



City of Clarksville

City Council - Regular Session

December 4, 2025 at 6:00 PM

City Council Chambers

106 Public Square

Clarksville, Tennessee

MINUTES

Public Comments

A. 5:55 pm: Jennifer Meyer (Community Concerns)

Ms. Meyer was not present

1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, December 4, 2025, at 6:00 PM in the City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Pastor Yvette Teal, Great Commission Church; the Pledge of Allegiance was led by Councilman Jerry Haywood.

2. Attendance

PRESENT: BROWN, CHANDLER (LEFT AT 8:15 PM), HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH (ARRIVED AT 6:09 PM) STREETMAN, ZACHARIAS

ABSENT: NONE

3. Special Recognition

Mayor Pitts recognized Wally Burchett regarding the book launch of Historic Clarksville. He also presented Mr. Burchett a plaque celebrating the October 30th, 2025 grand reopening of Burchett Park. Mayor Pitts also read from a proclamation recognizing the 240th Birthday of the City of Clarksville. Councilman Zacharias then recognized two lifesaving certificates for Murphy Stanger and Stephanie Prusynski.

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

The council went into Public hearing at 6:22 pm, motioned by Councilman Streetman and seconded by Councilman Holleman. Council went back into regular session at 7:34 PM

- A. **ORDINANCE 38-2025-26 (FIRST READING) [ZONING CASE Z-38-2025]**
An Ordinance amending the zoning code and map of the City of Clarksville, application of Legacy Nursery & Landscape GP, for a zone change on a tract of land at the northern terminus of Kennedy Lane from C-4 Highway Interchange District to C-5 Highway & Arterial Commercial District.
RPC: Disapproval/Disapproval

Ms. Wyles and Mr. Thompson spoke for; no one spoke against.

Councilman Streetman made a motion to adopt ORDINANCE 38-2025-26 (FIRST READING); Councilman Holleman seconded the motion. Councilman Haywood then made a motion to suspend the rules so consideration of Resolution 35-2025-26 could be heard first. Councilman Marquis seconded the motion.

The following vote was recorded:

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

NAY: SHAKEENAB, SMITH

The motion to suspend the rules passed.

The following vote was then taken on consideration of RESOLUTION 35-2025-26:

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

NAY: CHANDLER, PETERS, SHAKEENAB, STREETMAN

The motion to consider RESOLUTION 35-2025-26 failed.

The following vote was then recorded to adopt ORDINANCE 38-2025-26 (FIRST READING):

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

NAY: LOVATO, MCLAUGHLIN, STREETMAN, ZACHARIAS

The motion to adopt ORDINANCE 38-2025-26 (FIRST READING) passed.

- B. **ORDINANCE 43-2025-26 (FIRST READING) [ZONING CASE ZO-4A-2024]**
An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, as it pertains to citywide electronic message center signage regulations. **RPC: Approval/Approval**

No one spoke for or against.

Councillman Streetman made a motion to adopt ORDINANCE 43-2025-26 (FIRST READING); Councilman Holleman seconded the motion. The following vote was recorded:

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

NAY: NONE

The motion to adopt ORDINANCE 43-2025-26 (FIRST READING) passed.

C. **RESOLUTION 34-2025-26** [A Resolution approving abandonment of portions of Howard St, Lincoln Dr & Ernest Shelton Dr \(Lincoln Homes Redevelopment\)](#)

Bishop Locket and Ms. Trina Hill spoke for; no one spoke against.

Councilman Streetman made a motion to adopt RESOLUTION 34-2025-26; Councilman Smith seconded the motion. Councilman McLaughlin then made a motion to postpone RESOLUTION 34-2025-26 to the January Regular Session. Councilman Shakeenab Called for the Question. With no objections, the following vote was recorded:

AYE: HOLLEMAN, MCLAUGHLIN, PITTS

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

The motion to postpone RESOLUTION 34-2025-26 to the January Regular Session failed.

