



CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
February 22, 2022, 6:00 P.M.

MINUTES

CALL TO ORDER

Special session of the Clarksville City Council was called to order by Mayor Joe Pitts on Tuesday, February 22, at 6:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilperson Wanda Smith; the Pledge of Allegiance was led by Councilperson Trisha Butler.

ATTENDANCE

PRESENT: Brian Zacharias (Ward 1), Vondell Richmond (Ward 2), DaJuan Little (Ward 3), Wallace Redd (Ward 4), Ambar Marquis (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7) Wanda Allen (Ward 8), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Trisha Butler (Ward 12)

*Ward 11 currently vacant

PLANNING COMMISSION *Councilperson Stacey Streetman*

1. **ORDINANCE 71 -2021-22 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ben Kimbrough, Ringgold Mills Properties, LLC - Bert Singletary, Agent, for Zone Change on property located at the intersection of Ft. Campbell Blvd. and Millsworth Dr. from C-5 Highway and Arterial Commercial District /R-2 Single Family Residential District to R-4 Multiple Family District**
RPC: Approval/Approval

Mr. Bert Singletary spoke for the Ordinance. Mr. Bellanda spoke against, stating his drainage concerns.

2. [ORDINANCE 72-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Hunter Winn and Cody Heggie for Zone Change on property located at the intersection of Via Dr. and Garden Ter. from R-2 Single Family Residential District to R-6 Single Family Residential District](#) *RPC: Approval/Approval*

Mr. Cody Heggie spoke for the Ordinance. No one spoke against.

3. [ORDINANCE 73-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Clarkland - Bert Singletary, Agent, for Zone Change on property located at the intersection of Professional Park Dr. and Stowe Ct. from O-1 Office District to R-4 Multiple Family Residential District](#)
RPC: Approval/Approval

Mr. Syd Hedrick spoke for the Ordinance. Mr. Bob Barney spoke against, sharing his concerns regarding traffic.

4. [ORDINANCE 74 -2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnathan Blick and Shaun Robertson - for Zone Change on property located at the intersection of Liberty Pwky. and Delmar Dr. from R-2 Single Family Residential District to C-2 General Commercial District.](#)
RPC: Approval/Approval

Mr. Blick spoke for the Ordinance. Mr. McKelpls and Mr. Jarvis spoke against, stating concerns for traffic and safety as well as trash and upkeep in a residential area. Mr. Blick spoke on rebuttal stating a site plan is the next step. Pastor Hamilton spoke on surrebuttal with his concerns about safety and lack of sidewalks.

5. [ORDINANCE 75-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnathan Blick, for Zone Change on property located at the northern terminus of Sycamore Dr. from R-2 Single Family Residential District to R-2D Two Family Residential District](#) *RPC: Approval/Approval*

Mr Blick spoke for the Ordinance. No one spoke against.

6. [ORDINANCE 76-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of BBMH Investments for Zone Change on property located at the intersection of Cedar Ct. and Herning Dr. from R-3 Three Family Residential District to R-4 Multiple Family Residential District](#)
RPC: Approval/Approval

Mr. Blick spoke for the Ordinance. No one spoke against.

7. [**ORDINANCE 77-2021-22** \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of JRS Development - Rex Hawkins, Agent, for Zone Change on property located at the intersection of Needmore Rd. and Union Hall Rd. from R-1 Single Family Residential District to R-4 Multiple Family Residential District](#)
RPC: Approval/Approval

Mr. Lamet spoke for the Ordinance. No one spoke against,

8. [**ORDINANCE 82-2021-22** \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Mid State Investments, for Zone Change on property located at the intersection of Daniel St. and Givens Ln. from R-3 Three Family Residential District to R-6 Single Family Residential District](#)
RPC: Approval/Approval

Mr. Burner spoke for the Ordinance. No one spoke against.

