



CLARKSVILLE CITY COUNCIL REGULAR SESSION MINUTES July 6, 2023, 6:00 P.M.

PUBLIC COMMENTS: Nicole Delaurentis: Ms. Delaurentis canceled. There were no other public comments

CALL TO ORDER Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, July 6, 2023, at 6:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Pastor L.T. Whitley; the Pledge of Allegiance was led by Councilperson Stacey Streetman

ATTENDANCE

PRESENT: Brian Zacharias (Ward 1), Deanna McLaughlin (Ward 2), DaJaun Little (Ward 3)m, arrived at 6:04), Wallace Redd (Ward 4) Ambar Marquis (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Joe Shakeenab (Ward 11), Keri Lovato (Ward 12)

ABSENT: Wanda Allen (Ward 8)

SPECIAL RECOGNITION

Councilpersons Reynolds and Zacharias and Mayor Pitts presented a proclamation, proclaiming June as Pride Month.

PLANNING COMMISSION PUBLIC HEARING *Councilperson Stacey Streetman*

1. **ORDINANCE 142-2022-23 [Z-20-2023] (First Reading)**

Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bert Singletary, for Zone Change on a tract of land fronting on the east frontage of Pea Ridge Rd, east of the Sambar & Pea Ridge Rd & Rutting Dr & Pea Ridge Rd intersections from C-5 Highway & Arterial Commercial District to PUD Planned Unit Development District
RPC: *Staff Approval / RPC Approval*

Mr. Singletary spoke in favor; Mr. Davis and Mr. Lopez both spoke against

2. **ORDINANCE 143-2022-23 [Z-34-2023] (First Reading)**
Amending the Zoning Ordinance and Map of the City of Clarksville, application of Tanner Properties, for Zone Change on a tract fronting on the north frontage of Rossvie Rd 1,000 +/- feet west of the Rossvie Rd & Powell Rd intersection from R-1 Single Family Residential District to C-4 Highway Interchange District/C-5 Highway & Arterial Commercial District

RPC: *Staff Approval / RPC Approval*

Ms. Calcise and Mr. Powers spoke for. No one spoke against.

3. **ORDINANCE 144-2022-23 [Z-35-2023] (First Reading)**
Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ava Homes, LLC, for Zone Change on property fronting on the south frontage of Caldwell Ln 225 +/- feet east of the Caldwell Ln & Robert St intersection from R-2 Single Family Residential District to R-6 Single Family Residential District

RPC: *Staff Approval / RPC Approval*

No one spoke for or against.

4. **ORDINANCE 145-2022-23 [Z-36-2023] (First Reading)**
Amending the Zoning Ordinance and Map of the City of Clarksville, application of Brian Johnson, for Zone Change on the north frontage of Dover Rd 375 +/- feet east of the Dover Rd & Stephanie Dr intersection & the east frontage of Stephanie Dr 885 +/- feet north of the Dover Rd & Stephanie Dr Intersection from C-2 General Commercial District to C-5 Highway & Arterial Commercial District

RPC: *Staff Approval / RPC Approval*

No one spoke for or against.

5. **ORDINANCE 147-2022-23 [ZO-1-2023](First Reading)**
An Ordinance amending the City zoning ordinance of the City of Clarksville, Tennessee, as it pertains to the R-3 and R-2D zoning classification

RPC: *Staff Approval / RPC Approval*

No one spoke for. Mr. Blick spoke against.

ADOPTION OF ZONING

1. **ORDINANCE 142-2022-23 (First Reading)**
Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bert Singletary, for Zone Change on a tract of land fronting on the east frontage of Pea Ridge Rd, east of the Sambar & Pea Ridge Rd & Rutting Dr & Pea Ridge Rd intersections from C-5 Highway & Arterial Commercial District to PUD Planned Unit Development District

RPC: *Staff Approval / RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 142-2022-23 (First Reading). Councilperson Holleman seconded the motion.

The following vote was recorded:

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

NAY: Little, Redd, Shakeenab, Zacharias

The motion to adopt ORDINANCE 142-2022-23 (First Reading) **Passed**.

