



City of Clarksville

City Council - Regular Session

July 1, 2025 at 6:00 PM
City Council Chambers
106 Public Square
Clarksville, Tennessee

MINUTES

Public Comments

- A. 5:50 pm Caitlin Barrientes - Noise Issue
- 5:55 pm Johnathan Rogers - Pedestrian Safety

1. Call to Order

Regular session of the Clarksville City Council was called to order by Mayor Joe Pitts on Tuesday, July 1, 2025, at 6:00 PM in City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Pastor Stephanie Jenkins; the Pledge of Allegiance was led by Councilman Zacharias.

2. Attendance

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

ABSENT: NONE

3. Special Recognition

Heroic Life Guards, Ethan Hester and Blake Bora : Mayor Joe Pitts

4. Planning Commission Public Hearing and Adoption of Zoning: Councilman Stacey Streetman

Councilman Streetman made a motion to go into Public Hearing. Councilman Holleman seconded the motion. With no objections, the council went into Public Hearing at 6:09 pm. At 6:29 pm, Councilman Streetman made a motion

to go back into Regular Session. Councilman Smith seconded the motion. With no objections, council went back into Regular Session at 6:29 pm.

- 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

Larry Rocconi spoke for; no one spoke against.

Councilman Streetman made a motion to adopt ORDINANCE 108-2024-25 (FIRST READING); Councilman Haywood 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 ORDINANCE 108-2024-25 (FIRST READING) passed.

- 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***

Will Christian spoke for; no one spoke against.

Councilman Streetman made a motion to adopt ORDINANCE 109-2024-25 (FIRST READING). Councilman Holleman seconded the motion. The following vote was recorded:

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

NAY: CHANDLER

The motion to adopt ORDINANCE 109-2024-25 (FIRST READING) passed.

- 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**

No one spoke for; Toni Morgan spoke against.

Councilman Streetman made a motion to adopt ORDINANCE 110-2024-25 (FIRST READING). Councilman Brown seconded the motion. The following vote was recorded:

AYE: NONE

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

The motion to adopt ORDINANCE 110-2024-25 (FIRST READING) failed.

- 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**

Bryce Powers spoke for; Marilyn Damarchin spoke against.

Councilman Streetman made a motion to adopt ORDINANCE 111-2024-25 (FIRST READING). Councilman Haywood seconded the motion.

Councilman Streetman made a motion to postpone ORDINANCE 111-2024-25 until the August 2025 meeting. Councilman Chandler 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 postpone ORDINANCE 111-2024-25 (FIRST READING) passed.

- 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***

No one spoke for or against

Councilman Streetman made a motion to adopt ORDINANCE 112-2024-25 (FIRST READING). Councilman McLaughlin seconded the motion. The following vote was recorded:

AYE: HAYWOOD, LOVATO, MCLAUGHLIN, PITTS,
SHAKEENAB, STREETMAN, ZACAHRIAS
ABSTAIN: HOLLEMAN
NAY: BROWN, CHANDLER, MARQUIS, PETERS, SMITH

The motion to adopt ORDINANCE 112-2024-25 (FIRST READING) passed.

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.](#)

No one spoke for or against.

Councilman Streetman made a motion to adopt RESOLUTION 69-2024-25
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 RESOLUTION 69-2024-25 passed.

G. **RESOLUTION 70-2024-25** [A Resolution adopting a Plan of Services Progress Report for annexed territory north of Garrettsburg Road and Clyde Court](#)

No one spoke for or against

Councilman Streetman made a motion to RESOLUTION 70-2024-25.
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 RESOLUTION 70-2024-25 passed.

- H. **RESOLUTION 71-2024-25** [A Resolution adopting a final Plan of Services Progress Report for annexed territory east of International Boulevard.](#)

No one spoke for or against.

