



City of Clarksville

City Council - Regular Session

January 2, 2025 at 6:00 PM
City Council Chambers
106 Public Square
Clarksville, Tennessee

MINUTES

Public Comments: Mr. Ronnie Howton - Drainage (5:55 pm)

1. Call to Order

Regular session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, December 5, 2024, at 6:00 PM in the City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by First Lady, Cynthia Pitts; the Pledge of Allegiance was led by Councilman Carlos Peters.

2. Attendance

PRESENT: PRESENT: Brian Zacharias (Ward 1), Deanna McLaughlin (Ward 2), Carlos Peters (Ward 3), Tim Chandler (Ward 4), Ambar Marquis (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), Jerry Haywood (Ward 8), Jimmy Brown (Ward 9), Stacey Streetman (Ward 10), Joe Shakeenab (Ward 11), Keri Lovato (Ward 12), Joe Pitts (Mayor)

3. Oath of Office of City Council

Mayor Pitts administered the Oath of Office of City Council to the following:

- A.
- Ward 3: Carlos Peters
 - Ward 4: Tim Chandler
 - Ward 5: Ambar Marquis
 - Ward 8: Jerry Haywood
 - Ward 9: Jimmy Brown
 - Ward 12: Keri Lovato

4. Election of Mayor Pro Tem

The Mayor made a motion to elect Brian Zacharias (Ward 1) as Mayor Pro Tem. Councilperson Streetman seconded the motion. A voice vote was taken, and the motion passed unanimously.

5. Planning Commission Public Hearing: Councilman Stacey Streetman

A. **ORDINANCE 42-2024-25 (First Reading) [Zoning Case Z-46-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Judy Clayton for a zone change on a parcel of land fronting on the west frontage of Pea Ridge Rd 500 +/- feet north of the 101st Airborne Division Pkwy & Pea Ridge Rd intersection from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District. **RPC: Approval/Approval**

Mr. Mark Holleman spoke for; no one spoke against.

B. **ORDINANCE 44-2024-25 (First Reading) [Zoning Case Z-47-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Terrence Burney, for a zone change on a parcel fronting on the eastern frontage of Kelly Ln, located 440 +/- feet south of the intersection of Crossland Ave & Kelly Ln from R-2 Single Family Residential District to R-6 Single Family Residential District. **RPC: Approval/Approval**

Mr. Burney spoke for; no one spoke against.

C. **ORDINANCE 45-2024-25 (First Reading) [Zoning Case Z-48-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Antonio Ramos for a zone change on a parcel fronting on the eastern frontage of Calvert Dr, located 628 +/- feet southeast of the intersection of Center Rd & Calvert Dr from RM-1 Single Family Residential District to R-6 Single Family Residential District. **RPC: Disapproval/Disapproval**

No one spoke for or against.

D. **ORDINANCE 46-2024-25 (First Reading) [Zoning Case Z-49-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Terrence Burney for a zone change on a parcel fronting on the eastern frontage of N Ford St, located 640 +/- feet southeast of the intersection of Chapel St & N Ford St from M-2 General Industrial District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Mr. Burney spoke for; Mr. and Mrs. Welker spoke against.

E. **ORDINANCE 47-2024-25 (First Reading) [Zoning Case Z-50-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Todd Morris for a zone change on a tract of land fronting on the western frontage of Peachers Mill Rd, located 50 +/- feet west of the intersection of Pollard Rd & Peachers Mill Rd from R-4 Multiple Family Residential District to R-6 Single Family Residential District. **RPC: Disapproval/Approval**

No one spoke for or against.

F. **ORDINANCE 48-2024-25 (First Reading) [Zoning Case Z-51-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Nannie W Bell Trust for a zone change on a tract of land consisting of four contiguous parcels & a portion of a fifth parcel, located adjacent to Bell Rd to the north, east and west, beginning approximately 850 +/- feet northwest of the intersection of Needmore & Bell Roads from AG Agricultural District/ R-2 Single Family Residential District to R-2A Single Family Residential District. **RPC: Approval/Approval**

Mr. Liggon spoke for; no one spoke against.

