



City of Clarksville

City Council - Regular Session

August 3, 2023 at 6:00 PM
City Council Chambers
106 Public Square
Clarksville, Tennessee

MINUTES

Public Comments

- Dr. Bridget Childs spoke at 5:45 pm regarding affordable housing.
- Allie Phillips spoke at 5:50 pm regarding women's health.

1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, August 3, 2023, at 6:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Pastor Derek Levendusky; the Pledge of Allegiance was led by Councilperson Wallace Redd.

2. Attendance

PRESENT: Brian Zacharias (Ward 1), Deanna McLaughlin (Ward 2), DaJaun Little (Ward 3), 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

Mayor Pitts presented a proclamation to recognize Urban Ministries for their outstanding work in our community and proclaim August 5-11 as Homeless Awareness Week.

4. Planning Commission Public Hearing: Councilperson Stacey Streetman

- A. **ORDINANCE 03-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bill Belew, for Zone Change on property located on a parcel of land fronting on the west frontage of Allen Rd 925 +/- feet north of the Tiny Town Rd & Allen Rd intersection from AG Agricultural District to R-2A Single Family Residential District](#) **RPC: Staff Approval/RPC Approval**

Mr. Belew spoke for; no one spoke against.

- B. **ORDINANCE 04-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Eddie Burchett, for Zone Change on a tract of land fronting on the south frontage of Rossvie Rd, south of the Rossvie Rd & Rollow Ln intersection from AG Agricultural District to R-5 Residential District](#) *RPC: Staff Disapproval/RPC Approval*

Mr. Burchett spoke for; no one spoke against.

- C. **ORDINANCE 05-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reach Holdings, LLC, for Zone Change on property located on a portion of a tract of land fronting on the north frontage of Wilson Rd 760 +/- feet east of the Wilson Rd & Chase Dr intersection from R-5 Residential District to R-4 Multiple Family Residential District/C-2 General Commercial District](#) *RPC: Staff Approval/RPC Approval*

Mr. Krackenberg spoke for; no one spoke against.

- D. **ORDINANCE 06-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reach Holdings, LLC, for Zone Change on a portion of a tract of land fronting on the south frontage of Wilson Rd 290 +/- feet east of the Wilson Rd & Chase Dr intersection from R-5 Residential District to C-2 General Commercial District](#) *RPC: Staff Approval/RPC Approval*

Mr. Krackenberg spoke for; no one spoke against.

- E. **ORDINANCE 07-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Adam Blick, for Zone Change on a parcel fronting on the north frontage of Eva Dr 180 +/- feet east of the Britton Springs Rd & Eva Dr intersection from RM-1 Single Family Mobile Home Residential District to R-3 Three Family Residential District](#) *RPC: Staff Approval/RPC Approval*

No one spoke for; Ms. Emily Collins and Mr. Paul Latham spoke against.

- F. **ORDINANCE 08-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnathan & Adam Blick, for Zone Change on a parcel located at the southeast corner of the Britton Springs Rd & Eva Dr intersection from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District](#) *RPC: Staff Approval/RPC Approval*

No one spoke for; Ms. Emily Collins spoke and Mr. Paul Latham spoke against.

- G. **ORDINANCE 09-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of VP Riverside Development, LLC, for Zone Change on a tract of land located north of College St, north of the College St & Hornberger Ln intersection, east of Red River St & south of Red River St from M-2 General Industrial District to MXU-PUD Mixed Use Planned Development](#) *RPC: Staff Approval/RPC Approval*

Mr. Buck Dellinger and Mr. Todd Glover spoke for; Ms. Rashinda Leverret spoke against.

Adoption of Zoning

- A. **ORDINANCE 03-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bill Belew, for Zone Change on property located on a parcel of land fronting on the west frontage of Allen Rd 925 +/- feet north of the Tiny Town Rd & Allen Rd intersection from AG Agricultural District to R-2A Single Family Residential District](#) *RPC: Staff Approval/RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 03-2023-24 (First Reading). Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: Reynolds, Zacharias

The motion to adopt ORDINANCE 03-2023-24 (First Reading) Passed.

- B. **ORDINANCE 04-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Eddie Burchett, for Zone Change on a tract of land fronting on the south frontage of Rossvie Rd, south of the Rossvie Rd & Rollow Ln intersection from AG Agricultural District to R-5 Residential District](#) *RPC: Staff Disapproval/RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 04-2023-24 (First Reading). Councilperson Holleman seconded the motion.

