



City of Clarksville

City Council - Regular Session

September 5, 2024 at 6:00 PM
Regional Planning Commission
329 Main Street
Clarksville, Tennessee

MINUTES

Public Comments

- A. 5:35 PM: Pastor Adrick Kimbrough
- 5:40 PM: Ms. Michelle Wilson
- 5:45 PM: Mr. David Shelton
- 5:50 PM: Mr. William "Billy" Lange
- 5:55PM : Ms. Danielle Luntz

1. Call to Order

Regular session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, September 5, 2024, at 6:00 PM in the Regional Planning Commission Chambers, 329 Main Street, Clarksville, Tennessee. A prayer was offered by Catherine Walker, the Pledge of Allegiance was led by Councilperson Brian Zacharias.

2. Attendance

PRESENT: Brian Zacharias (Ward 1), Deanna McLaughlin (Ward 2), DaJuan Little (Ward 3 - arrived at 6:07), Wallace Redd (Ward 4), Ambar Marquis (Ward 5), Wanda Smith (Ward 6), Wanda Allen (Ward 8), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Joe Shakeenab (Ward 11), Keri Lovato (Ward 12), Joe Pitts (Mayor)

ABSENT: Travis Holleman (Ward 7)

3. Special Recognition

4. Planning Commission Public Hearing: Councilperson Stacey Streetman

- A. **ORDINANCE 06-2024-25 (First Reading) [Zoning Case Z-26-2024]**
[Amending the Zoning Ordinance and map of the City of Clarksville, application of Jonathan Blick, for Zone Change on two parcels, one located on the north frontage of Eva Dr, 185 +/- feet east of the Eva Dr & Britton Springs Rd intersection, and](#)

another 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-3 Three Family Residential District.

RPC: Approval/Approval

Jonathan Blick and Adam Blick spoke for; Mr. Menterra and Mr Winters spoke against. Mr. Jonathan Blick spoke in rebuttal;

B. ORDINANCE 07-2024-25 (First Reading) [Zoning Case Z-27-2024]

Amending the Zoning Ordinance and map of the City of Clarksville, application of Jonathan Blick, for Zone Change on a lot fronting on the north frontage of Dodd St, 190 +/- feet east of the Dodd St & Glenn St intersection from R-3 Three Family Residential District to R-6 Single Family Residential District.

RPC: Approval/Approval

Mr. Jonathan and Mr. Adam Blick spoke for; Mr. Fields spoke against. Mr. Blick spoke in rebuttal.

C. ORDINANCE 08-2024-25 (First Reading) [Zoning Case Z-28-2024]

Amending the Zoning Ordinance and map of the City of Clarksville, application of Michael Booth, for Zone Change on a parcel fronting on the west frontage of Dotsonville Rd, 275 +/- feet south of the Arrowfield Rd & Dotsonville Rd intersection from R-2 Single Family Residential District to R-6 Single Family Residential District.

RPC: Disapproval/Disapproval

Mr. Reda spoke for; no one spoke against.

D. ORDINANCE 13-2024-25 (First Reading) [Zoning Case Z-29-2024]

Amending the Zoning Ordinance and map of the City of Clarksville, application of Timothy Baggett, for Zone Change on the northeast corner of the Crossland Ave & Kelly Ln intersection / the southeast corner of the Golf Club Ln & Kelly Ln Intersection from R-2 Single Family Residential District to R-4 Multiple Family Residential District. ***RPC: Approval/Approval***

Mr. Baggett spoke for; no one spoke against.

E. ORDINANCE 14-2024-25 (First Reading) [Zoning Case Z-30-2024]

Amending the Zoning Ordinance and map of the City of Clarksville, application of Brianna Davis for Zone Change on on a parcel fronting on the west frontage of Peachers Mill Rd, 75 +/- feet south of the Peachers Mill Rd & Carter Rd intersection from R-1 Single Family Residential District to R-6 Single Family Residential District. ***RPC: Approval/Approval***

No one spoke for; Mr. Baggett spoke against.

