



CLARKSVILLE CITY COUNCIL
REGULAR SESSION
May 5, 2022, 6:00 P.M.
MINUTES

PUBLIC COMMENTS

There were no public comments

CALL TO ORDER

Regular session of the Clarksville City Council was called to order by Mayor Joe Pitts on Tuesday, May 5, at 6:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Councilperson Joe Shakeenab; the Pledge of Allegiance was led by Councilperson Ambar Marquis

ATTENDANCE

PRESENT: Brian Zacharias (Ward 1), Vondell Richmond (Ward 2), 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), Joe Shakeenab (11), Trisha Butler (Ward 12)

ABSENT: DaJuan Little (Ward 3)

SPECIAL PRESENTATION

Councilperson Marquis recognized Mr. Hinderliter for his courageous act of saving his neighbor from his burning home. (Mr. Hinderliter arrived late and was recognized during Mayor and Council Member Comments at the end of the agenda)

PLANNING COMMISSION *Councilperson Stacey Streetman*

PUBLIC HEARING

1. **ORDINANCE 101-2021-22 (First Reading) Postponed from April 7, 2022 [Mr. Ligon asked to withdraw] Amending the Zoning Ordinance and Map of the City of Clarksville.**

application of Ligon Home Builders - Calvin Ligon, Agent - for Zone Change on property located at the intersection of Ford St. & Carpenter St. from R-3 Three Family Residential District to R-6 Single Family Residential District

No one spoke for or against

2. **ORDINANCE 109-2021-22 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Raymon Sheppard - Mid State Investments, Agent, for Zone Change on property located at the intersection of Gracey Ave. & Woodland St. from R-3 Three Family Residential District to R-6 Single Family Residential District** *RPC: Approval/Approval*

Mr Shawn Barner spoke for; Ms. Susan Harrington spoke against, with her concerns for traffic and safety, drainage and whether or not the project will fit with the neighborhood.

3. **ORDINANCE 110-2021-22 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Joe A. Winn, Jr. - Jimmy Bagwell, Agent, for Zone Change on property located at the intersection of Tiny Town Rd. & Tower Dr. from R-1A Single Family Residential District to C-5 Highway & Arterial Commercial District/R-4 Multiple Family Residential District** *RPC: Approval/Approval*

No one spoke for or against

4. **ORDINANCE 111-2021-22 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Luis Alicea - Kolt Milam, Agent, for Zone Change on property located at the intersection of Cumberland Dr. & Eastland Dr. from R-2 Single Family Residential District to R-6 Single Multiple Family Residential District** *RPC: Disapproval/Disapproval*

Mr. Milam spoke for; Mr. David spoke against, with his concerns for traffic on the one-way street.

5. **ORDINANCE 112-2021-22 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Robert W. Clark, Bill Mace & Todd Harvey, for Zone Change on property located at the western temporary terminus of Merchants Blvd. from C-3 Regional Shopping Center District to C-5 Highway & Arterial Commercial District** *RPC: Approval/Approval*

No one spoke for or against

6. **ORDINANCE 113-2021-22 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Habitat for Humanity - Syd Hedrick, Agent, for Zone Change on property located at the intersection of Dumas Dr. & Elm Hill Dr. from R-3 Three Family Residential District to R-6 Single Family Residential District** *RPC: Approval/Approval*

Mr. Hedrick spoke for; no one spoke against

7. [ORDINANCE 114-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Jason Senseney, for Zone Change on property located at the intersection of Providence Blvd. & Oak St. from C-2 General Commercial District to C-5 Highway & Arterial Commercial District](#) *RPC: Approval/Approval*

No one spoke for or against

8. [ORDINANCE 115-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Cody & Taylor Dahl, for Zone Change on property located at the intersection of Madison St. & Conroy Ave. from R-4 Multiple Family Residential District/H-1 Historic Overlay District to OP Office/Professional District/H-1 Historic Overlay District](#) *RPC: Disapproval/Approval*

Ms. Dahl spoke for; no one spoke against

9. [ORDINANCE 116-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Southern Heritage Properties, Inc., Jonathan Ross President, for Zone Change on property located at the intersection of E St. & Oak St. from O-1 Office District to R-6 Single Family Residential District](#)
RPC: Approval/Approval

No one spoke for or against

10. [ORDINANCE 117-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Roy Miller Mark Holleman, Agent, for Zone Change on property located at the intersection of Ashland City Rd. & Glenstone Blvd. from R-1 Single Family Residential District to R-5 Residential District](#)
RPC: Approval/Approval

Mr. Mark Holleman spoke for; no one spoke against

ADOPTION OF ZONING

1. [ORDINANCE 101-2021-22 \(First Reading\) Postponed from April 7, 2022 \[Mr. Ligon asked to withdraw\] Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ligon Home Builders - Calvin Ligon, Agent - for Zone Change on property located at the intersection of Ford St. & Carpenter St. from R-3 Three Family Residential District to R-6 Single Family Residential District](#)

Councilperson Allen asked if Mr. Ligon can come back at a later date. Councilperson Streetman said he has to wait 12 months from the time he submitted his application in order to resubmit. However, he also has the option to ask a council member to submit a request to bring back sooner.