G. **RESOLUTION 34-2024-25** A Resolution approving abandonment of an unnamed public right of way.

No one spoke for or against.

6. **Adoption of Zoning**

A. **ORDINANCE 42-2024-25 (First Reading) [Zoning Case Z-46-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Judy Clayton for a zone change on a parcel of land fronting on the west frontage of Pea Ridge Rd 500 +/- feet north of the 101st Airborne Division Pkwy & Pea Ridge Rd intersection from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District. **RPC: Approval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 42-2024-25 (First Reading). Councilman Holleman seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, LOVATO, MARQUIS,
McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH,
STREETMAN, ZACHARIAS

ABSTAIN: HOLLEMAN

The motion to adopt ORDINANCE 42-2024-25 (First Reading) passed.

B. **ORDINANCE 44-2024-25 (First Reading) [Zoning Case Z-47-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Terrence Burney, for a zone change on a parcel fronting on the eastern frontage of Kelly Ln, located 440 +/- feet south of the intersection of Crossland Ave & Kelly Ln from R-2 Single Family Residential District to R-6 Single Family Residential District. **RPC: Approval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 44-2024-25 (First Reading). Councilman Holleman seconded the motion. The following vote was

recorded:

AYE: BROWN, CHANDLER, HAYWOOD, LOVATO, MARQUIS,
SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: HOLLEMAN, McLAUGHLIN, PETERS

The motion to adopt ORDINANCE 44-2024-25 (First Reading) passed.

C. **ORDINANCE 45-2024-25 (First Reading) [Zoning Case Z-48-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Antonio Ramos for a zone change on a parcel fronting on the eastern frontage of Calvert Dr, located 628 +/- feet southeast of the intersection of Center Rd & Calvert Dr from RM-1 Single Family Residential District to R-6 Single Family Residential District. **RPC: Disapproval/Disapproval**

Councilman Streetman made a motion to adopt ORDINANCE 45-2024-25 (First Reading). Councilman Holleman seconded the motion. The following vote was recorded:

AYE: SMITH

NAY: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB,
STREETMAN, ZACHARIAS

The motion to adopt ORDINANCE 45-2024-25 (First Reading) failed.

D. **ORDINANCE 46-2024-25 (First Reading) [Zoning Case Z-49-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Terrence Burney for a zone change on a parcel fronting on the eastern frontage of N Ford St, located 640 +/- feet southeast of the intersection of Chapel St & N Ford St from M-2 General Industrial District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 46-2024-25 (First Reading). Councilman Holleman seconded the motion. The following vote was recorded:

AYE: SMITH

NAY: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB
STREETMAN, ZACHARIAS

The motion to adopt ORDINANCE 46-2024-25 (First Reading) failed.

E. **ORDINANCE 47-2024-25 (First Reading) [Zoning Case Z-50-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Todd Morris for a zone change on a tract of land fronting on the western frontage of Peachers Mill Rd, located 50 +/- feet west of the intersection of

Pollard Rd & Peachers Mill Rd from R-4 Multiple Family Residential District to R-6 Single Family Residential District. **RPC: Disapproval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 47-2024-25 (First Reading). Councilman Holleman seconded the motion. The following vote was recorded:

AYE: BROWN, HAYWOOD, LOVATO, MARQUIS, PETERS,
PITTS, SHAKEENAB, SMITH, STREETMAN

NAY: CHANDLER, HOLLEMAN, ZACHARIAS

The motion to adopt ORDINANCE 47-2024-25 (First Reading) passed.

F. **ORDINANCE 48-2024-25 (First Reading) [Zoning Case Z-51-2024]**

An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Nannie W Bell Trust for a zone change on a tract of land consisting of four contiguous parcels & a portion of a fifth parcel, located adjacent to Bell Rd to the north, east and west, beginning approximately 850 +/- feet northwest of the intersection of Needmore & Bell Roads from AG Agricultural District/ R-2 Single Family Residential District to R-2A Single Family Residential District. **RPC: Approval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 48-2024-25 (First Reading). Councilman Smith seconded the motion. The following vote was recorded:

AYE: MARQUIS, SMITH

NAY: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
McLAUGHLIN, PETERS, PITTS, SHAKEENAB,
STREETMAN, ZACHARIAS

The motion to adopt ORDINANCE 48-2024-25 (First Reading) failed.

