



# City of Clarksville

## City Council - Regular Session

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

### MINUTES

**Public Comments: Alanna Peralta, 5:50 pm**

#### 1. Call to Order

Regular session of the Clarksville City Council was called to order by Mayor Joe Pitts on Tuesday, July 2, 2024, at 6:00 PM in City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Pastor Derek Simonis; the Pledge of Allegiance was led by Councilperson Wanda Smith.

#### 2. Attendance

PRESENT: Brian Zacharias (Ward 1), Deanna McLaughlin (Ward 2), DaJuan Little (Ward 3 - arrived at 6:02 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), Joe Pitts (Mayor)

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

##### Planning Commission Public Hearing

- A. **ORDINANCE 109-2023-24 (First Reading) [Zoning Case Z-23-2024]**  
[Amending the Zoning Ordinance and map of the City of Clarksville, application of Bypass Storage, for Zone Change on a parcel fronting on the north frontage of Rossvie Rd, 1,000 +/- feet west of the Rossvie Rd & Powell Rd intersection, from C-4 Highway Interchange District to C-5 Highway & Arterial Commercial District.](#) **RPC: Disapproval/Approval**

Mr. Powers spoke for; no one spoke against.

- B. **ORDINANCE 110-2023-24 (First Reading) [Zoning Case Z-24-2024]**  
Amending the Zoning Ordinance and map of the City of Clarksville, application of Aehee Edwards, for Zone Change on a parcel of land located at the northeast corner of Darrow Rd & Copeland Rd, from R-4 Multiple Family Residential District to C-5 Highway & Arterial Commercial District. **RPC: Approval/Approval**

Ms. Edwards spoke for; no one spoke against.

- C. **ORDINANCE 111-2023-24 (First Reading) [Zoning Case Z- 25-2024]**  
Amending the Zoning Ordinance and map of the City of Clarksville, application of AJ Saunders, Jr, for Zone Change three parcels fronting on the north and south frontages of Bogard Ln, 165+/- feet west of the N 2nd St & Bogard Ln intersection, from R-4 Multiple Family Residential District / C-2 General Commercial District to CBD Central Business District. **RPC: Approval/Approval**

Mr. Daugherty spoke for; no one spoke against.

- D. **RESOLUTION 56-2023-24** A Resolution adopting a plan of services progress report for annexed territory north of Hankook Rd

No one spoke for or against.

- E. **RESOLUTION 57-2023-24** A Resolution adopting a plan of services progress report for annexed territory off Garrettsburg Rd and Clyde Ct.

No one spoke for or against.

- F. **RESOLUTION 58-2023-24** A Resolution adopting a plan of services progress report for annexed territory east of International Blvd

No one spoke for or against.

#### 4. Adoption of Zoning

- A. **ORDINANCE 109-2023-24 (First Reading) [Zoning Case Z-23-2024]**  
Amending the Zoning Ordinance and map of the City of Clarksville, application of Bypass Storage, for Zone Change on a parcel fronting on the north frontage of Rossvie Rd, 1,000 +/- feet west of the Rossvie Rd & Powell Rd intersection, from C-4 Highway Interchange District to C-5 Highway & Arterial Commercial District. **RPC: Disapproval/Approval**

Councilperson Streetman made a motion to adopt ORDINANCE 109-2023-24 (First Reading). Councilperson Smith seconded the motion. The following vote was recorded:

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

NAY: Reynolds, Zacharias

The motion to adopt ORDINANCE 109-2023-24 (First Reading) passed.

**B. ORDINANCE 110-2023-24 (First Reading) [Zoning Case Z-24-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Aehee Edwards, for Zone Change on a parcel of land located at the northeast corner of Darrow Rd & Copeland Rd, from R-4 Multiple Family Residential District to C-5 Highway & Arterial Commercial District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt ORDINANCE 110-2023-24 (First Reading). Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Marquis, Redd, Zacharias

NAY: Lovato, McLaughlin, Reynolds, Shakeenab, Smith, Streetman

The motion to adopt ORDINANCE 110-2023-24 (First Reading) failed.

**C. ORDINANCE 111-2023-24 (First Reading) [Zoning Case Z- 25-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of AJ Saunders, Jr, for Zone Change three parcels fronting on the north and south frontages of Bogard Ln, 165+/- feet west of the N 2nd St & Bogard Ln intersection, from R-4 Multiple Family Residential District / C-2 General Commercial District to CBD Central Business District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt **ORDINANCE 111-2023-24** (First Reading) Councilperson Holleman seconded the motion. The following vote was recorded:

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

The motion to adopt ORDINANCE 111-2023-24 (First Reading) passed

**D. RESOLUTION 56-2023-24** A Resolution adopting a plan of services progress report for annexed territory north of Hankook Rd

Councilperson Streetman made a motion to adopt RESOLUTION 56-2023-24 and RESOLUTION 57-2023-24 and RESOLUTION 58-2023-24 together. Councilperson Holleman seconded the motion. The following vote was recorded:

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

The motion to adopt RESOLUTIONS 56-2023-24, 57-2023-24 and 58-2023-24 passed.

