



City of Clarksville

City Council - Regular Session

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

MINUTES

1. Public Comment (allows 3 persons; 5 minutes each)

- A. 5:45 pm: Mr. Travis Hausler (Woodstock Subdivision)
- 5:50 pm: Mr. Phillip Stafelli-Suel (Shelton Estates Neighborhood Drainage) - Did not appear
- 5:55 pm: Mr. Ronnie Howton (Drainage)

2. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, March 6, 2025, at 6:00 PM in the City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Pastor Richmond Owusu; the Pledge of Allegiance was led by Councilman Streetman.

3. Attendance

PRESENT: Zacharias (Ward 1), Peters (Ward 3), Chandler (Ward 4), Marquis (Ward 5), Smith (Ward 6), Holleman (Ward 7), Haywood (Ward 8), Brown (Ward 9), Streetman (Ward 10), Shakeenab (Ward 11), Lovato (Ward 12), Mayor Pitts

ABSENT: McLaughlin (Ward 2)

4. Planning Commission Public Hearing: Councilman Stacey Streetman

Councilman Streetman made a motion to go into public hearing. Councilman Smith seconded the motion. With no objections, Council went into public hearing at 6:09 pm and back into regular session at 6:57 pm.

- A. **ORDINANCE 52-2024-25 (First Reading) [Zoning Case Z-02-2025] (This item was postponed at the February 6, 2025 meeting)**
[An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of PB&J for a zone change on property fronting on Manning Heights at the northeast corner of the Riverside Dr & Cumberland Dr intersection from R-1 Single Family Residential District to PUD Planned Unit Development District.](#) **RPC: Approval/Approval**

Mr. Powers and Ms. Wilson spoke for, Ms. Nelms and Ms Ware spoke against.
Mr. Powers spoke in rebuttal, Ms. Ware spoke in surrebuttal.

B. **ORDINANCE 57-2024-25 (First Reading) [Zoning Case Z-06-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Reda Home Builders Inc for a zone change on property fronting on the north frontage of Airport Rd, 155 +/- feet east of the eastern intersection of Airport Rd and Tandy Dr from R-4 Multiple Family Residential District to R-2A Single Family Residential District. **RPC: Approval/Approval**

Mr. Reda spoke for, no one spoke against.

C. **ORDINANCE 58-2024-25 (First Reading) [Zoning Case Z-08-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Infinity Investment LLC for a zone change on a parcel located at the southeast corner of Hillsboro Rd and Binks Dr from R-1 Single Family Residential District to R-6 Single Family Residential District.
RPC: Disapproval/Disapproval

Mr. Reda spoke for, no one spoke against.

D. **ORDINANCE 59-2024-25 (First Reading) [Zoning Case Z-11-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Mike Greenfield for a zone change on a tract of land south of the Ashland City Rd & Chesterfield Dr intersection from C-5 Highway & Arterial Commercial District / R-4 Multiple Family Residential District to M-1 Light Industrial District. **RPC: Approval/Approval**

Mr. Greenfield spoke for, no one spoke against.

E. **ORDINANCE 60-2024-25 (First Reading) [Zoning Case Z-12-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Hunter Winn for a zone change on property west of Summerfield Dr, south of Barbee Ln, north of Silver Star Dr from R-1A Single Family Residential District to R-2A Single Family Residential District.
RPC: Disapproval/Disapproval

No one spoke for or against.

F. **ORDINANCE 61-2024-25 (First Reading) [Zoning Case Z-14-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of RL Home LLC for a zone change on property south of Britton Springs Rd, east of Center Rd from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Mr. Blick spoke for, no one spoke against.

5. **Adoption of Zoning**

A. **ORDINANCE 52-2024-25 (First Reading) [Zoning Case Z-02-2025] (This item was postponed at the February 6, 2025 meeting)**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of PB&J for a zone change on property fronting on Manning Heights at the northeast corner of the Riverside Dr & Cumberland Dr intersection from R-1 Single Family Residential District to PUD Planned Unit Development District. **RPC: Approval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 52-2024-25 (First Reading). Councilman Zacharias seconded the motion. Councilman Shakeenab called for the question. With an objection, the following vote was recorded:

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

NAY: HOLLEMAN, SMITH

The motion to cease discussion on ORDINANCE 52-2024-25 (First Reading) passed. The following vote was then taken on the adoption of ORDINANCE 52-2024-25 (First Reading):

AYE: LOVATO, MARQUIS, PITTS, STREETMAN

NAY: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, PETERS, SHAKEENAB, SMITH, ZACHARIAS

The motion to adopt ORDINANCE 52-2024-25 (First Reading) failed.

B. ORDINANCE 57-2024-25 (First Reading) [Zoning Case Z-06-2025]

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Reda Home Builders Inc for a zone change on property fronting on the north frontage of Airport Rd, 155 +/- feet east of the eastern intersection of Airport Rd and Tandy Dr from R-4 Multiple Family Residential District to R-2A Single Family Residential District. **RPC: Approval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 57-2024-25 (First Reading), Councilman Holleman seconded the motion. The following vote was recorded:

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

NAY: PITTS

The motion to adopt ORDINANCE 57-2024-25 (First Reading) passed.