2. [ORDINANCE 109-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Raymon Sheppard - Mid State Investments, Agent, for Zone Change on property located at the intersection of Gracey Ave. & Woodland St. 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 109-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

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

NAY: Shakeenab

The motion to adopt **ORDINANCE 109-2021-22 (First Reading)** passed.

3. [ORDINANCE 110-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Joe A. Winn, Jr. - Jimmy Bagwell, Agent, for Zone Change on property located at the intersection of Tiny Town Rd. & Tower Dr. from R-1A Single Family Residential District to C-5 Highway & Arterial Commercial District/R-4 Multiple Family Residential District](#) *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 110-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

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

NAY: Reynolds, Zacharias

The motion to adopt **ORDINANCE 110-2021-22 (First Reading)** passed.

4. [ORDINANCE 111-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Luis Alicea - Kolt Milam, Agent, for Zone Change on property located at the intersection of Cumberland Dr. & Eastland Dr. from R-2 Single Family Residential District to R-6 Single Multiple Family Residential District](#) *RPC: Disapproval/Disapproval*

Councilperson Streetman made a motion to adopt **ORDINANCE 111-2021-22 (First Reading)** Councilperson Allen seconded. The following vote was recorded:

AYE: Allen, Butler, Marquis, Richmond

NAY: Holleman, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 111-2021-22 (First Reading)** failed.

5. [ORDINANCE 112-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Robert W. Clark, Bill Mace & Todd Harvey, for Zone Change on property located at the western temporary terminus of Merchants Blvd. from C-3 Regional Shopping Center District to C-5 Highway & Arterial Commercial District](#) *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 112-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

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

The motion to adopt **ORDINANCE 112-2021-22 (First Reading)** passed.

6. [ORDINANCE 113-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Habitat for Humanity - Syd Hedrick, Agent, for Zone Change on property located at the intersection of Dumas Dr. & Elm Hill Dr. 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 113-2021-22 (First Reading)** Councilperson Redd seconded. The following vote was recorded:

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

The motion to adopt **ORDINANCE 113-2021-22 (First Reading)** passed.

7. [ORDINANCE 114-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Jason Senseney, for Zone Change on property located at the intersection of Providence Blvd. & Oak St. from C-2 General Commercial District to C-5 Highway & Arterial Commercial District](#) *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 113-2021-22 (First Reading)** Councilperson Redd seconded. The following vote was recorded:

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

The motion to adopt **ORDINANCE 113-2021-22 (First Reading)** passed.

8. [ORDINANCE 115-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Cody & Taylor Dahl, for Zone Change on property located at the intersection of Madison St. & Conroy Ave. from R-4 Multiple Family Residential District/H-1 Historic Overlay District to OP Office/Professional District/H-1 Historic Overlay District](#) *RPC: Disapproval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 115-2021-22 (First Reading)** Councilperson Redd seconded. The following vote was recorded:

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

The motion to adopt **ORDINANCE 115-2021-22 (First Reading)** passed.

9. [ORDINANCE 116-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Southern Heritage Properties, Inc., Jonathan Ross President, for Zone Change on property located at the intersection of E St. & Oak St. from O-1 Office District to R-6 Single Family Residential District](#)

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 116-2021-22 (First Reading)** Councilperson Holleman seconded. The following vote was recorded:

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

The motion to adopt **ORDINANCE 116-2021-22 (First Reading)** passed.

10. [ORDINANCE 117-2021-22 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Roy Miller Mark Holleman, Agent, for Zone Change on property located at the intersection of Ashland City Rd. & Glenstone Blvd. from R-1 Single Family Residential District to R-5 Residential District](#)

RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 116-2021-22 (First Reading)** Councilperson Redd seconded. The following vote was recorded:

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

The motion to adopt **ORDINANCE 116-2021-22 (First Reading)** passed.

