



City of Clarksville

City Council - Regular Session

September 4, 2025 at 6:00 PM

City Council Chambers

106 Public Square

Clarksville, Tennessee

MINUTES

1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, September 4, 2025, at 6:00 PM in the City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Pastor Derik Simonis; the Pledge of Allegiance was led by Councilman Wanda Smith.

2. Attendance

PRESENT: BROWN, CHANDLER (was excused at 8pm), HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZAHARIAS

ABSENT: NONE

3. Special Recognition

Mayor Pitts and Councilman McLaughlin presented a proclamation recognizing Alzheimer's Recognition Month.

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. Council went into Public Hearing at 6:16 pm.

Councilman Streetman then made a motion to return to Regular Session; Councilman Smith seconded the session. Council went back into Regular Session at 6:49 pm.

A. **ORDINANCE 09-2025-26 (FIRST READING) [ZONING CASE Z-31-2025]**

[An Ordinance amending the zoning code and map of the City of Clarksville, application of Clarkland, for a zone change on property located on the northwest corner of Ashland City Rd./41-A Bypass and Denny Rd. Intersection from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District.](#)

RPC: Approval/Approval

Mr. Stanley Ross spoke for; no one spoke against.

Councilman Streetman made a motion to adopt ORDINANCE 09-2025-26 (FIRST READING); Councilman Haywood seconded the motion. The following vote was recorded:

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

NAY: HOLLEMAN, SHAKEENAB

The motion to adopt ORDINANCE 09-2025-26 (FIRST READING) passed.

B. ORDINANCE 10-2025-26 (FIRST READING) [ZONING CASE Z-32-2025]

An Ordinance amending the zoning code and map of the City of Clarksville, application of Ross & Ashley Morford / Armor Holdings LLC, for a zone change on two adjacent parcels on the northern frontage of Marion St., 115 ft +/- west of the 2nd St & Marion St Intersection from R-4 Multiple Family Residential District to CBD Central Business District.

RPC: Approval/Approval

No one spoke for or against.

Councilman Streetman made a motion to adopt ORDINANCE 10-2025-26 (FIRST READING); Councilman Brown 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 10-2025-26 (FIRST READING) passed.

C. ORDINANCE 11-2025-26 (FIRST READING) [ZONING CASE Z-33-2025]

An Ordinance amending the zoning code and map of the City of Clarksville, application of Todd Morris, for a zone change on property consisting of four contiguous parcels, on the eastern frontage of Trenton Rd. 450 +/- north of Fairview Ln. from R-1 Single Family Residential District to R-4 Multiple Family Residential District / C-5 - Highway & Arterial Commercial District.

RPC: Approval/Approval

Mr Rocconi spoke for; Mr. William Lange spoke against

Councilman Streetman made a motion to adopt ORDINANCE 11-2025-26 (FIRST READING); Councilman McLaughlin seconded the motion. The

following vote was recorded:

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

NAY: HOLLEMAN, PETERS, SHAKEENAB

The motion to adopt ORDINANCE 11-2025-26 (FIRST READING) passed.

D. **ORDINANCE 12-2025-26 (FIRST READING) [ZONING CASE Z-34-2025]**

An Ordinance amending the zoning code and map of the City of Clarksville, application of Ronnie Ganoë, for a zone change on property located on a parcel of land fronting on the western frontage of Evans Rd., 900ft +/- north of Lafayette Rd. from RM-1 Single-Family Mobile Home Residential District to R-2D Two Family Residential District. **RPC: Approval/Approval**

No one spoke for or against.

Councilman Streetman made a motion to adopt ORDINANCE 12-2025-26 (FIRST READING); 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 ORDINANCE 12-2025-26 (FIRST READING) passed.

E. **ORDINANCE 13-2025-26 (FIRST READING) [ZONING CASE Z-35-2025]**

An Ordinance amending the zoning code and map of the City of Clarksville, application of Tiny Town apartments LLC, for a zone change on property fronting the northern frontage of Tiny Town Rd, approximately 430 ft +/- west of Heritage Pointe Dr. from C-4 Highway Interchange District to C-2 General Commercial District. **RPC: Approval/Approval**

No one spoke for or against.

Councilman Streetman made a motion to adopt ORDINANCE 13-2025-26 (FIRST READING); Councilman Haywood seconded the motion. The following vote was recorded:

AYE: BROWN, SMITH

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

The motion to adopt ORDINANCE 13-2025-26 (FIRST READING) failed.