2. **ORDINANCE 143-2022-23 [Z-34-2023] (First Reading)**

Amending the Zoning Ordinance and Map of the City of Clarksville, application of Tanner Properties, for Zone Change on a tract fronting on the north frontage of Rossview Rd 1,000 +/- feet west of the Rossview Rd & Powell Rd intersection from R-1 Single Family Residential District to C-4 Highway Interchange District/C-5 Highway & Arterial Commercial District

RPC: *Staff Approval / RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 143-2022-23 (First Reading). Councilperson Holleman seconded the motion.

The following vote was recorded:

AYE: Holleman, Little, Lovato, Marquis, McLaughlin, Redd, Streetman

NAY: Pitts, Reynolds, Shakeenab, Smith, Zacharias

The motion to adopt ORDINANCE 143-2022-23 (First Reading) **Passed**.

3. **ORDINANCE 144-2022-23 [Z-35-2023] (First Reading)**

Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ava Homes, LLC, for Zone Change on property fronting on the south frontage of Caldwell Ln 225 +/- feet east of the Caldwell Ln & Robert St intersection from R-2 Single Family Residential District to R-6 Single Family Residential District

RPC: *Staff Approval / RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 144-2022-23 (First Reading). Councilperson Holleman seconded the motion.

The following vote was recorded:

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

The motion to adopt ORDINANCE 144-2022-23 (First Reading) **Passed**.

4. **ORDINANCE 145-2022-23 [Z-36-2023] (First Reading)**

Amending the Zoning Ordinance and Map of the City of Clarksville, application of Brian Johnson, for Zone Change on the north frontage of Dover Rd 375 +/- feet east of the Dover Rd & Stephanie Dr intersection & the east frontage of Stephanie Dr 885 +/- feet north of the Dover Rd & Stephanie Dr Intersection from C-2 General Commercial District to C-5 Highway & Arterial Commercial District

RPC: *Staff Approval / RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 145-2022-23 (First Reading). Councilperson Holleman seconded the motion.

The following vote was recorded:

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

The motion to adopt ORDINANCE 145-2022-23 (First Reading) **Passed**.

5. **ORDINANCE 147-2022-23 [ZO-1-2023](First Reading)**

An Ordinance amending the City zoning ordinance of the City of Clarksville, Tennessee, as it pertains to the R-3 and R-2D zoning classification

RPC: *Staff Approval / RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 147-2022-23 (First Reading). Councilperson Holleman seconded the motion. A motion was then made by Councilperson Smith to amend the ordinance to delete section 3.1. Councilperson Marquis seconded the motion. With no objections, the council went out of public hearing to hear from Mr. Tyndall at 7:05 pm. The council went back into public hearing at 7:24 pm. Councilperson Reynolds then made a motion to amend the amendment to Ordinance 147-2022-23 (First Reading) deleting section 3.1 and adding 70 feet to replace the 65 feet setback. Councilperson Smith seconded the motion.

The following vote was recorded on the Amendment to Amendment 1 to ORDINANCE 147-2022-23 (First Reading):

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

The motion to adopt the Amendment to Amendment 1 to ORDINANCE 147-2022-23 (First Reading) **Passed**.

Councilperson Smith called for the question to cease discussion. With no objections, the following vote was recorded on Amendment 1 to ORDINANCE 147-2022-23 as amended:

AYE: Lovato, Pitts, Reynolds, Shakeenab, Smith

NAY: Holleman, Little, marquis, McLaughlin, Redd, Streetman, Zacharias

The motion to adopt Amendment 1 to ORDINANCE 147-2022-23 (First Reading) as amended **Failed**.

Councilperson Reynolds then made a motion to adopt [Amendment 2](#) to ORDINANCE 147-2022-23 (First Reading). Councilperson Shakeenab seconded the motion.

The following vote was recorded on Amendment 2 to ORDINANCE 147-2022-23 (First Reading):

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

NAY: Holleman, Redd

The motion to adopt Amendment 2 to ORDINANCE 147-2022-23 (First Reading) as amended **Passed**.