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 92-2021-22 \(Second Reading\) 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. **ORDINANCE 93-2021-22** (Second Reading) Authorizing the sale of property located 2015 Ft. Campbell Blvd. at public auction
3. **ORDINANCE 94-2021-22** (Second Reading) Designating depositories for the City of Clarksville further authorizing the City of Clarksville to enter into banking services contracts
4. **ORDINANCE 95-2021-22** (Second Reading) Amending the Operating and Capital budgets for the Fiscal Year 2022 for Governmental Funds (Ordinance 130-2020-21) to create and add additional funding for Capital Projects for a total of \$27,460,000

Councilpersons Allen, Butler, Marquis and Richmond all registered no votes on Ordinance 95-2021-22

5. **ORDINANCE 96-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Mark Davis, for Zone Change on property located at the intersection of Kelly Ln. & Crossland Ave. from C-2 General Commercial District to R-6 Single Family Residential District
6. **ORDINANCE 97-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Juanita Charles, for Zone Change on property located at the intersection of Plum St. and E St. from R-3 Three Family Residential District to R-4 Multiple Family Residential District
7. **ORDINANCE 98-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Benny Skinner, for Zone Change on property located at the intersection of Franklin St. & E. College St. from R-3 Three Family Residential District to R-6 Single Family Residential District

Councilperson Wanda Smith registered a no vote for Ordinance 98-2021-22

8. **ORDINANCE 99-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Samuel Renison Baggett, for Zone Change on property located at the intersection of Edmondson Ferry Rd. & Jen Hollow Rd. from R-1 Single Family Residential District to R-2 Single Family Residential District

Councilperson Wanda Allen registered a no vote on Ordinance 99-2021-22

9. **ORDINANCE 100-2021-22** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of John & James Clark - Landmark Group, Agent - for Zone Change on property located at the intersection of Needmore Rd. & E. Boy Scout Rd. from R-1 Single Family Residential District to R-6 Single Family Residential District

10. [ORDINANCE 102-2021-22 \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Syd & Berry Hedrick, for Zone Change on property located at the intersection of Lafayette Rd. & Monarch Ln. from R-1 Single Family Residential District to R-6 Single Family Residential District](#)
11. [ORDINANCE 103-2021-22 \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Hunter Winn, et al, for Zone Change on property located at the intersection of Batts Ln. & Biglen Rd. from RM-1 Single Family Mobile Home Residential District to R-6 Single Family Residential District](#)
12. [ORDINANCE 106-2021-22 \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ascension Properties, for Zone Change on property fronting West Thompkins Lane from R-3 Three Family Residential District to R-6 Single Family Residential District](#)
13. [RESOLUTION 61-2021-22 A resolution approving appointments to the After Hours Establishment Board, Board of Equalization, Board of Zoning Appeals, Designations Committee, and the Senior Citizens Board](#)

Councilperson Holleman asked that Resolution 61-2021-22 be pulled from consent and be addressed under New Business. There were no objections.

14. Adoption of Minutes: [April 7, 2022](#)

Councilperson Redd made a motion to adopt the Consent Agenda. Councilperson Streetman seconded. The following vote was recorded:

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

The motion to adopt the Consent Agenda passed.

COMMITTEE REPORTS:

FINANCE COMMITTEE *Chairperson Stacey Streetman*

1. [ORDINANCE 107-2021-22 \(First Reading\) Authorizing the exercise of the right of eminent domain to acquire easements, property and rights of way required to facilitate construction of the Spring Creek Parkway project. Finance: Approval](#)

Councilperson Streetman made a motion to adopt **ORDINANCE 107-2021-22 (First Reading)** Councilperson Holleman seconded.

Councilperson Marquis asked about the plan to extend the road further? The Mayor said this is moving eastward towards Ted Crozier.

Councilperson Zacharias shared his concerns about eminent domain and also that he understands the need for it and this project and the decisions from previous counsel. Councilperson Reynolds agreed with Councilperson Zacharias and also shared her concerns for lack of forward thinking. Councilperson Streetman said the majority of the homes do not have land being taken - 9 of the properties are strictly easements and why previous council voted on this gives the City the ability to work with the mortgage companies and that this project will take the burden off roads. Councilperson Smith echoed Councilperson Streetman's comments. Councilperson agreed that the Spring Creek Parkway is needed but will vote no because of her stance against eminent domain.

The following vote was recorded:

AYE: Allen, Holleman, Pitts, Redd, Reynolds, Richmond, Shakeenab, Smith, Streetman, Zacharias

NO: Butler, Marquis

The motion to adopt **ORDINANCE 107-2021-22 (First Reading)** passed.

2. [ORDINANCE 108-2021-22 \(First Reading\) Authorizing the City's purchase of the Sallee property with an award of entitlement community development block grant funds to the City Of Clarksville from the United States Department of Housing and Urban Development for expansion of Dixon Park](#) *Finance: Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 108-2021-22 (First Reading)** Councilperson Smith seconded.

