



City of Clarksville

City Council - Regular Session

August 7, 2025 at 6:00 PM
City Council Chambers
106 Public Square
Clarksville, Tennessee

MINUTES

Public Comments

A.

- 5:50 PM: Mohamed Mustafa (Trash issue in neighborhood)
- 5:55 PM: Brenda Harper (Code Enforcement Issues - Bamboo)

Ms. Harper did not attend.

1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, August 7, 2025, at 6:00 PM in the City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Mark Riggins; the Pledge of Allegiance was led by Councilman Keri Lovato.

2. Attendance

PRESENT: BROWN, CHANDLER (left at 7:22 pm), HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

ABSENT: PETERS

3. Special Recognition

The Mayor presented a certificate of excellence to Karlie Saelens and declared August as Autoinflammatory Awareness Month.

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

The Council went into Public Hearing at 6:09 pm and out of Public Hearing at

- A. **ORDINANCE 05-2025-26 (FIRST READING) [ZONING CASE Z-29-2025]**
[An Ordinance amending the zoning code and map of the City of Clarksville, application of Charles Thomas Jerles, for a zone change on a tract of land fronting](#)

on the north frontage of Bellamy Ln approximately 225 +/- feet west of the Bellamy Ln & Warfield Blvd intersection from C-2 General Commercial District to C-5 Highway & Arterial Commercial District. **RPC: Approval/Approval**

No one spoke for or against

Councilman Streetman made a motion to adopt ORDINANCE 05-2025-26 (FIRST READING); Councilman Holleman seconded the motion. The following vote was recorded:

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

NAY: CHANDLER, HOLLEMAN, MCLAUGHLIN

The motion to adopt ORDINANCE 05-2025-26 (FIRST READING) passed.

- B. **ORDINANCE 06-2025-26 (FIRST READING) [ZONING CASE Z-30-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Donny Ray Plaster, Jr., for a zone change on a tract of land encompassing two adjacent parcels at the eastern terminus of Bellamy Ln from AG Agricultural District to R-4 Multiple Family Residential District. **RPC: Approval/Approval**

Mr. Richard Garrett and Mr. Harrison spoke for.

Councilman Streetman made a motion to adopt ORDINANCE 06-2025-26 (FIRST READING); Councilman Holleman seconded the motion. Councilman Lovato then asked to postpone the Ordinance until the September Regular Session. Councilman McLaughlin seconded the motion. Councilman Chandler called for the question. Councilman Haywood objected. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, LOVATO,
MCLAUGHLIN, PITTS, SHAKEENAB, SMITH,
STREETMAN

NAY: MARQUIS, ZACHARIAS

ABSTAIN: HOLLEMAN

The motion to cease discussion passed.

The following vote was then recorded on the motion to postpone Ordinance 06-2025-26 until the September Regular Session:

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

NAY: SMITH

The motion to postpone ORDINANCE 06-2025-26 (FIRST READING) until the September Regular session passed.

5. Recess: Council went into recess at 6:55 pm and returned to session at 7:00 pm

A. ORDINANCE 04-2025-26 (FIRST READING) [ZONING CASE Z0-4-2024]
An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, as it pertains to digital message board signage and lighting and update the Madison Street Urban Design Overlay District ***RPC: Approval/Approval***

Councilman Streetman made a motion to adopt ORDINANCE 04-2025-26 (FIRST READING); Councilman McLaughlin seconded the motion. Councilman Streetman then made a motion to divide the question. Councilman Haywood seconded the motion. Councilman Streetman made a motion to adopt Question 1 (City-wide lighting). Councilman McLaughlin seconded the motion. The following vote was recorded:

AYE: BROWN, LOVATO, MARQUIS, MCLAUGHLIN, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: CHANDLER, HAYWOOD, HOLLEMAN

The motion to adopt ORDINANCE 04-2025-26 (FIRST READING) Question 1 passed

Councilman Streetman made a motion to adopt Question 2 (Digital Message Boards). Councilman Holleman seconded the motion. The following vote was recorded:

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

NAY: CHANDLER

The motion to adopt ORDINANCE 04-2025-26 (FIRST READING), Question 2, passed.

B. ORDINANCE 111-2024-25 (FIRST READING) [ZONING CASE Z-28-2025] (Applicant has requested and been granted a one-month deferral per City Code Section 1-204)
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

This item was granted a one month deferral.

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 Lovato asked that Ordinance 112-2024-25 (Second Reading) be pulled from the Consent Agenda. Councilman Smith made a motion to adopt the Consent Agenda; Councilman Streetman seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 98-2024-25 (SECOND 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
- B. **ORDINANCE 99-2024-25 (SECOND 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.
- C. **ORDINANCE 100-2024-25 (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.
- D. **ORDINANCE 101-2024-25 (SECOND 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.
- E. **ORDINANCE 102-2024-25 (SECOND 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.

- F. **ORDINANCE 104-2024-25 (SECOND 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.
- G. **ORDINANCE 105-2024-25 (SECOND 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.
- H. **ORDINANCE 106-2024-25 (SECOND 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.
- I. **ORDINANCE 108-2024-25 (SECOND 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.
- J. **ORDINANCE 109-2024-25 (SECOND 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.
- K. **ORDINANCE 112-2024-25 (SECOND 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.
- L. **RESOLUTION 05-2025-26** A Resolution approving an appointment to the Power Board.