Councilperson Reynolds then made a motion to adopt [Amendment 3](#) to ORDINANCE 147-2022-23 (First Reading). Councilperson Shakeenab seconded the motion.

The following vote was recorded on Amendment 3 to ORDINANCE 147-2022-23 (First Reading):

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

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

The motion to adopt Amendment 3 to ORDINANCE 147-2022-23 (First Reading) as amended **Failed**.

Councilperson Streetman then made a motion to send ORDINANCE 147-2022-23 (First Reading) back to the Regional Planning Commission. Councilperson Little seconded the motion.

The following vote was recorded to refer ORDINANCE 147-2022-23 (First Reading) back to the Regional Planning Commission:

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

The motion to refer ORDINANCE 147-2022-23 (First Reading) back to the Regional Planning Commission **Passed**

CONSENT AGENDA *City Clerk*

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:

1. [**ORDINANCE 106-2022-23 \(Second Reading\)** An Ordinance amending the official code of the City of Clarksville apportioning the City of Clarksville for the purpose of electing persons for the office of City Council Member \[recently annexed territories\]](#)
2. [**ORDINANCE 114-2022-23 \(Second Reading\)** Accepting the donation of certain real property from Jeff Burkhart Custom Properties, Inc. to the City of Clarksville for the purpose of Sewer Pump Station.](#)
3. [**ORDINANCE 115-2022-23 \(Second Reading\)** Accepting the donation of certain real property from MVM Properties to the City of Clarksville for the purpose of Sewer Pump Station.](#)
4. [**ORDINANCE 116-2022-23 \(Second Reading\)** Accepting the donation of certain real property from Griffey Family Partnership to the City of Clarksville for the purpose of Sewer Pump Station.](#)
5. [**ORDINANCE 117-2022-23 \(Second Reading\)** Accepting the donation of certain real property from Matt H Rudolph Jr Credit Shelter Trust B to the City of Clarksville for the purpose of Sewer Pump Station.](#)
6. [**ORDINANCE 118-2022-23 \(Second Reading\)** Accepting the donation of certain real property from J&N Enterprises Inc. to the City of Clarksville for the purpose of Sewer Pump Station.](#)
7. [**ORDINANCE 119-2022-23 \(Second Reading\)** Accepting the donation of certain real property from Sango Ridge LLC to the City of Clarksville for the purpose of Sewer Pump Station.](#)
8. [**ORDINANCE 120-2022-23 \(Second Reading\)** Accepting the donation of certain real property from Todd Morris Construction LLC to the City of Clarksville for the purpose of Sewer Pump Station.](#)
9. [**ORDINANCE 121-2022-23 \(Second Reading\)** Accepting the donation of certain real property from Mainstreet Investments TN GP to the City of Clarksville for the purpose of Sewer Pump Station.](#)
10. [**ORDINANCE 123-2022-23 \(Second Reading\)** An Ordinance authorizing the exercise of right of eminent domain to obtain utility easements necessary for gas distribution improvements associated with the High Point Road gas main project replacement.](#)

11. [**ORDINANCE 124-2022-23 \(Second Reading\)** An Ordinance authorizing the exercise of right of eminent domain to obtain utility easements necessary for gas distribution improvements associated with the McAdoo Creek Road regulator replacement project.](#)
12. [**ORDINANCE 125-2022-23 \(Second Reading\)** An Ordinance authorizing the exercise of right of eminent domain to obtain easements and right of way to cross property necessary to construct, operate, own and maintain the Corporate Parkway Boulevard Extension, and associated utilities.](#)
13. [**ORDINANCE 127-2022-23 \(Second Reading\)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Dunlop Regional Holdings LLC/Regional Holdings, LLC, Richard Garrett - Agent, for Zone Change on property located at the intersection of Needmore Rd and Centerstone Cir from AG Agricultural District to R-4 Multiple Family Residential District](#)

Councilperson Reynolds registered a no vote.