C. ORDINANCE 58-2024-25 (First Reading) [Zoning Case Z-08-2025]

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Infinity Investment LLC for a zone change on a parcel located at the

[southeast corner of Hillsboro Rd and Binks Dr from R-1 Single Family Residential District to R-6 Single Family Residential District.](#)

RPC: Disapproval/Disapproval

Councilman Streetman made a motion to adopt ORDINANCE 58-2024-25 (First Reading), Councilman Zacharias seconded the motion. Councilman Streetman then made a motion to refer this ordinance back to the Regional Planning Commission, Councilman Zacharias seconded the motion. The following vote was recorded:

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

NAY: CHANDLER

The motion to refer ORDINANCE 58-2024-25 (First Reading) back to the Regional Planning Commission passed.

D. ORDINANCE 59-2024-25 (First Reading) [Zoning Case Z-11-2025]

[An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Mike Greenfield for a zone change on a tract of land south of the Ashland City Rd & Chesterfield Dr intersection from C-5 Highway & Arterial Commercial District / R-4 Multiple Family Residential District to M-1 Light Industrial District.](#) ***RPC: Approval/Approval***

Councilman Streetman made a motion to adopt ORDINANCE 59-2024-25 (First Reading), Councilman Zacharias seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt ORDINANCE 59-2024-25 (First Reading) passed.

E. ORDINANCE 60-2024-25 (First Reading) [Zoning Case Z-12-2025]

[An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Hunter Winn for a zone change on property west of Summerfield Dr, south of Barbee Ln, north of Silver Star Dr from R-1A Single Family Residential District to R-2A Single Family Residential District.](#) ***RPC: Disapproval/Disapproval***

Councilman Streetman made a motion to adopt ORDINANCE 60-2024-25 (First Reading), Councilman Holleman seconded the motion. The following vote was recorded:

AYE: HAYWOOD, LOVATO, MARQUIS, PETERS, SHAKEENAB, STREETMAN

NAY: BROWN, CHANDLER, HOLLEMAN, PITTS, SMITH, ZACHARIAS

The motion to adopt ORDINANCE 60-2024-25 (First Reading) failed.

F. **ORDINANCE 61-2024-25 (First Reading) [Zoning Case Z-14-2025]**

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of RL Home LLC for a zone change on property south of Britton Springs Rd, east of Center Rd from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Councilman Streetman made a motion to adopt ORDINANCE 61-2024-25 (First Reading), Councilman Holleman seconded the motion. The following vote was recorded:

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

NAY: HOLLEMAN, SHAKEENAB

The motion to adopt ORDINANCE 61-2024-25 (First Reading) 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:

Councilman Smith made a motion to Consent Agenda, Councilman Streetman seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt the Consent Agenda passed.

A. **ORDINANCE 49-2024-25 (Second Reading)** An Ordinance accepting the donation of certain real property from the River Chase Marine Terminal, LLC Property to the City of Clarksville for the purpose of a sewer pump station.

B. **ORDINANCE 50-2024-25 (Second Reading)** An Ordinance amending the Official Code of the City of Clarksville, Title 13 (Utilities and Service), Chapter 3 (Gas,

[Water and Sewer Service\)](#), to add a new section 13-327 pertaining to advertising, logos, emblems, etc. on City Water Towers.

- C. **RESOLUTION 42-2024-25** [A Resolution approving appointments to the ACT Authority, Community Health Foundation and Human Relations Commission](#)
- D. **RESOLUTION 43-2024-25** [A Resolution approving a retail liquor store certificate of compliance for Blast Spirits, DBA 931 Wine and Spirits \(Wyatt Thomas Nicholson\), and repealing the certificate of compliance for Blast Spirits, DBA 931 Wine and Spirits \(Larry Rocconi, Jr., Jeff Truitt and Wyatt Nicholson\)](#)
- E. Adoption of Minutes: [2-6-25](#) and [2-18-25](#)

7. Finance Committee: Chairman Stacey Streetman

- A. **ORDINANCE 55-2024-25 (First Reading)** An Ordinance accepting the donation of certain real property from the Main Street Investments TN Group property to the City of Clarksville for the purpose of a Sewer Pump Station. ***Finance Committee: Approval***

Councilman Streetman made a motion to adopt ORDINANCE 55-2024-25 (First Reading), Councilman Brown seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt ORDINANCE 55-2024-25 (First Reading) passed.

8. Gas & Water Committee: Chairman Deanna McLaughlin

- A. Department Report

9. Neighborhood & Community Services Committee: Chairman Joe Shakeenab

- A. [Department Report](#)

10. Parks & Recreation Committee: Chairman Brian Zacharias

- A. [Department Report](#)

11. Public Safety Committee: Chairman Keri Lovato

- A. [Department Report](#)

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

- A. [Department Report](#)

13. New Business

- A. Consideration of **RESOLUTION 44-2024-25** A Resolution to approve appointments to the Beer Board, *Mayor Joe Pitts (requires 3/4 majority approval of members present and voting)*.

Councilman Brown made a motion to consider RESOLUTION 44-2024-25,
Councilman Haywood seconded the motion. The following vote was recorded:

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

NAY: None

The motion to consider RESOLUTION 44-2024-25 passed.

- B. **RESOLUTION 44-2024-25** [A Resolution approving appointments to the Beer Board](#)

Councilman Smith made a motion to adopt RESOLUTION 44-2024-25,
Councilman Peters seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt RESOLUTION 44-2024-25 A Resolution approving passed.

14. Mayor and Council Comments

15. Adjournment

The meeting was adjourned at 7:49 pm