- F. **ORDINANCE 14-2025-26 (FIRST READING) [ZONING CASE Z-36-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Virginia James & Jason Feltner Family, for a zone change on property located on the eastern and western frontages of Ted A. Crozier Sr. Blvd. north and south of the western intersection of Dunlop Ln. & Ted Crozier Sr. Blvd. & 1,800 +/- feet north of the eastern intersection of Dunlop Ln. & Ted Crozier Sr. Blvd. spanning 3,600 +/-feet of Ted Crozier Sr. Blvd. frontage, bounded by I-24 on the northeast & a railroad track to the south from R-1 Single Family Residential District / M-3 Light Industrial District to C-3 Regional Shopping Center District / C-4 Highway Interchange District. **RPC: Approval/Approval**

Mr. Rocconi spoke and Mr McDonald spoke for; no one spoke against,

Councilman Streetman made a motion to adopt ORDINANCE 14-2025-26 (FIRST READING); Councilman Smith seconded the motion. The following vote was recorded:

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

NAY: HOLLEMAN

The motion to adopt ORDINANCE 14-2025-26 (FIRST READING) passed.

- G. **ORDINANCE 15-2025-26 (FIRST READING) [ZONING CASE Z-37-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of SDRA Holdings, LLC, for a zone change on property located on two parcels on the northwest corner of the Thomas St. & Bradley St. intersection from R-3 Three Family Residential District to C-2 -General Commercial District.
RPC: Approval/Approval

Mr. Allen Mosier spoke for; no one spoke against.

Councilman Streetman made a motion to adopt ORDINANCE 15-2025-26 (FIRST READING); Councilman Smith seconded the motion. The following vote was recorded:

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

NAY: NONE

The motion to adopt ORDINANCE 15-2025-26 (FIRST READING) passed.

- H. **ORDINANCE 19-2025-26 (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: This amendment reduces the overall effect of the original ordinance. / None**

No one spoke for or against.

Councilman Streetman made a motion to adopt ORDINANCE 19-2025-26 (FIRST READING); Councilman Brown seconded the motion. The following vote was recorded:

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

NAY: MARQUIS

ABSTAN: SMITH

The motion to adopt ORDINANCE 19-2025-26 (FIRST READING) passed.

5. Planning Commission Item Not Requiring a Public Hearing

- A. **ORDINANCE 111-2024-25 (FIRST READING) [ZONING CASE Z-28-2025]**
(This item was granted a one-month deferral at the August 7, 2025 Regular Council Meeting in accordance with 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 postponed at the July council mtg and granted a deferral in August. While the agenda did not state it, the item went through public hearing in July.

Councilman Streetman made a motion to adopt ORDINANCE 111-2024-25 (FIRST READING); Councilman McLaughlin 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 111-2024-25 (FIRST READING) passed.

- B. **ORDINANCE 06-2025-26 (FIRST READING) [ZONING CASE Z-30-2025]** (This item was postponed at the August 7, 2025 meeting and does not require a Public Hearing)

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

Councilman Streetman made a motion to adopt ORDINANCE 06-2025-26 (FIRST READING); Councilman Haywood seconded the motion. The following vote was recorded:

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

NAY: HOLLEMAN, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB

The motion to adopt ORDINANCE 06-2025-26 (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 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 01-2025-26 (SECOND 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.

- B. **ORDINANCE 02-2025-26 (SECOND 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.](#)
- C. **ORDINANCE 03-2025-26 (SECOND 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.](#)
- D. **ORDINANCE 05-2025-26 (SECOND 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.](#)

Councilman McLaughlin registered a no vote on ORDINANCE 02-2025-26 (First Reading).

- E. **RESOLUTION 12-2025-26** [A Resolution approving an appointment to the Arts & Heritage Development Council, Designations Board, Economic & Community Development Board, Gas & Plumbing Board and Parking Commission](#)
- F. **RESOLUTION 13-2025-26** [A Resolution approving a retail liquor store certificate of compliance for Tejaskumar S. Patel and Pooja S. Patel \(Clarksville Bottle Shop, 549 Neptune Dr\) and repealing the certificate of compliance for Clarksville Bottle Shop \(924 Providence Blvd\).](#)

Councilman McLaughlin registered a no vote on RESOLUTION 13-2025-26.

- G. **RESOLUTION 14-2025-26** [A Resolution approving a retail liquor store certificate of compliance for Geetaben Patel \(Planet Liquors, 2400 Madison St\), and repealing the certificate of compliance for Planet Liquors \(2690 Madison St.\).](#)

Councilman McLaughlin registered a no vote on RESOLUTION 14-2025-26.

- H. **RESOLUTION 15-2025-26** [A Resolution approving a retail liquor store certificate of compliance for Viraj Patel \(Iron Oak Wine & Spirits, 2631 US-41A Bypass\), and repealing the certificate of compliance for Clarksville Discount Liquors \(267 Stone Crossing\).](#)

Councilman McLaughlin registered a no vote on RESOLUTION 15-2025-26.