14. [**ORDINANCE 128-2022-23 \(Second Reading\)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of J&N Enterprises, for Zone Change on property located on a portion of a tract south of I-24, north of Tiny Town Rd, east of Torrington Ln, west of the western terminus of Seagull Dr from R-2 Single Family Residential District to R-4 Multiple Family Residential District.](#)

Mayor Pitts and Councilpersons McLaughlin and Reynolds registered no votes.

15. [**ORDINANCE 129-2022-23 \(Second Reading\)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Hunter Winn, for Zone Change on property fronting on the south frontage of Memorial Dr from R-3 Three Family Residential District to C-2 General Commercial District.](#)

Councilperson Reynolds registered a no vote.

16. [**ORDINANCE 130-2022-23 \(Second Reading\)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Rolanda Amos, Richard Garrett - Agent, for Zone Change on a parcel located at the southwest corner of the Woodard St & Gracey Ave intersection from R-3 Three Family Residential District to R-6 Single Family Residential District.](#)
17. [**ORDINANCE 131-2022-23 \(Second Reading\)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Elliot Kershaw and Rolanda Amos, Richard Garrett - Agent, for Zone Change on a parcel located at the southwest corner of the Woodard St & Central Ave intersection from R-3 Three Family Residential District to R-6 Single Family Residential District](#)

18. [ORDINANCE 132-2022-23 \(Second Reading\)](#) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Jimmy Terry, for Zone Change on two parcels located at the southwest corner of Crossland Ave & Gracey Ave intersection from R-3 Three Family Residential District to C-2 General Commercial District

Mayor Pitts and Councilperson Reynolds registered no votes.

19. [ORDINANCE 133-2022-23 \(Second Reading\)](#) An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, as it pertains to the Downtown Urban Design Overlay District.

20. [RESOLUTION 69-2022-23](#) A Resolution approving appointments to the Clarksville Arts & Heritage Council

21. Adoption of Minutes: [June 1, 2023](#), [June 6, 2023](#), [June 15, 2023](#) and [June 20, 2023](#)

Councilperson Streetman made a motion to adopt the Consent Agenda. Councilperson Holleman seconded the motion.

The following vote was recorded:

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

The motion to adopt the Consent Agenda **Passed**.

COMMITTEE REPORTS

FINANCE COMMITTEE *Chairperson Stacey Streetma*

1. [RESOLUTION 61-2022-23 \(Postponed 6/1/23\)](#) A Resolution authorizing a request from Neighborhood and Community Services to amend its Fiscal Year (FY) 2021-2022 Community Development Block Grant (CDBG) annual action plan/2020-2024 consolidated plan *Finance and Neighborhood & Community Services Committee: Approval*

Councilperson Streetman made a motion to adopt the RESOLUTION 61-2022-23. Councilperson McLaughlin seconded the motion.

The following vote was recorded:

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

The motion to adopt RESOLUTION 61-2022-23 **Passed**.

2. [**ORDINANCE 141-2022-23 \(First Reading\)**](#) [An Ordinance to amend the Official Code of the City of Clarksville, pertaining to purchasing, and adopting the Tennessee Department of Transportation approved local version of the TDOT Consultant Selection Policy for state or federally fund construction and improvement projects](#) *Finance Committee: Approval*

Councilperson Streetman made a motion to adopt the ORDINANCE 141-2022-23 (First Reading). Councilperson Holleman seconded the motion.

The following vote was recorded:

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

The motion to adopt the ORDINANCE 141-2022-23 (First Reading) **Passed**.

GAS & WATER COMMITTEE *Chairperson Travis Holleman*

1. Chairperson Holleman said there was no report available and will report on the June stats next month.

NEIGHBORHOOD & COMMUNITY SERVICES COMMITTEE *Chairperson Joe Shakeenab*

1. Chairperson Shakeenab reported that two of the four pending rehabs have been awarded for eligibility. He also mentioned the old firehouse has a day shelter due to the extreme heat from 8 am - 4 pm (closes from 12-1).