F. ORDINANCE 15-2024-25 (First Reading) [Zoning Case Z-31-2024]

Amending the Zoning Ordinance and map of the City of Clarksville, application of William Tierney for Zone Change on a parcel of land fronting on the east frontage

of Pembroke Rd, 950 +/- feet north of the Tiny Town Rd & Pembroke Rd intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Mr. Blackwell spoke for; no one spoke against.

- G. **ORDINANCE 16-2024-25 (First Reading) [Zoning Case Z-32-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Reed Orlando Rudolph, for Zone Change on a parcel of land fronting on the eastern frontage of N Whitfield Rd, 250 +/- feet north of the Whitfield Rd & Needmore Rd intersection from AG Agricultural District to R-5 Residential District.
RPC: Approval/Approval

Mr. Garrett spoke for; no one spoke against.

- H. **RESOLUTION 15-2024-25:** A Resolution approving right of way abandonment of an alley near Bogard Ln

No one spoke for or against.

- I. **RESOLUTION 16-2024-25** A Resolution approving a right of way abandonment near Trough Springs Rd

No one spoke for or against.

- J. **RESOLUTION 17-2024-25:** A Resolution approving a right of way alley abandonment near 7th St

No one spoke for or against.

5. Adoption of Zoning

- A. **ORDINANCE 06-2024-25 (First Reading) [Zoning Case Z-26-2024]**
Amending the Zoning Ordinance and map of the City of Clarksville, application of Jonathan Blick, for Zone Change on two parcels, one located on the north frontage of Eva Dr, 185 +/- feet east of the Eva Dr & Britton Springs Rd intersection, and another 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-3 Three Family Residential District.
RPC: Approval/Approval

Councilperson Streetman made a motion to adopt ORDINANCE 06-2024-25 (First Reading). Councilperson Little seconded the motion. The following vote was recorded:

AYE: Redd, Marquis, Allen, Streetman

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

The motion to adopt ORDINANCE 06-2024-25 (First Reading) failed.

B. ORDINANCE 07-2024-25 (First Reading) [Zoning Case Z-27-2024]

Amending the Zoning Ordinance and map of the City of Clarksville, application of Jonathan Blick, for Zone Change on a lot fronting on the north frontage of Dodd St, 190 +/- feet east of the Dodd St & Glenn St intersection from R-3 Three Family Residential District to R-6 Single Family Residential District.

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt ORDINANCE 07-2024-25 (First Reading). Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: Shakeenab

The motion to adopt ORDINANCE 07-2024-25 (First Reading) passed.

C. ORDINANCE 08-2024-25 (First Reading) [Zoning Case Z-28-2024]

Amending the Zoning Ordinance and map of the City of Clarksville, application of Michael Booth, for Zone Change on a parcel fronting on the west frontage of Dotsonville Rd, 275 +/- feet south of the Arrowfield Rd & Dotsonville Rd intersection from R-2 Single Family Residential District to R-6 Single Family Residential District.

RPC: Disapproval/Disapproval

Councilperson Streetman made a motion to adopt ORDINANCE 08-2024-25 (First Reading). Councilperson Redd seconded the motion. The following vote was recorded:

AYE: Little, Redd, Marquis, Smith, Allen, Reynolds, Lovato

NAY: Streetman, Shakeenab, Zacharias, McLaughlin, Pitts

The motion to adopt ORDINANCE 08-2024-25 (First Reading) passed.

D. ORDINANCE 13-2024-25 (First Reading) [Zoning Case Z-29-2024]

Amending the Zoning Ordinance and map of the City of Clarksville, application of Timothy Baggett, for Zone Change on the northeast corner of the Crossland Ave & Kelly Ln intersection / the southeast corner of the Golf Club Ln & Kelly Ln Intersection from R-2 Single Family Residential District to R-4 Multiple Family Residential District. ***RPC: Approval/Approval***

Councilperson Streetman made a motion to adopt ORDINANCE 13-2024-25 (First Reading). Councilperson Redd seconded the motion. The following vote

was recorded:

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

NAY: None

The motion to adopt ORDINANCE 13-2024-25 (First Reading) passed.