Councilperson Smith said she hopes this can be used as a parking lot around Dixon Park.

The following vote was recorded:

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

ABSTAIN: Allen

The motion to adopt **ORDINANCE 108-2021-22 (First Reading)** passed.

GAS & WATER COMMITTEE *Chairperson Wallace Redd*

1. Department Report: Chairperson Redd reported that the Service Department completed 6,066 work orders and responded to 345 after hours calls. The Billing Department read

107,044 meters with an accuracy rate of 99.9%, and the Engineering Department approved 12 utility plans and had 32 ongoing projects.

NEIGHBORHOOD & COMMUNITY SERVICES COMMITTEE *Chairperson Stacey Streetman*

1. Department Report: Chairperson Streetman reported that the Neighborhood and Community Services Department conducted public meetings on May 2, 3 and 4th regarding proposed use of FY 22/23 CDBG Funds. She also reported the Committee will submit a resolution in June authorizing the Mayor to submit the annual application to HUD for community development block grant funds and home investment partnership funds.

PARKS & RECREATION COMMITTEE *Chairperson Travis Holleman*

1. Department Report: Chairperson Holleman reported on upcoming events including Movies in the Park on May 28 at Liberty Park and the Queen City Road Race. He also mentioned the department is hiring and has six full time, 17 part time and 84 seasonal positions currently available. Councilperson Streetman added that the Queen City Road Race is still accepting volunteers and participants .

PUBLIC SAFETY COMMITTEE *Chairperson Travis Holleman*

1. Department Reports: Chairperson Holleman reported that the Police Department responded to 12,398 calls. This is an increase as the average number of calls is between 11,000 and 12,000. Fire and Rescue had 1200 calls (73.67% were rescue and medical calls). Building and Codes: The Construction Division did a total of 2,503 inspections and the Code Enforcement Division had 293 new cases. The Abatement Division had 38 work orders.

TRANSPORTATION-STREETS-GARAGE COMMITTEE *Chairperson Wanda Smith*

1. Department Reports: Chairperson Smith reported CTS had 41,195 passengers and the senior citizens total for April was 6, 636. She also said bus fares can now be purchased from the Token Transit App. The Street Department had 197 work orders, and they collected debris for the spring cleanup at 240 locations. The City Garage had 335 total work orders and 845 work hours.

NEW BUSINESS

1. [ORDINANCE 118-2021-22 \(First Reading\) An ordinance accepting the donation of certain real property from Billy Mace D/B/A Bill's Construction Company, to the City of Clarksville for the purpose of a sewer pump station.](#)
2. Councilperson Smith made a motion to adopt **ORDINANCE 118-2021-22 (First Reading)** Councilperson Redd seconded.

The following vote was recorded:

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

The motion to adopt **ORDINANCE 118-2021-22 (First Reading)** passed.

3. [RESOLUTION 61-2021-22](#) [A resolution approving appointments to the After Hours Establishment Board, Board of Equalization, Board of Zoning Appeals, Designations Committee, and the Senior Citizens Board](#)

This item was pulled from the Consent Agenda to amend the resolution to add Stacy Knight to the Senior Center Board.

Councilperson Holleman made a motion to adopt **RESOLUTION 61-2021-22** Councilperson Allen seconded.

Councilperson Holleman then made a motion to adopt the Amendment to **RESOLUTION 61-2021-22**. Councilperson Butler seconded the motion.

The following vote to adopt amendment to **RESOLUTION 61-2021-22** was recorded:

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

The motion to adopt the Amendment to **RESOLUTION 61-2021-22** passed

The following vote to adopt [RESOLUTION 61-2021-22 as amended](#) was recorded:

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

The motion to adopt the **RESOLUTION 61-2021-22** as amended passed

MAYOR AND COUNCIL MEMBER COMMENTS

- Councilmember Allen mentioned International Female Ride day.
- Councilperson Reynolds shared comments on supporting women's issues and encourage citizens to vote
- Councilpersons Richmond and Smith wished all mothers of Clarksville/Montgomery County a Happy Mother's Day
- Councilperson Marquis mentioned the first Friday of the month and encouraged citizens to take their children to Rotary Park to read, get free books and popcorn.

- Councilperson Streetman thanked the IT department for assisting a citizen with an issue with the website.

ADJOURNMENT: The meeting was adjourned at 7:42 pm

ADOPTED: June 5, 2022

Joe Pitts, Mayor

ATTESTED:

Lisa Canfield, City Clerk