Councilman Streetman then made a motion to go into recess. Councilman Holleman seconded the motion. With no objections, council went into recess at 8:05 pm. Council returned from recess at 8:12 pm. Being on the prevailing side, Councilman Streetman then made a motion to reconsider the postponement of RESOLUTION 34-2025-26 to the January Regular Session. Councilman Lovato seconded the motion. The following vote was recorded:

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

NAY: CHANDLER, PETERS, SHAKEENAB, SMITH

The motion to reconsider postponement of RESOLUTION 34-2025-26 to the January Regular Session meeting passed. The following vote was then

recorded on the postponement:

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

NAY: SHAKEENAB, SMITH

The motion to postpone RESOLUTION 34-2025-26 to the January Regular Session meeting passed.

D. ORDINANCE 44-2025-26 (FIRST READING)

[An Ordinance adopting the Britton Springs Neighborhood Plan](#)

Mr. Blick spoke for; Mr. Smith and Mr. Mentere spoke against, Mr. Blick spoke in rebuttal. Mr. Hill spoke in surrebuttal.

Councilman Streetman made a motion to adopt ORDINANCE 44-2025-26 (FIRST READING); Councilman Holleman 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 44-2025-26 (FIRST READING) failed.

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 Smith made a motion to adopt the Consent Agenda; Councilman Holleman 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 the Consent Agenda passed.

A. ORDINANCE 21-2025-26 (SECOND READING) [An Ordinance to amend the Official Code, Title 2 \(Alcoholic Beverages\), Chapter 2 \(Intoxicating Liquor\) pertaining to Section 2-214 \(Procedures for Processing Applications for Certificates](#)

[of Compliance for Liquor Stores\).](#)

- B. **ORDINANCE 22-2025-26 (SECOND READING)** [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter into an agreement for the purchase of real property located at 209 Plum Street, Clarksville TN, for the purpose of constructing affordable housing in partnership with Montgomery County Habitat for Humanity.](#)
- C. **ORDINANCE 23-2025-26 (SECOND READING)** [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter into an agreement for the purchase of real property located at 121 Sampson St., Clarksville TN for the purpose of constructing affordable housing in partnership with Montgomery County Habitat for Humanity.](#)
- D. **ORDINANCE 24-2025-26 (SECOND READING)** [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter into an agreement for the purchase of real property located at 105 Brooks Aly, Clarksville TN for the purpose of constructing affordable housing in partnership with Montgomery County Habitat for Humanity.](#)
- E. **ORDINANCE 25-2025-26 (SECOND READING)** [An Ordinance amending Part II \(Code of Ordinances\), Title 13 \(Utilities and Service\), Chapter 3 \(Gas, Water and Sewer Service\) and Chapter 4 \(Water and/or Sewer Service to Particular Areas or Subdivisions\) the City of Clarksville for the purpose of establishing the Clarksville Gas and Water Board.](#)
- F. **ORDINANCE 26-2025-26 (SECOND READING)** [An Ordinance accepting the donation of certain real property from River Chase Marine Terminal, LLC to the City of Clarksville for the purpose of the Greenway Walking Trail.](#)
- G. **ORDINANCE 29-2025-26 (SECOND READING) [ZONING CASE Z-41-2025]** [An Ordinance amending the zoning code and map of the City of Clarksville, application of Michael T Booth, for a zone change on property located on a parcel fronting on the west frontage of Dotsonville Rd, 275 +/- feet south of the Arrowfield Dr & Dotsonville Rd intersection from R-2 Single Family Residential District to R-2A Single Family Residential District.](#)
- H. **ORDINANCE 30-2025-26 (SECOND READING) [ZONING CASE Z-42-2025]** [An Ordinance amending the zoning code and map of the City of Clarksville, application of John Mark Holleman, for a zone change on property located on a parcel of land fronting on the northern frontage of Paradise Hill Rd, 155 +/- feet east of the Hayden Dr & Paradise Hill Rd intersection from R-1 Single Family Residential District to R-6 Single Family Residential District.](#)
Councilman Holleman abstained
- I. **ORDINANCE 32-2025-26 (SECOND READING) [ZONING CASE Z-45-2025]** [An Ordinance amending the zoning code and map of the City of Clarksville,](#)

[application of Faith Investments, for a zone change on property located on a parcel of land fronting on the southern frontage of College St, 210 +/- feet northeast of Hornberger Ln & College St intersection from M-2 General Industrial District to C-2 General Commercial District.](#)