The following vote was recorded:

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

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

The motion to adopt ORDINANCE 04-2023-24 (First Reading) Passed.

- C. **ORDINANCE 05-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reach Holdings, LLC, for Zone Change on property located on a portion of a tract of land fronting on the north frontage of Wilson Rd 760 +/- feet east of the Wilson Rd & Chase Dr intersection from R-5 Residential District to R-4 Multiple Family Residential District/C-2 General Commercial District](#) *RPC: Staff Approval/RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 05-2023-24 (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 05-2023-24 (First Reading) Passed.

- D. **ORDINANCE 06-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reach Holdings, LLC, for Zone Change on a portion of a tract of land fronting on the south frontage of Wilson Rd 290 +/- feet east of the Wilson Rd & Chase Dr intersection from R-5 Residential District to C-2 General Commercial District](#) *RPC: Staff Approval/RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 06-2023-24 (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 06-2023-24 (First Reading) Passed.

- E. **ORDINANCE 07-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Adam Blick, for Zone Change on a parcel fronting on the north frontage of Eva Dr 180 +/- feet east of the Britton Springs Rd & Eva Dr intersection from RM-1 Single Family Mobile Home Residential District to R-3 Three Family Residential District](#) *RPC: Staff Approval/RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 07-2023-24 (First Reading). Councilperson Redd seconded the motion. Councilperson Allen then made a motion to postpone this Ordinance until the September Regular Session. Councilperson Reynolds seconded the motion.

The following vote was recorded:

AYE: Allen, Marquis, Reynolds

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

The motion to postpone ORDINANCE 07-2023-24 (First Reading) to the September Regular Session Failed.

The following vote was recorded on ORDINANCE 07-2023-24 (First Reading):

AYE: Holleman, Lovato, Marquis, Redd, Streetman

NAY: Allen, Little, McLaughlin, Pitts, Reynolds, Shakeenab, Smith, Zacharias

The motion to adopt ORDINANCE 07-2023-24 (First Reading) Failed.

- F. **ORDINANCE 08-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnathan & Adam Blick, for Zone Change on a parcel located at the southeast corner of the Britton Springs Rd & Eva Dr intersection from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District](#) *RPC: Staff Approval/RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 08-2023-24 (First Reading). Councilperson Holleman seconded the motion.

The following vote was recorded:

AYE: Holleman, Marquis, Redd, Streetman

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

The motion to adopt ORDINANCE 08-2023-24 (First Reading) Failed.

- G. **ORDINANCE 09-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of VP Riverside Development, LLC, for Zone Change on a tract of land located north of College St, north of the College St & Hornberger Ln intersection, east of Red River St & south of Red River St from M-2 General Industrial District to MXU-PUD Mixed Use Planned Development](#) *RPC: Staff Approval/RPC Approval*

Councilperson Streetman made a motion to adopt ORDINANCE 09-2023-24 (First Reading). Councilperson Redd seconded the motion. Councilperson Reynolds then made a motion to refer ORDINANCE 09-2023-24 (First Reading) back to the Regional Planning Committee. Councilperson Smith seconded the motion. Councilperson Little called for the question. Councilperson Redd seconded the motion. With no objections, the following vote was recorded:

AYE: Reynolds, Smith, Zacharias

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

The motion to refer ORDINANCE 09-2023-24 (First Reading) back to the Regional Planning Commission Failed.

The following vote was recorded:

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

NAY: Reynolds, Smith, Zacharias

The motion to adopt ORDINANCE 09-2023-24 (First Reading) Passed.

PLANNING COMMISSION OLD BUSINESS (The following item was heard during Public Hearing, and referred back to the Planning Commission on July 6, 2023)

- A. **ORDINANCE 147-2022-23 (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](#)

Councilperson Streetman made a motion to adopt ORDINANCE 147-2022-23 (First Reading). Councilperson Holleman seconded the motion.

The following vote was recorded:

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

NAY: Allen, Holleman, Little, Smith

The motion to adopt ORDINANCE 147-2022-23 (First Reading) Passed.

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 Streetman 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, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to adopt the Consent Agenda Passed.

- A. **ORDINANCE 141-2022-23 (Second 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 funded construction and improvement projects](#)
- B. **ORDINANCE 142-2022-23 (Second 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](#)

Councilperson Reynolds asked to pull this item from the Consent Agenda.