9. [**ORDINANCE 83-2021-22** \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bizhan Ebrahimi - Bradley Jackson, Agent, for Zone Change on property located at the intersection of Woodmont Blvd. and Greenwood Ave. from C-1 Neighborhood Commercial District to C-2 General Commercial District](#)
RPC: Approval/Approval

Mr. Lopez spoke for the Ordinance. No one spoke against

10. [**ORDINANCE 84-2021-22** \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Moore Construction Co., Inc. for Zone Change on property located at the intersection of Wilma Rudolph Blvd. and Old Trenton Rd. from M-2 General Industrial District to C-2 General Commercial District](#)
RPC: Approval/Approval

No one spoke for or against the Ordinance.

11. [**RESOLUTION 39-2021-22** Adopting a plan of services progress report for annexed territory north and west of Shaw Drive](#)

No one spoke for or against the Ordinance.

12. [**RESOLUTION 40-2021-22** Adopting a final plan of services progress report for annexed territory north of Britton Springs Road and east of Kay Road](#)

No one spoke for or against the Resolution.

13. [**RESOLUTION 41-2021-22** Approving the abandonment of an unimproved right-of-way, located north of Woodmont Blvd. and Old Woodmont](#)

No one spoke for or against the Resolution.

ADOPTION OF ZONING

1. [ORDINANCE 71-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ben Kimbrough, Ringgold Mills Properties, LLC - Bert Singletary, Agent, for Zone Change on property located at the intersection of Ft. Campbell Blvd. and Millsworth Dr. from C-5 Highway and Arterial Commercial District /R-2 Single Family Residential District to R-4 Multiple Family District](#)
RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 71-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Richmond, Smith, Streetman, Zacharias

NAY: Reynolds

The motion to adopt **ORDINANCE 71-2021-22 (First Reading)** passed

2. [ORDINANCE 72-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Hunter Winn and Cody Heggie for Zone Change on property located at the intersection of Via Dr. and Garden Ter. from R-2 Single Family Residential District to R-6 Single Family Residential District](#) *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 72-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Richmond, Streetman, Zacharias

NAY: Reynolds, Smith

The motion to adopt **ORDINANCE 72-2021-22 (First Reading)** passed

3. [ORDINANCE 73-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Clarkland - Bert Singletary, Agent, for Zone Change on property located at the intersection of Professional Park Dr. and Stowe Ct. from O-1 Office District to R-4 Multiple Family Residential District](#)
RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 73-2021-22 (First Reading)** Councilperson Zacharias seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Richmond, Smith, Streetman

NAY: Reynolds, Zacharias

The motion to adopt **ORDINANCE 73-2021-22 (First Reading)** passed

4. [ORDINANCE 74 -2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnathan Blick and Shaun Robertson - for Zone Change on property located at the intersection of Liberty Pwky. and Delmar Dr. from R-2 Single Family Residential District to C-2 General Commercial District.](#)

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 74-2021-22 (First Reading)** Councilperson Allen seconded. The following vote was recorded:

AYE: Butler, Pitts, Richmond

NAY: Allen, Holleman, Little, Marquis, Redd, Reynolds, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 74-2021-22 (First Reading)** failed.

5. [ORDINANCE 75-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnathan Blick, for Zone Change on property located at the northern terminus of Sycamore Dr. from R-2 Single Family Residential District to R-2D Two Family Residential District](#) *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 75-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 75-2021-22 (First Reading)** passed

6. [ORDINANCE 76-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of BBMH Investments for Zone Change on property located at the intersection of Cedar Ct. and Herning Dr. from R-3 Three Family Residential District to R-4 Multiple Family Residential District](#)

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 76-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Richmond, Smith, Streetman

NAY: Reynolds, Zacharias

The motion to adopt **ORDINANCE 76-2021-22 (First Reading)** passed

7. [ORDINANCE 77-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of JRS Development - Rex Hawkins, Agent, for Zone Change on property located at the intersection of Needmore Rd. and Union Hall Rd. from R-1 Single Family Residential District to R-4 Multiple Family Residential District](#)
RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 77-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Streetman