- M. **RESOLUTION 06-2025-26** [A Resolution renewing a retail liquor store certificate of compliance for Billy G Brown for operation of Bill's Package Store, located at 1651 Ft Campbell Blvd, Clarksville TN.](#)
- N. Adoption of Minutes: [June 17, 2025](#); [June 24, 2025](#); [June 26, 2025](#) and [July 1, 2025](#)

7. Item Pulled from the Consent Agenda

- A. **ORDINANCE 112-2024-25 (SECOND 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.](#)

Councilman Lovato made a motion to adopt ORDINANCE 112-2024-25 (SECOND READING); Councilman McLaughlin seconded the motion. Councilman Lovato then made a motion to amend the Ordinance. Councilman Zacharias seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, PITTS, ZACHARIAS

NAY: MCLAUGHLIN, SHAKEENAB, SMITH, STREETMAN

The amendment to ORDINANCE 112-2024-25 (SECOND READING) passed. Because of the amendment, this item was automatically referred back to the Regional Planning Commission.

8. Finance Committee: Chairman Stacey Streetman

- A. **ORDINANCE 02-2025-26 (FIRST READING)** [An Ordinance amending Part II \(Code of Ordinances\), Title 13 \(Utilities and Service\), Chapter 3 \(Gas, Water, and Sewer Service\) the City of Clarksville relative to ownership and maintenance of gas and water meters and services.](#) **Finance and Gas & Water Committees: Approval**

Councilman Streetman made a motion to adopt ORDINANCE 02-2025-26 (First Reading); Councilman Brown seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt ORDINANCE 02-2025-26 (First Reading) passed.

- B. **ORDINANCE 03-2025-26 (FIRST READING)** [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter into an agreement for the purchase of easements and/or rights of way, or should negotiations fail, to pursue condemnation through the use of eminent domain for the acquisition of property for a public purpose for the Liberty Park Sidewalk Phase III Project.](#) **Finance Committee: Approval**

Councilman Streetman made a motion to adopt ORDINANCE 03-2025-26 (First Reading); Councilman Holleman seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt ORDINANCE 03-2025-26 (First Reading) passed.

- C. **RESOLUTION 03-2025-26** [A Resolution of the City of Clarksville to adopt the 2025 Montgomery County Natural Hazard Mitigation Plan](#) **Finance Committee: Approval**

Councilman Streetman made a motion to adopt RESOLUTION 03-2025-26; Councilman Smith seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt RESOLUTION 03-2025-26 passed.

- D. **RESOLUTION 04-2025-26** [A Resolution approving the proposal of the Department of Transportation of the State of Tennessee, to the City of Clarksville, Tennessee for a road improvement project described as "\(Trenton Road\), from near SR-374 to near I-24 \(IA\) Route SR-48."](#) **Finance Committee: Approval**

Councilman Streetman made a motion to adopt RESOLUTION 04-2025-26; Councilman Smith seconded the motion. The following vote was recorded:

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

NAY: None

The motion to adopt RESOLUTION 04-2025-26 passed.

9. Gas & Water Committee: Chairman Deanna McLaughlin

A. [Department Report](#)

10. Neighborhood & Community Services Committee: Chairman Joe Shakeenab

A. Department Report

11. Parks & Recreation Committee: Chairman Brian Zacharias

A. Department Report

12. Public Safety Committee: Chairman Keri Lovato

A. **ORDINANCE 01-2025-26 (FIRST READING)** [An Ordinance of the City Clarksville, TN amending City Code Title 10 \(Offenses - Miscellaneous\), Chapter 1 \(Generally\), Section 10-101 \(Certain Misdemeanors under state law\), to adopt by reference state traffic offenses, rules of the road, and certain other misdemeanors.](#) **Public Safety Committee: Approval**

Councilman Lovato made a motion to adopt ORDINANCE 01-2025-26 (First Reading); Councilman Brown seconded the motion. The following vote was recorded:

AYE: BROWN, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS,
MCLAUGHLIN, PITTS, SHAKEENB, STREETMAN,
ZACHARIAS

NAY: SMITH

The motion to adopt ORDINANCE 01-2025-26 (First Reading) passed.

B. [Department Report](#)

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

A. [Department Report](#)

14. New Business

- A. **RESOLUTION 07-2025-26** [A Resolution to repeal **RESOLUTION 29-2010-11** amending the City of Clarksville Parks & Recreation User Fees Policy, Appendix J, Section 15, \(Waivers, Reductions and Promotions\), paragraph 15.4 \(City Employee and Family Discount\), to clarify recreation privileges for sitting and former Mayors and Council Members.](#) ***Councilman Brian Zacharias***

Councilman Zacharias made a motion to adopt RESOLUTION 07-2025-26; Councilman Smith seconded the motion. Councilman Streetman then made a motion to amend the Ordinance. Councilman Smith seconded the motion. The following vote was recorded on the amendment:

AYE: BROWN, HOLLEMAN, MARQUIS, SHAKEENAB, SMITH, STREETMAN

NAY: HAYWOOD, LOVATO, MCLAUGHLIN, PITTS, ZACHARIAS

The motion to adopt the amendment to RESOLUTION 07-2025-26 passed.

The following vote was then taken on RESOLUTION 07-2025-26, as amended:

AYE: BROWN, HOLLEMAN, MARQUIS, SMITH, STREETMAN

NAY: HAYWOOD, LOVATO, MCLAUGHLIN, PITTS, SHAKEENAB, ZACHARIAS

The motion to adopt RESOLUTION 07-2025-26, as amended, failed.

15. Mayor and Council Member Comments

16. Adjournment

The meeting was adjourned at 7:55 pm.