke against.

- E. **RESOLUTION 50-2023-24** A Resolution annexing territory off Lafayette Rd, Highway 374 & Garretsburg Rd

No one spoke for or against.

- F. **ORDINANCE 94-2023-24 (First 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)

No one spoke for or against.

PLANNING COMMISSION ITEM NOT REQUIRING A PUBLIC HEARING

- A. **RESOLUTION 54-2023-24** A Resolution accepting the Public Improvement Program from Fiscal Years 2024-2025 through 2028-2029 compiled by the City of Clarksville and reviewed by the Clarksville-Montgomery County Regional Planning Commission.

This item did not require a public hearing.

5. Adoption of Zoning

A. **ORDINANCE 86-2023-24 (First Reading) [Zoning Case Z-10-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Chris Blackwell Construction, for Zone Change on a portion of a tract that is located at the northeast corner of the Gupton Ln & Gupton Cir intersection, from R-1 Single Family Residential District to R-6 Single Family Residential District.

RPC: Disapproval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 86-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: Holleman, McLaughlin, Zacharias

The motion to adopt **ORDINANCE 86-2023-24 (First Reading)** passed.

B. **ORDINANCE 103-2023-24 (First Reading) [Zoning Case Z-21-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Carlo Burzi, for Zone Change on a parcel of land fronting on the east frontage of Smokestack Dr, 475 +/- feet north of the Corporate Parkway Blvd & Smokestack Dr intersection, from M-1 Light Industrial District to C-5 Highway & Arterial Commercial District. *RPC: Disapproval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 103-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: Deanna McLaughlin

ABSTAIN: Brian Zacharias

The motion to adopt **ORDINANCE 103-2023-24 (First Reading)** passed.

C. **ORDINANCE 104-2023-24 (First Reading) [Zoning Case Z-22-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Christopher Harvey, for Zone Change on a parcel of land fronting on land fronting on the south frontage of Needmore Rd, south of the Needmore Rd & Centerstone Cir intersection, from R-3 Three Family Residential District to R-4 Multiple Family Residential District. *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 104-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, Pitts, Redd, Reynolds,

Shakeenab, Smith, Streetman
NAY: McLaughlin, Zacharias

The motion to adopt **ORDINANCE 104-2023-24 (First Reading)** passed.

- D. **RESOLUTION 49-2023-24** A Resolution adopting a Plan of Service for territory off Lafayette Rd, Highway 374 & Garretsburg Rd

Councilperson Streetman made a motion to adopt **RESOLUTION 49-2023-24**. Councilperson Holleman seconded the motion. The following vote was recorded:

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

NAY: Holleman, McLaughlin, Reynolds, Shakeenab

The motion to adopt **RESOLUTION 49-2023-24** passed.

- E. **RESOLUTION 50-2023-24** A Resolution annexing territory off Lafayette Rd, Highway 374 & Garretsburg Rd

Councilperson Streetman made a motion to adopt **RESOLUTION 50-2023-24**. Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: Holleman, McLaughlin, Reynolds, Shakeenab

The motion to adopt **RESOLUTION 50-2023-24** passed.

- F. **ORDINANCE 94-2023-24 (First 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)

Councilperson Streetman made a motion to adopt **ORDINANCE 94-2023-24 (First Reading)**. Councilperson Smith seconded the motion. The following vote was recorded:

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

NAY: McLaughlin, Redd

The motion to adopt **ORDINANCE 94-2023-24 (First Reading)** passed.

- G. **RESOLUTION 54-2023-24** A Resolution accepting the Public Improvement Program from Fiscal Years 2024-2025 through 2028-2029 compiled by the City of Clarksville and reviewed by the Clarksville-Montgomery County Regional Planning Commission.

Councilperson Streetman made a motion to adopt **RESOLUTION 54-2023-24**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Alalen, HOLleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd,

Reynolds, Shakeenab, Smith, Streetman, Zacharias
NAY: None

The motion to adopt **RESOLUTION 54-2023-24** passed.

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

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias
NAY: None

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 84-2023-24 (Second 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.](#)
- B. **ORDINANCE 95-2023-24 (Second 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.](#)
- C. **RESOLUTION 51-2023-24** [A Resolution approving an appointment to the Adjustments & Appeals Board](#)
- D. **RESOLUTION 52-2023-24** [A Resolution renewing a certificate of compliance for wine or beer for Dinesh Patel for operation of Chums Discount Tobacco Store, located at 811 Peachers Mill Rd., Clarksville TN](#)
- E. **RESOLUTION 53-2023-24** [A Resolution approving a certificate of compliance for sale of wine or beer at Aldi Inc., DBA Aldi #113, 2829 Wilma Rudolph Blvd., Clarksville TN 37040](#)

F. Adoption of Minutes: [May 2, 2024](#)

7. Finance Committee: Chairperson Stacey Streetman

- A. **RESOLUTION 48-2023-24** [A Resolution authorizing Mayor Pitts to file with the U.S. Department of Housing and Urban Development, the City of Clarksville's FY 2024-2025 Annual Action Plan, and the FY 2024-2025 application for community development block grant funds and home investments partnership program funds.](#) **Finance Committee: Approval**

Councilperson Streetman made a motion to adopt **RESOLUTION 48-2023-24**. Councilperson Holleman seconded the motion. The following vote was recorded:

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

NAY: None

ABSTAIN: Allen

The motion to adopt **RESOLUTION 48-2023-24** passed.

8. Gas & Water Committee: Chairperson Travis Holleman

- A. [Committee Report](#)

9. Neighborhood & Community Services Committee: Chairperson Joe Shakeenab

- A. [Committee Report](#)

10. Parks & Recreation Committee: Chairperson Brian Zacharias

- A. [Committee Report](#)

11. Public Safety Committee: Chairperson Wallace Redd

- A. Committee Report

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

A. Committee Report

13. Public Discussion and Vote on Approval of a Settlement Demand by Plaintiffs (Look et al v City of Clarksville)

Councilperson Streetman made a motion to approve the settlement demand in the matter of Look et al vs City of Clarksville. Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: None

The motion to approve the settlement demand failed.

A. [Settlement Demand](#)

14. Mayor and Council Member Comments

1. Councilperson Streetman reminded everyone to please slow down in the neighborhoods.
2. Councilperson McLaughlin gave a shout out to the City Linemen competing in the Lineman Rodeo in Chattanooga.
3. Councilperson Allen thanked Building & Codes for their assistance. She also mentioned two upcoming Juneteenth events.
4. Councilperson Redd mentioned the remaining soldiers from D-Day and gave his thanks for their sacrifice.

15. Adjournment

The meeting adjourned at 7:15 pm