PARKS & RECREATION COMMITTEE *Chairperson Brian Zacharias*

1. Chairperson Zacharias reported on upcoming events. He also encouraged everyone to enjoy our parks but to pay attention to the signs posted and follow the safety rules. Chairperson Zacharias shared that the Exit 8 project goes to bid this month and has received approval from the state to build a pedestrian bridge over the Red River and invited everyone to attend Mayor's Summer Night Lights (dates/times posted on the City's website).

PUBLIC SAFETY COMMITTEE *Chairperson Wallace Redd*

1. Chairperson Redd reported that Fire and Rescue recently onboarded three certified firefighters using the lateral transfer program for the first time. He also shared that fire rescue is asking everyone to be safe on the blue way. Building and Codes is working hard on the new release of their new software update. CPD has received a statewide award for excellence.

TRANSPORTATION-STREETS-GARAGE COMMITTEE *Chairperson Wanda Smith*

1. Chairperson Smith reported that the Transit dept transported 42,763 passengers in June. The Street Department completed 200 work orders.

NEW BUSINESS

1. [ORDINANCE 146-2022-23 \(First Reading\) An Ordinance amending the Official Code of the City of Clarksville, Title 3 \(Animals\), Chapter 1 \(Animal Control\), Section 3-109. Keeping of Cattle, Horses, Sheep, Goats, Swine or Poultry in Residential Areas, Relative to Keeping Chickens \(Hens\)](#) *Councilpersons Travis Holleman & Brian Zacharias*

Councilperson Zacharias made a motion to adopt the ORDINANCE 146-2022-23 (First Reading). Councilperson Holleman seconded the motion. Councilperson Marquis then made a motion to adopt [Amendment 1](#) to ORDINANCE 146-2022-23 (First Reading). Councilperson Reynolds seconded the motion. Councilmember Streetman then made a motion to divide the question 1-4. Councilperson Holleman seconded the motion.

The following vote was recorded on dividing the question:

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

NAY: Zacharias

The motion to divide the question on ORDINANCE 146-2022-23 (First Reading) **Passed**.

Councilperson Reynolds motioned to adopt Item 1. Councilperson Streetman seconded the motion. Councilperson Little then called for the question to cease discussion. With objection by Councilperson Streetman, the following vote was taken:

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

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

The motion to cease discussion on Item 1 from Amendment 1 to ORDINANCE 146-2022-23 (First Reading) **Failed**.

Councilperson Streetman then proposed an amendment to Amendment 1 to change “and to or” in item one. Councilperson Redd seconded the motion.

Councilperson Shakeenab then made a motion to send Item 1 of Amendment 1 to ORDINANCE 146-2022-23 (First Reading) back to the Public Safety Committee. Councilperson Marquis seconded the motion.

Councilperson McLaughlin then made a motion to send Amendment 1 to ORDINANCE 146-2022-23 (First Reading) in its entirety back to the Public Safety Committee. Councilperson Streetman seconded the motion.

The following vote was recorded on sending Amendment 1 to ORDINANCE 146-2022-23 (First Reading) in its entirety back to the Public Safety Committee.

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

NAY: Holleman, Little, Smith

The motion sending Amendment 1 to ORDINANCE 146-2022-23 (First Reading) in its entirety back to the Public Safety Committee **Passed**.

The following vote was recorded adopting ORDINANCE 146-2022-23 (First Reading).

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

The motion to adopt ORDINANCE 146-2022-23 (First Reading) **Passed**

MAYOR AND COUNCIL MEMBER COMMENTS

1. Councilperson Streetman mentioned the upcoming Legislative Liaison Committee meetings and encouraged members of the City Council and the public to send any items to the City Clerk.
2. Councilperson McLaughlin thanked the City Clerk for the new agenda format.
3. Councilperson Zacharias wished his wife a Happy Birthday
4. Councilperson Smith invited the public to the August 5 Emancipation Day Celebration at the Burt Cobb Center.
5. Councilperson Holleman shared the presentation [linked here](#)
6. Mayor Pitts thanked Mr. Bittner for standing in for the City Attorney the last two meetings.

ADJOURNMENT

The meeting was adjourned at 8:36 pm