G. **RESOLUTION 34-2024-25** A Resolution approving abandonment of an unnamed public right of way.

Councilman Streetman made a motion to adopt RESOLUTION 34-2024-25. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVTO,
MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB,
SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt RESOLUTION 34-2024-25 passed.

7. **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:

Councilman Smith made a motion to adopt the Consent Agenda; Councilman Holleman seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB,
SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 36-2024-25 (Second Reading) [Zoning Case Z-38-2024]**
[An ordinance amending the zoning ordinance and map of the City of Clarksville, application of Samuel R. Baggett, for a zone change on a parcel of land fronting on the northern frontage of Adams Ct, approximately 130 feet west of the intersection of Adams Ct & Cumberland Dr from R-3 Single Three Family Residential District to C-2 General Commercial District.](#)
- B. **ORDINANCE 40-2024-25 (Second Reading)** [An Ordinance amending the Operating and Capital Budgets for Fiscal Year 2025 for Governmental Funds \(ORDINANCE 106-2023-24\) for a grant award.](#)
- C. **RESOLUTION 31-2024-25** [A Resolution approving a Certificate of Compliance for sale of wine in a food store at Tony Discount Tobacco, 2185 Wilma Rudolph Blvd, Unit A, Clarksville TN 37040](#)
- D. **RESOLUTION 32-2024-25** [A Resolution approving appointments to the Audit Committee and Regional Planning Commission](#)
- E. Adoption of Minutes: [December 5, 2024](#)

8. Finance Committee: Chairman Stacey Streetman

- A. Committee Report

9. Gas & Water Committee: Chairman Deanna McLaughlin

A. Committee Report

10. Neighborhood & Community Services Committee: Chairman Joe Shakeenab

A. Committee Report

11. Parks & Recreation Committee: Chairman Brian Zacharias

A. Committee Report

12. Public Safety Committee: Chairman Keri Lovato

A. Committee Report

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

A. [Committee Report](#)

14. New Business

- A. **RESOLUTION 33-2024-25** [A Resolution requesting the Tennessee State Parks division of the Tennessee Department of Environment and Conservation preserve Swan Lake at Dunbar Cave State Park](#) **Councilman Stacey Streetman**

Councilman Streetman made a motion to adopt RESOLUTION 33-2024-25.
Councilman McLaughlin seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH,
STREETMAN, ZACHARIAS

NAY: MARQUIS

The motion to adopt RESOLUTION 33-2024-25 passed.

- B. **ORDINANCE 43-2024-25 (First Reading)** [An Ordinance amending the Operating and Capital Budgets for Fiscal Year 2024 for Governmental Funds \(ORDINANCE 106-2023-24\) for a Seed Bank](#) **Councilman Travis Holleman**

Councilman Holleman made a motion to adopt ORDINANCE 43-2024-25 (First Reading). Councilman Marquis seconded the motion. Councilman Shakeenab then called for the question. Councilman Chandler seconded the motion. With objection, the following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, LOVATO,
McLAUGHLIN, PETERS, PITTS, SHAKEENAB,
STREETMAN

NAY: HOLLEMAN, MARQUIS, SMITH, ZACHARIAS

The motion to cease discussion ORDINANCE 43-2024-25 (First Reading) passed.

The following vote was then taken on ORDINANCE 43-2024-25 (First Reading):

AYE: HOLLEMAN

NAY: BROWN, CHANDLER, HAYWOOD, LOVATO, MARQUIS,
McLAUGHLIN, PETERS, PITS, SHAKEENAB,
STREETMAN, ZACHARIAS

ABSTAIN: SMITH

The motion to ADOPT ORDINANCE 43-2024-25 (First Reading) failed.

15. Mayor and Council Member Comments

16. Adjournment

The meeting adjourned at 7:50 pm