Councilman Streetman made a motion to adopt RESOLUTION 71-2024-25, Council 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 RESOLUTION 71-2024-25 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:

Councilman Streetman made a motion to adopt the Consent Agenda. Councilman Smith seconded the motion. Councilman McLaughlin registered no votes on 86-2024-25 and 89-2024-25. Councilman Marquis registered a no vote on 89-2024-25. 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 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

6. 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**

Councilman Streetman made a motion to adopt ORDINANCE 98-2024-25 (FIRST READING) Councilman Smith 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 ORDINANCE 98-2024-25 (FIRST READING) passed.

- 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**

Councilman Streetman made a motion to adopt ORDINANCE 99-2024-25 (FIRST READING). Councilman Smith 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 ORDINANCE 99-2024-25 (FIRST READING) passed.

- 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**

Councilman Streetman made a motion to adopt ORDINANCE 100-2024-25 (FIRST READING). Councilman Smith 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 ORDINANCE 100-2024-25 (FIRST READING) passed.

- 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**

Councilman Streetman made a motion to ORDINANCE 101-2024-25 (FIRST READING). Councilman Smith 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 ORDINANCE 101-2024-25 (FIRST READING) passed.

- 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**

Councilman Streetman made a motion to adopt ORDINANCE 102-2024-25 (FIRST READING). Councilman Smith 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 ORDINANCE 102-2024-25 (FIRST READING) passed.

- 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**

Councilman Streetman made a motion to adopt ORDINANCE 104-2024-25 (First Reading). Councilman Haywood seconded the motion. The following vote was recorded:

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

ABSTAIN: ZACHARIAS

NAY: NONE

The motion to adopt ORDINANCE 104-2024-25 (First Reading) passed.

- 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**

Councilman Streetman made a motion to adopt ORDINANCE 105-2024-25 (First Reading). Councilman Haywood 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 ORDINANCE 105-2024-25 (First Reading) passed.

- 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***

Councilman Streetman made a motion to adopt ORDINANCE 106-2024-25 (First Reading). Councilman Haywood 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 ORDINANCE 106-2024-25 (First Reading) passed.

7. **Gas & Water Committee: Chairman Deanna McLaughlin**
[Department Report](#)
8. **Neighborhood & Community Services Committee: Chairman Joe Shakeenab**
[Department Report](#)
9. **Parks & Recreation Committee: Chairman Brian Zacharias**
[Department Report](#)
10. **Public Safety Committee: Chairman Keri Lovato**
[Department Report](#)
11. **Transportation-Streets-Garage Committee: Chairman Wanda Smith**
[Department Report](#)
12. **New Business**

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

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

The following names were drawn from the lottery:

- LIQUOR DRIVE 2681 FT. CAMPBELL BLVD
- WARFIELD LIQUOR PARCEL #041 16901 000
- TINY TOWN WINE AND SPIRITS 102 BURLE WAY
- PLANET LIQUORS 2690 MADISON ST
- LIQUOR SHOP 1487 MADISON ST
- BARRELL AND BOTTLE LIQUOR STORE 447 WARFIELD BLVD.
- CLARKSVILLE BOTTLE SHOP 924 PROVIDENCE BLVD
- CLARKSVILLE DISCOUNT LIQUOR 267 STONE CROSSING
- LIQUOR BARRELL 2030 WILMA RUDOLPH BLVD
- CLARKSVILLE LIQUOR WAREHOUSE 2804 WILMA RUDOLPH BLVD.
- NEEDMORE WINE AND SPIRITS 2699 TRENTON RD.

Councilman Streetman made a motion to adopt RESOLUTION 73-2024-25.
Jerry Haywood seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, LOVATO, MARQUIS,
McLAUGHLIN, PETERS, PITTS, SHAKEENAB, ,
STREETMAN, ZACHARIAS
NOT HOLLEMAN
VOTED:
NAY: SMITH

The motion to adopt RESOLUTION 73-2024-25 passed.

13. Mayor and Council Comments

14. Adjournment

The meeting adjourned at 7:59pm