- C. **ORDINANCE 143-2022-23 (Second 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](#)

Councilperson Streetman asked to pull this item from the Consent Agenda.

- D. **ORDINANCE 144-2022-23 (Second 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](#)
- E. **ORDINANCE 145-2022-23 (Second 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](#)
- F. **ORDINANCE 146-2022-23 (Second 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 \(Hens\)](#)

Councilperson Marquis asked to pull this item from the Consent Agenda.

- G. Adoption of Minutes: [July 6, 2023](#)

Items Pulled From Consent

- A. **ORDINANCE 142-2022-23 (Second 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

Councilperson Reynolds made a motion to adopt ORDINANCE 142-2022-23 (Second Reading). Councilperson Redd seconded the motion.

The following vote was recorded:

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

NAY: Little, Shakeenab, Smith

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

- B. **ORDINANCE 143-2022-23 (Second 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

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

The following vote was recorded:

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

NAY: Allen, Reynolds, Shakeenab, Zacharias

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

- C. **ORDINANCE 146-2022-23 (Second 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)

Councilperson Marquis made a motion to adopt ORDINANCE 146-2022-23 (Second Reading). Councilperson Allen seconded the motion. Councilperson Marquis then made a motion to [amend](#) ORDINANCE 146-2022-

23. 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 amend ORDINANCE 146-2022-23 (Second Reading) Passed.

The following vote was recorded to adopt the Ordinance as amended:

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

The motion to adopt ORDINANCE 146-2022-23 (Second Reading), as amended, Passed.

6. Finance Committee: Chairperson Stacey Streetman

- A. **ORDINANCE 01-2023-24 (First Reading)** [An Ordinance authorizing the City to purchase a portion of property owned by Hilldale Baptist Church, located near Madison Street to the City of Clarksville, TN, for the purpose of constructing, improving, operating, and maintaining a city fire station, and for ingress and egress from same](#) **Finance Committee: Approval**

Councilperson Streetman made a motion to adopt ORDINANCE 01-2023-24 (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 01-2023-24 (First Reading) Passed.

- B. **ORDINANCE 02-2023-24 (First Reading)** [An Ordinance amending the operating Budgets for Fiscal Year 2024 for Governmental Funds \(ORDINANCE 140-2022-23\) to appropriate and provide budget authority for the COVID Special Revenue Fund](#) **Finance Committee: Approval**

Councilperson Streetman made a motion to adopt ORDINANCE 02-2023-24 (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 02-2023-24 (First Reading) Passed.

7. Gas & Water Committee: Chairperson Travis Holleman

A. Department Report

Chairperson Holleman reported that Gas and Water has begun a project called cross compression which will save an estimated 1 year of energy use for 72.7 homes, 64,000 pounds of coal burn, one year of passenger vehicles being driven. Gas and Water's annual drinking water quality report was released and showed that Clarksville's water meets and exceeds the standards set forth for drinking water. An electronic report can be found on the City of Clarksville's Gas and Water web page.

8. Neighborhood & Community Services Committee: Chairperson Joe Shakeenab

A. Department Report

Chairperson Shakeenab reported the the Community Housing and Development Organiztion recertification is nearly complete - this is an annual certification.

9. Parks & Recreation Committee: Chairperson Brian Zacharias

A. Department Report

Chairperson Zacharias reported that ground has been broken at Edith Pettus park for the football field and practice field. He also reported on Riverfest, which is the final season for this event.

10. Public Safety Committee: Chairperson Wallace Redd

A. Department Report

Chairperson Redd reported on concerns on breakings in New Providence and that a homeowner is working with the Police Department. The Building Department is still working on their Energov roll-out.

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

A. Department Report

Chairperson Smith reported that transit transported 41,454 passengers in July and 7,200 seniors. She reminded everyone to use the CTS Spot app and reminded everyone to stay out of the heat and stay hydrated.

12. New Business

13. Mayor and Council Member Comments

1. Councilperson Streetman reminded everyone of the Women's Expo on August 19th.
2. Councilperson Allen reminded everyone to slow down with school starting.
3. Councilperson Smith invited everyone to come out and enjoy the Emancipation Celebration on August 5th.

14. Adjournment: The meeting adjourned at 9:12 pm

ADOPTED: September 7, 2023

ATTEST:

Joe Pitts, Mayor

Lisa Canfield, City Clerk