- I. **RESOLUTION 16-2025-26** [A Resolution approving a retail liquor store certificate of compliance for Yogeshkumar Patel \(Silver Dollar Wine & Spirits, 2700 Trenton Rd\), and repealing the certificate of compliance for Needmore Wine & Spirits \(2699 Trenton Rd\).](#)

Councilman McLaughlin registered a no vote on RESOLUTION 16-2025-26.

- J. Adoption of Minutes: [August 7, 2025](#)

7. Appointment of Chief Financial Officer

- A. **RESOLUTION 17-2025-26** [A Resolution approving the appointment of Christen Wilcox as Chief Financial Officer.](#) *Mayor Joe Pitts*

Councilman McLaughlin made a motion to adopt RESOLUTION 17-2025-26; Councilman Streetman seconded the motion. Without objection, a voice vote was taken:

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

NAY: LOVATO

The motion to adopt RESOLUTION 17-2025-26 passed.

- B. Chief Financial Officer Oath of Office

8. Finance Committee: Chairman Stacey Streetman

- A. **ORDINANCE 07-2025-26 (FIRST READING)** [An Ordinance accepting the donation of certain real property from John T. Rochford to the City of Clarksville for the purpose of a park.](#) *Finance and Parks & Recreation Committees: Approval*

Councilman Streetman made a motion to adopt ORDINANCE 07-2025-26 (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 07-2025-26 (First Reading) passed.

- B. **ORDINANCE 18-2025-26 (FIRST READING)** An Ordinance authorizing the Mayor, or his Designee, to conduct negotiations and to enter into an agreement for the purchase of 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 18-2025-26 (First Reading); Councilman Brown 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 18-2025-26 (First Reading) passed.

- C. **RESOLUTION 08-2025-26** A City of Clarksville Resolution requesting the department of Human Resources perform a study with regard to a pay adjustment plan separate from the City General pay plan for the Fire Department and Police Department employees to target recruitment and retention, and return the results of the study to the City Council. (Councilman Shakeenab) *Finance Committee: Disapproval / Public Safety Committee: Approval*

Councilman Streetman made a motion to adopt RESOLUTION 08-2025-26; Councilman Brown seconded the motion. Councilman Shakeenab called for the question. With no objection, the following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, MARQUIS, SHAKEENAB

NAY: LOVATO, MCLAUGHLIN, PETERS, PITTS, SMITH, STREETMAN, ZACHARIAS

The motion to adopt RESOLUTION 08-2025-26 failed.

- D. **RESOLUTION 09-2025-26** A Resolution authorizing the issuance of interfund capital outlay notes in the aggregate principal amount of not to exceed eleven million, five hundred thousand dollars (\$11,500,000) of the City of Clarksville, Tennessee; making provision for the issuance, sale and payment of said notes; establishing the terms thereof and the disposition of proceeds therefrom; providing for the levy of taxes for the payment of principal of and interest on notes; and providing for reimbursement from federally tax-exempt obligations. *Finance Committee: Approval*

Councilman Streetman made a motion to adopt Resolutions 09,10 and 11-2025-26 as one. Councilman Brown seconded the motion. With no objections, Councilman Streetman then made a motion to adopt resolutions 9,10,11-2025-26; 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 RESOLUTIONS 09,10,11-2025-26 passed.

E. **RESOLUTION 10-2025-26** [A Resolution authorizing the issuance of not to exceed \\$61,000,000 in aggregate principal amount of one or more series of general obligation bonds of the City of Clarksville, Tennessee.](#) *Finance Committee: Approval*

F. **RESOLUTION 11-2025-26** [A Resolution authorizing the issuance of not to exceed \\$76,000,000 in aggregate principal amount of general obligation refunding and improvement bonds of the City of Clarksville, Tennessee, in one or more series; making provision for the issuance, sale and payment of said bonds, establishing the terms thereof and the disposition of proceeds therefrom; and providing for the levy of taxes for the payment of principal of premium, if any, and interest on the bonds.](#) *Finance Committee: Approval*

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. Department Report

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

A. Department Report

14. New Business

A. **RESOLUTION 18-2025-26** [A Resolution approving the official designation of Oak Street from New Providence Blvd to D Street to be designated as Kenny York Memorial Way.](#) **Mayor Pitts Designations Committee: Approval**

Councilman Streetman made a motion to adopt RESOLUTION 18-2025-26;
Councilman Zacharias seconded the motion. The following vote was recorded:

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

NAY: NONE

The motion to adopt RESOLUTION 18-2025-26 passed.

15. Mayor and Council Member Comments

16. Adjournment

The meeting was adjourned at 8:16 pm