



City of Clarksville

City Council - Executive Session

June 26, 2025 at 4:30 PM
City Council Chambers
106 Public Square
Clarksville, Tennessee

Please silence all cell phones.

AGENDA

1. **Presentation: July 1 Retail Liquor Store Certificate of Compliance Lottery (Eric Bittner & Lisa Canfield)**
2. **Planning Commission, RPC Director Jeffrey Tyndall**
 - A. **ORDINANCE 108-2024-25 (FIRST READING) [ZONING CASE Z-25-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Faith Investments, for a zone change on a parcel fronting on the western frontage of Alpine Dr, approximately 420 ft south of the W Dunbar Cave Rd and Alpine Dr intersection from O-1 Office District to M-1 Light Industrial District.
RPC: Approval/Approval
 - B. **ORDINANCE 109-2024-25 (FIRST READING) [ZONING CASE Z-26-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Christian Innovative Enterprises, LLC, for a zone change on a parcel of land fronting on the northern frontage of Kennedy Rd at the terminus of Stone Bluff Wy and Kennedy Rd intersection from AG Agricultural District to R-2A Single Family Residential District. **RPC: Approval/Approval**
 - C. **ORDINANCE 110-2024-25 (FIRST READING) [ZONING CASE Z-27-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Ransom S. Ritter, Jr., for a zone change on a parcel of land fronting on the Northwest intersection of Needmore Rd and Thrush Dr from R-1 Single Family Residential District to R-5 Residential District. **RPC: Disapproval/Disapproval**
 - D. **ORDINANCE 111-2024-25 (FIRST READING) [ZONING CASE Z-28-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Running M Properties, LLC, for a zone change on property located south of W Concord Dr, east of Ft Campbell Blvd, and accessed approximately 260 ft south of the Ft Campbell Blvd and Concord Dr intersection from C-2 General Commercial District to R-2A Single Family Residential District. **RPC: Approval/Approval**

- E. **ORDINANCE 112-2024-25 (FIRST READING) [ZONING CASE ZO-7-2025]**
An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, as it pertains to updating the Clarksville Design Overlay Districts to include Fort Campbell Boulevard and Tiny Town Road Corridors. ***RPC: These standards would be best implemented as part of the zoning rewrite or city-wide / Approval***
- F. **RESOLUTION 69-2024-25** A Resolution adopting a final Plan of Services Progress Report for annexed property north of Hankook Road and east of International Boulevard.
- G. **RESOLUTION 70-2024-25** A Resolution adopting a Plan of Services Progress Report for annexed territory north of Garrettsburg Road and Clyde Court
- H. **RESOLUTION 71-2024-25** A Resolution adopting a final Plan of Services Progress Report for annexed territory east of International Boulevard.

3. 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:

- A. **ORDINANCE 83-2024-25 (SECOND READING)** An Ordinance amending the Official Code of the City of Clarksville Title 4 (Building, Utility and Housing Codes), Chapter 6 (Property Maintenance Code) to provide needed updates, add provisions regarding penalties, and clarify requirements for property maintenance in commercial and residential zones.
- B. **ORDINANCE 85-2024-25 (SECOND READING)** An Ordinance amending Title 2 (Alcoholic Beverages), Chapter 1 (Beer) of the Official City Code to amend Section 2-105 (Classes of Permits), Sub-Paragraph (4) ("Special Events Permit")
- C. **ORDINANCE 86-2024-25 (SECOND READING) [ZONING CASE Z-21-2025]**
An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Audrey Short Rothstein, for a zone change on a parcel fronting on the south frontage of Tiny Town Road, 335 +/- feet east of Pembroke Rd and Tiny Town Rd from A-Airport to C-5 Highway and Arterial Commercial District.
- D. **ORDINANCE 89-2024-25 (SECOND READING) [ZONING CASE Z-24-2025]**
An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Millan Holdings, LLC, for a zone change on a lot fronting on the west frontage of Industrial Dr, 390 +/- feet north of the W Dunbar Cave Rd and Industrial Dr intersection from M-1 Light Industrial District to C-5 Highway and Arterial Commercial District.

- E. **RESOLUTION 72-2024-25** [A Resolution approving appointments to the Power Board and Board of Zoning Appeals](#)
- F. **RESOLUTION 74-2024-25** [A Resolution approving a Certificate of Compliance for sale of wine in a food store at Kwikstop Market, located at 630 Tiny Town Rd, Ste 105, Clarksville TN](#)
- G. Adoption of Minutes: [June 5, 2025](#) and [June 12, 2025](#)

4. **Finance Committee: Chairman Stacey Streetman**

- A. **ORDINANCE 98-2024-25 (FIRST READING)** [An Ordinance accepting the donation of certain real property from Whitetail Development Partnership property to the City of Clarksville for the purpose of a Sewer Pump Station](#) **Finance Committee: Approval**
- B. **ORDINANCE 99-2024-25 (FIRST READING)** [An Ordinance accepting the donation of certain real property from CBP Properties to the City of Clarksville for the purpose of a sewer pump station.](#) **Finance Committee: Approval**
- C. **ORDINANCE 100-2024-25 (FIRST 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.](#) **Finance Committee: Approval**
- D. **ORDINANCE 101-2024-25 (FIRST READING)** [An Ordinance accepting the donation of certain real property from The Mainstreet Investments TN GP to the City of Clarksville for the purpose of a sewer pump station.](#) **Finance Committee: Approval**
- E. **ORDINANCE 102-2024-25 (FIRST READING)** [An Ordinance accepting the donation of certain real property from the River Chase, LLC to the City of Clarksville for the purpose of a sewer pump station.](#) **Finance Committee: Approval**
- F. **ORDINANCE 104-2024-25 (FIRST READING)** [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter into an agreement for the purchase of real property for the purpose of constructing affordable housing in partnership with Montgomery County Habitat for Humanity.](#) **Finance Committee: Approval**
- G. **ORDINANCE 105-2024-25 (FIRST READING)** [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter into an agreement for the acquisition of real property for the purpose of providing transitional housing for families participating in the CMCSS Families in Transition Program.](#) **Finance Committee: Approval**
- H. **ORDINANCE 106-2024-25 (FIRST READING)** [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter into an agreement for the purchase of real property for the purpose of constructing affordable housing in](#)

[partnership with Appalachian Service Project.](#) **Finance Committee: Approval**

- I. **ORDINANCE 107-2024-25 (FIRST READING)** [An Ordinance authorizing the City of Clarksville to sell and convey a portion of the real property contained within 622 Madison Street, Clarksville TN.](#) **Finance Committee: Approval**

5. Gas & Water Committee: Chairman Deanna McLaughlin

- A. Department Report

6. Neighborhood & Community Services Committee: Chairman Joe Shakeenab

- A. Department Report

7. Parks & Recreation Committee: Chairman Brian Zacharias

- A. Department Report

8. Public Safety Committee: Chairman Keri Lovato

- A. Department Report

9. Transportation-Streets-Garage Committee: Chairman Wanda Smith

- A. Department Report

10. New Business

- A. Public Lottery Drawing Pertaining to [Retail Liquor Store Certificates of Compliance](#)

- i. **RESOLUTION 73-2024-25** [A Resolution approving Retail Liquor Store Certificates of Compliance for the eleven \(11\) lottery drawing winners.](#)

11. Public Comments (3 people, 5 minutes each)

12. Mayor and Council Comments

13. Adjournment