J. **ORDINANCE 33-2025-26 (SECOND READING) [ZONING CASE Z-46-2025]**

[An Ordinance amending the zoning code and map of the City of Clarksville, application of William Page, for a zone change on property located on a parcel of land fronting on the northern frontage of HWY 41A Bypass, 1,120 +/- feet to the east of Chesterfield Dr & HWY 41A Bypass intersection from R-4 Multiple Family Residential District to C-5 Highway & Arterial Commercial District.](#)

K. **ORDINANCE 34-2025-26 (SECOND READING) [ZONING CASE Z-47-2025]**

[An Ordinance amending the zoning code and map of the City of Clarksville, application of Michael Burkhardt, for a zone change on property located on a parcel of land fronting on the northern frontage of Madison St, located center block between S. 10th St & S. 11th St from R-4 Multiple Family Residential District to C-2 General Commercial District.](#)

L. **ORDINANCE 37-2025-26 (SECOND READING)** [An Ordinance rescheduling the January 2026 Regular Meeting of the City Council.](#)

M. **RESOLUTION 33-2025-25** [A Resolution approving appointments to the Audit Board and Senior Board.](#)

N. Adoption of Minutes: [November 4, 2025](#) and [November 12, 2025](#)

6. **Finance Committee: Chairman Stacey Streetman**

A. **ORDINANCE 35-2025-26 (FIRST READING)** [An Ordinance amending the Operating and Capital Budgets for Fiscal Year 2026 for Governmental Funds \(Ordinance 103-2024-25\) for a grant award.](#) **Finance and Public Safety Committees: Approval**

Councilman Streetman made a motion to adopt ORDINANCE 35-2025-26 (FIRST READING); Councilman Haywood 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 ORDINANCE 35-2025-26 (FIRST READING) passed.

- B. **RESOLUTION 30-2025-26** [A Resolution authorizing retirement of a patrol service dog "Joker" from K-9 unit and donation to police officer George Goodman.](#) **Finance and Public Safety Committees: Approval**

Councilman Streetman made a motion to adopt RESOLUTION 30-2025-26;
Councilman Smith 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 30-2025-26 passed.

- C. Department Report: [Hotel/Motel Tax](#)

Councilman Streetman shared the Hotel/Motel tax report for the record.

7. Gas & Water Committee: Chairman Deanna McLaughlin

- A. [Department Report](#)

8. Neighborhood & Community Services Committee: Chairman Joe Shakeenab

- A. Department Report

9. Parks & Recreation Committee: Chairman Brian Zacharias

- A. Department Report

10. Public Safety Committee: Chairman Keri Lovato

- A. [Department Report](#)

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

- A. [Department Report](#)

12. New Business

- A. **RESOLUTION 32-2025-26** [A Resolution approving appointments to the Clarksville Gas & Water Board.](#) **Councilman Deanna McLaughlin**

Councilman McLaughlin made a motion to adopt RESOLUTION 32-2025-26;
Councilman Streetman seconded the motion. The following vote was recorded:

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

The motion to adopt RESOLUTION 32-2025-26 passed.

- B. Consideration of **RESOLUTION 35-2025-26** A Resolution requesting the Regional Planning Commission to perform a study and return an Ordinance for consideration by the Clarksville City Council with regard to the definition and other necessary code amendments for a "Garden Center," "Garden Center Accessories," "Green House" and "Nursery" for Title 11 of the Clarksville Zoning Code. **(Requires a 3/4 majority approval of members present and voting)**

The council voted to suspend the rules and this item was moved to the top of the agenda.

- C. **RESOLUTION 35-2025-26** [A Resolution requesting the Regional Planning Commission to perform a study and return an Ordinance for consideration by the Clarksville City Council with regard to the definition and other necessary code amendments for a "Garden Center," "Garden Center Accessories," "Green House" and "Nursery" for Title 11 of the Clarksville Zoning Code.](#) **Councilman Brian Zacharias**

This item was voted on at the top of the agenda and the motion failed.

13. Mayor and Council Member Comments

14. Adjournment

The meeting was adjourned at 8:47 pm