- E. **RESOLUTION 57-2023-24** A Resolution adopting a plan of services progress report for annexed territory off Garrettsburg Rd and Clyde Ct.
- F. **RESOLUTION 58-2023-24** A Resolution adopting a plan of services progress report for annexed territory east of International Blvd

## 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 Streetman seconded the motion. The following vote was recorded:

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

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 86-2023-24 (Second 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.](#)

Councilpersons Allen, Holleman, McLaughlin, Reynolds and Smith all registered a no vote.

- B. **ORDINANCE 94-2023-24 (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 \(Due to recently annexed territories\)](#)
- C. **ORDINANCE 103-2023-24 (Second 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.](#)

Councilperson McLaughlin registered a no vote

- D. **ORDINANCE 104-2023-24 (Second 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.](#)

Councilpersons McLaughlin and Shakeenab registered no votes

- E. **RESOLUTION 01-2024-25** [A Resolution approving appointments to the After Hours Establishment Board, Community Action Agency, Ethics Commission, Senior Citizens Board, Sustainability Board and Tree Board](#)

Councilperson Marquis registered an abstention

- F. Adoption of Minutes: [June 6, 2024](#)

## 6. Finance Committee: Chairperson Stacey Streetman

- A. **ORDINANCE 107-2023-24 (First Reading)** [An Ordinance authorizing the donation of property located at 912 Roman Street to Habitat for Humanity for Common Development](#) *Finance Committee: Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 107-2023-24** (First Reading). Councilperson Redd seconded the motion. The following vote was recorded:

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

The motion to adopt ORDINANCE 107-2023-24 (First Reading) passed.

- B. **ORDINANCE 112-2023-24 (First Reading)** [An Ordinance authorizing the Mayor, or his designee, to purchase property for the public purpose of the Clarksville Gas & Water Ringgold Creek Sewer Lift Station](#) *Finance Committee: Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 112-2023-24 (First Reading). Councilperson McLaughlin seconded the motion. The following vote was recorded:

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

The motion to adopt ORDINANCE 112-2023-24 (First Reading) passed.

- C. **ORDINANCE 113-2023-24 (First Reading)** [An Ordinance accepting the donation of certain real property from Aspire Clarksville to the City of Clarksville for the purpose of greenway development approaching Ashland City Road](#) *Finance Committee: Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 113-2023-24** (First Reading). Councilperson Redd seconded the motion. The following vote was recorded:

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

The motion to adopt ORDINANCE 113-2023-24 (First Reading) passed.

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

A. [Committee Report](#)

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

A. [Committee Report](#)

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

A. [Committee Report](#)

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

A. [Committee Report](#)

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

A. [Committee Report](#)

**12. New Business**

A. Public lottery drawing pertaining to retail liquor store certificates of compliance  
Mr. Eric Bittner explained the process of the lottery per [city code](#). The City Clerk then drew the following two names for approval:

1. Ghanshyam N Patel (Greenwood Wine & Spirits)
2. Pintibhai R Patel (Wicked Liquors)

B. **RESOLUTION 02-2024-25** [A Resolution approving a retail liquor store certificate of compliance for lottery drawing winner](#)

Councilperson Streetman made a motion to adopt RESOLUTION 02-2024-25. Councilperson McLaughlin seconded the motion. The following vote was recorded:

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

NAY: Redd, Smith

The motion to adopt RESOLUTION 02-2024-25 passed.

C. **RESOLUTION 03-2024-25** [A Resolution approving a retail liquor store certificate of compliance for lottery drawing winner](#)

Councilperson Streetman made a motion to adopt RESOLUTION 03-2024-25 . Councilperson McLaughlin seconded the motion. The following vote was recorded:

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

NAY: Redd, Smith

The motion to adopt RESOLUTION 03-2024-25 passed.

D. **ORDINANCE 114-2023-24 (First Reading)** [An Ordinance to amend the Official Code, Title 2 \(Alcoholic Beverages\), Chapter 2 \(Intoxicating Liquor\) pertaining to Section 2-205 \(Restrictions on Liquor Stores\)](#) ***Councilperson Wanda Smith***

Councilperson Smith made a motion to adopt **ORDINANCE 114-2023-24** (First Reading). Councilperson Streetman seconded the motion. Councilperson Smith then made a motion to postpone until the September Regular Session. Councilperson Streetman seconded the motion. Councilperson McLaughlin then motioned to postpone indefinitely. Councilperson Allen seconded the motion. Councilperson Shakeenab called for the question. Councilperson Redd seconded. With objection, the following vote was taken to cease discussion:

AYE: Allen, Holleman, Little, Lovato, Shakeenab, Smith

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

The motion to cease discussion failed.

The following vote was taken on postponing indefinitely:

AYE: Allen, Marquis, McLaughlin, Shakeenab, Streetman, Zacharias

NAY: Holleman, Little, Lovato, Pitts, Redd, Reynolds, Smith

The motion to postpone indefinitely failed.

The following vote was then taken on postponing until the September Regular Session:

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

NAY: Allen, Marquis, McLaughlin, Shakeenab

The motion to postpone until the September Regular Session passed.

**13. Mayor and Council Member Comments**

**14. Adjournment**

The meeting adjourned at 7:32 pm