E. **ORDINANCE 14-2024-25 (First Reading) [Zoning Case Z-30-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Brianna Davis for Zone Change on on a parcel fronting on the west frontage of Peachers Mill Rd, 75 +/- feet south of the Peachers Mill Rd & Carter Rd intersection from R-1 Single Family Residential District to R-6 Single Family Residential District.

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt ORDINANCE 14-2024-25 (First Reading). Councilperson Zacharias seconded the motion. The following vote was recorded:

AYE: Marquis, Allen, Reynolds, Little

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

The motion to adopt ORDINANCE 14-2024-25 (First Reading) failed.

F. **ORDINANCE 15-2024-25 (First Reading) [Zoning Case Z-31-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of William Tierney for Zone Change on a parcel of land fronting on the east frontage of Pembroke Rd, 950 +/- feet north of the Tiny Town Rd & Pembroke Rd intersection from R-1 Single Family Residential District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Councilperson Streetman made a motion to adopt ORDINANCE 15-2024-25 (First Reading). Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: Reynolds, Zacharias, McLaughlin

The motion to adopt ORDINANCE 15-2024-25 (First Reading) passed.

G. **ORDINANCE 16-2024-25 (First Reading) [Zoning Case Z-32-2024]**

Amending the Zoning Ordinance and map of the City of Clarksville, application of Reed Orlando Rudolph, for Zone Change on a parcel of land fronting on the eastern frontage of N Whitfield Rd, 250 +/- feet north of the Whitfield Rd &

Needmore Rd intersection from AG Agricultural District to R-5 Residential District.

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt ORDINANCE 16-2024-25 (First Reading). Councilperson Zacharias seconded the motion. The following vote was recorded:

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

NAY: Reynolds, Zacharias, McLaughlin, Pitts

The motion to adopt ORDINANCE 16-2024-25 (First Reading) passed.

- H. **RESOLUTION 15-2024-25:** A Resolution approving right of way abandonment of an alley near Bogard Ln

Councilperson Streetman made a motion to adopt RESOLUTION 15-2024-25. Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: Reynolds

The motion to adopt RESOLUTION 15-2024-25 passed.

- I. **RESOLUTION 16-2024-25:** A Resolution approving a right of way abandonment near Trough Springs Rd

Councilperson Streetman made a motion to adopt RESOLUTION 16-2024-25. Councilperson Smith seconded the motion. The following vote was recorded:

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

NAY: Reynolds

The motion to adopt RESOLUTION 16-2024-25 passed.

- J. **RESOLUTION 17-2024-25:** A Resolution approving a right of way alley abandonment near 7th St

Councilperson Streetman made a motion to adopt RESOLUTION 17-2024-25. Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: Reynolds

The motion to adopt RESOLUTION 17-2024-25 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 Streetman made a motion to adopt the Consent Agenda. Councilperson McLaughlin seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 01-2024-25** (Second Reading) [An Ordinance amending the Operating Budgets for Fiscal Year 2025 for Governmental Funds \(Ordinance 106-2023-24\) carry forward prior year appropriations and amend for newly identified items](#)
- B. **ORDINANCE 03-2024-25** (Second Reading) [An Ordinance accepting the donation of certain real property from Holly Point LLC, to the City of Clarksville for the purpose of a sewer pump station](#)
- C. **ORDINANCE 04-2024-25** (Second Reading) [An Ordinance accepting the donation of certain real property from James Durrett and Mary Durrett, to the City of Clarksville for the purpose of a sewer pump station](#)
- D. **ORDINANCE 05-2024-25** (Second Reading) [An Ordinance approving the Travel Policy for the City of Clarksville and all its departments and entities](#)
- E. **RESOLUTION 14-2024-25** [A Resolution approving appointments to the Arts & Heritage Council, Parking Commission, Public Building Authority and Senior Board](#)
- F. **RESOLUTION 18-2024-25** [A Resolution approving a Certificate of Compliance for sale of wine at TN Butcher Company, LLC, DBA New York Butcher Shoppe, located at 2720 Madison St, Suite E, Clarksville TN, 37043](#)