NAY: Smith, Zacharias

The motion to adopt **ORDINANCE 77-2021-22 (First Reading)** passed

8. [ORDINANCE 82-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Mid State Investments, for Zone Change on property located at the intersection of Daniel St. and Givens Ln. from R-3 Three Family Residential District to R-6 Single Family Residential District](#)
RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 82-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

AYE: Butler, Marquis, Richmond, Streetman

NAY: Allen, Holleman, Little, Pitts, Redd, Reynolds, Smith, Zacharias

The motion to adopt **ORDINANCE 82-2021-22 (First Reading)** failed

9. [ORDINANCE 83-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bizhan Ebrahimi - Bradley Jackson, Agent, for Zone Change on property located at the intersection of Woodmont Blvd. and Greenwood Ave. from C-1 Neighborhood Commercial District to C-2 General Commercial District](#)
RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 83-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 83-2021-22 (First Reading)** passed

10. [ORDINANCE 84-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Moore Construction Co., Inc, for Zone Change on property located at the intersection of Wilma Rudolph Blvd. and Old Trenton Rd. from M-2 General Industrial District to C-2 General Commercial District](#)

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 84-2021-22 (First Reading)** Councilperson Butler seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 84-2021-22 (First Reading)** passed

11. [RESOLUTION 39-2021-22 Adopting a plan of services progress report for annexed territory north and west of Shaw Drive](#)

Councilperson Streetman made a motion to adopt **RESOLUTION 39-2021-22** Councilperson Holleman seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **RESOLUTION 39-2021-22** passed

12. [RESOLUTION 40-2021-22 Adopting a final plan of services progress report for annexed territory north of Britton Springs Road and east of Kay Road](#)

Councilperson Streetman made a motion to adopt **RESOLUTION 40-2021-22** Councilperson Holleman seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **RESOLUTION 40-2021-22** passed

13. [RESOLUTION 41-2021-22 Approving the abandonment of an unimproved right-of-way, located north of Woodmont Blvd. and Old Woodmont](#)

Councilperson Streetman made a motion to adopt **RESOLUTION 41-2021-22** Councilperson Smith seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **RESOLUTION 41-2021-22** passed

6) CONSENT AGENDA *City Clerk*

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:

1. [ORDINANCE 78-2021-22 \(Second Reading\) Amending the official code of the City of Clarksville reapportioning the City of Clarksville for the purpose of electing persons for the office of city council member \[annexed territory along State Route 12 and East Old Ashland City Road\]](#)
2. Adoption of minutes: [February 15](#)

Councilperson Holleman made a motion to adopt the Consent Agenda. The motion was seconded by Councilperson Butler. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt the Consent Agenda passed.

7) PUBLIC SAFETY COMMITTEE *Councilperson Travis Holleman*

1. [ORDINANCE 79-2021-22 \(First Reading\) Amending the official code of the City of Clarksville, Tennessee relative to adoption of an updated version of the International Fire Code](#) *Public Safety Committee Recommendation: Approval*

Councilperson Holleman made a motion to adopt **ORDINANCE 84-2021-22 (First Reading)** Councilperson Butler seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Richmond, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 79-2021-22 (First Reading)** passed

8) NEW BUSINESS

1. [ORDINANCE 86-2021-22 \(First Reading\) Accepting the donation of certain real property from Exit 8 properties, a Tennessee general partnership, to the City of Clarksville, TN for the purpose of constructing a public access road to the Clarksville Athletic Complex](#)

Councilperson Streetman made a motion to adopt **ORDINANCE 86-2021-22 (First Reading)** Councilperson Smith seconded. The following vote was recorded:

AYE: Allen, Butler, Holleman, Little, Marquis, Pitts, Redd, Reynolds,
Richmond, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 86-2021-22 (First Reading)** passed

9) ADJOURNMENT

The meeting was adjourned at 8:26 pm