G. Adoption of Minutes: [August 1, 2024](#)

7. Finance Committee: Chairperson Stacey Streetman

- A. **ORDINANCE 09-2024-25** (First Reading) [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter an agreement for purchase of easements and/or rights of way, or should negotiations fail, to pursue condemnation through use of eminent domain for acquisition of property for a public purpose for Memorial Drive Widening Project](#) **Finance and TSG Committees: Approval**

Councilperson Streetman made a motion to adopt ORDINANCE 09-2024-25 (First Reading). Councilperson Zacharias seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt ORDINANCE 09-2024-25 (First Reading) passed.

- B. **ORDINANCE 10-2024-25** (First Reading) [An Ordinance amending the Operating and Capital Budgets for Fiscal Year 2025 for Governmental Funds \(Ordinance 106-2023-24\) for newly identified items.](#) **Finance Committee: Approval**

Councilperson Streetman made a motion to adopt ORDINANCE 10-2024-25 (First Reading). Councilperson Redd seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt ORDINANCE 10-2024-25 (First Reading) passed.

- C. **ORDINANCE 11-2024-25** (First Reading) [An Ordinance amending the Operating Budgets for Fiscal Year 2025 for the Internal Service Funds \(Ordinance 101-2023-24\) for newly identified items.](#) **Finance Committee: Approval**

Councilperson Streetman made a motion to adopt ORDINANCE 11-2024-25 (First Reading). Councilperson Redd seconded the motion. Councilperson Streetman then made a motion to amend ORDINANCE 11-2024-25. Councilperson Smith seconded the motion. The following vote was recorded:

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

NAY: None

The motion to amend ORDINANCE 11-2024-25 (First Reading) passed.

The following vote was then taken on ORDINANCE 11-2024-25 as amended:

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

NAY: None

The motion to adopt ORDINANCE 11-2024-25 (First Reading) as amended 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. Old Business

A. **ORDINANCE 114-2023-24 (First Reading)** This item was postponed at the July 2, 2024 Regular Session
[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 Allen seconded the motion. Councilperson Smith then made a motion to adopt an amendment to ORDINANCE 114-2023-24. Councilperson Zacharias seconded the motion. Councilperson McLaughlin then made a motion to amend the amendment to ORDINANCE 113-2023-24. Councilperson Allen seconded the motion. Councilperson Zacharias called for the question. With objection, the following vote was recorded:

AYE: Allen, Reynolds, Shakeenab, Lovato, McLaughlin

NAY: Redd, Marquis, Smith, Streetman, Zacharias, Little, Pitts

The motion to cease discussion failed.

Councilperson McLaughlin then called for the question. With no objection, the following vote was recorded on the amendment to the amendment:

AYE: Redd, Marquis, Allen, Shakeenab, Zacharias, McLaughlin, Pitts

NAY: Smith, Reynolds, Streetman, Lovato, Little

The motion to amend the amendment to ORDINANCE 114-2023-24 (First Reading) passed.

The following vote was taken on the amendment as amended:

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

NAY: Smith, Reynolds

The motion to adopt the amendment as amended to ORDINANCE 114-2023-24 (First Reading) passed.

Councilperson Zacharias then motioned to defer Ordinance 114-2023-24 (First Reading) as amended to the October Regular Session. Councilperson Reynolds seconded the motion.

Councilperson Little called for the question. With objection, the following vote was recorded:

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

NAY: Reynolds, Streetman, Zacharias

The motion to cease discussion on deferring ORDINANCE 114-2023-24 (First

Reading) as amended to the October Regular Session passed.

The following vote was recorded on deferring Ordinance 114-2023-24 as amended to the October Regular Session:

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

NAY: Allen, Shakeenab, McLaughlin, Redd

The motion to defer ORDINANCE 114-2023-24 (First Reading) as amended to the October Regular Session passed.

14. Mayor and Council Member Comments

15. Adjournment

The meeting adjourned at 9:40 pm