



**CLARKSVILLE CITY COUNCIL  
REGULAR SESSION  
August 4, 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 Thursday, August 4, 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 Brian Zacharias

**ATTENDANCE**

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

ABSENT: Vondell Richmond (Ward 2)

**PLANNING COMMISSION** *Councilperson Stacey Streetman*

PUBLIC HEARING

1. [ORDINANCE 12-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of AVA Homes, LLC - Bryan Gerwitz, Agent, for Zone Change on property located at the intersection of Caldwell Ln. & Robert St. from R-2 Single Family Residential District to R-6 Single Family Residential District](#)  
*RPC: APPROVAL/APPROVAL*

Ms. Amber Frederick spoke on behalf of AVA Homes. No one spoke against.

2. [ORDINANCE 13-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of AVA Homes, LLC - Bryan Gerwitz, Agent, for Zone Change on property located at the intersection of Caldwell Ln. & Robert St. from R-2 Single Family Residential District to R-6 Single Family Residential District](#)  
*RPC: APPROVAL/APPROVAL*

Ms. Amber Frederick spoke on behalf of AVA Homes. No one spoke against.

3. [ORDINANCE 14-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Mid State Properties GP - Kolt Milam, Agent, for Zone Change on property located at the intersection of Greenwood Ave. & Lynes St. from R-3 Three Family Residential District to R-6 Single Family Residential District](#)  
*RPC: APPROVAL/APPROVAL*

Mr. Kolt Milam spoke for this ordinance. No one spoke against.

4. [ORDINANCE 15-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Dominus Properties, LLC for Zone Change on property located at the intersection of Commerce St. & S. 11th St. from R-3 Three Family Residential District to R-6 Single Family Residential District](#)  
*RPC: APPROVAL/APPROVAL*

Mr. LaBlanc spoke for this ordinance. No one spoke against.

5. [ORDINANCE 16-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Dominus Properties, LLC for Zone Change on property located at the intersection of Glenn St & Cedar St from R-3 Three Family Residential District to R-6 Single Family Residential District](#)  
*RPC: APPROVAL/APPROVAL*

Mr. LaBlanc spoke for this ordinance. No one spoke against.

6. [ORDINANCE 17-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of A & Y Properties, LLC for Zone Change on property located at the intersection of Greenwood Ave & Cross Ln from R-2 Single Family Residential District to R-6 Single Family Residential District](#)  
*RPC: APPROVAL/APPROVAL*

No one spoke for this ordinance. Mr. Triggs spoke against, with concerns of lack of infrastructure.

7. [ORDINANCE 18-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of William Belew for Zone Change on property located at the intersection of Needmore Rd. & Beckett Dr. and Hazelwood Rd. & Needmore Rd. from R-1A Single Family Residential District to R-4 Multiple Family Residential District](#) *RPC: APPROVAL/APPROVAL*

Mr. Belew spoke for this ordinance. Mr. Hammer spoke against, with his concerns [linked here](#).

8. [ORDINANCE 19-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Byard & Mabry Holdings, LLC for Zone Change on property located at the intersection of Ringgold Rd. & Brentwood Cir. from AG Agricultural District / R-1 Single Family Residential District to R-2 Single Family Residential District](#) *RPC: APPROVAL/APPROVAL*

Mr. Lawson Mabry spoke for the Ordinance; no one spoke against.

9. [ORDINANCE 20-2022-23 \(First Reading\) An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, As it Pertains to Updates to Tow-In Lots and Wrecker Services.](#) *RPC: APPROVAL/APPROVAL*

No one spoke for or against this ordinance.

### **ADOPTION OF ZONING**

1. [ORDINANCE 12-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of AVA Homes, LLC - Bryan Gerwitz, Agent, for Zone Change on property located at the intersection of Caldwell Ln. & Robert St. 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 12-2022-23 (First Reading) Councilperson Redd seconded.

The following vote was recorded:

AYE: Allen, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Shakeenab, Streetman, Zacharias

NAY: Smith

The motion to adopt ORDINANCE 12-2022-23 (First Reading) passed.

2. [ORDINANCE 13-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of AVA Homes, LLC - Bryan Gerwitz, Agent, for Zone Change on property located at the intersection of Caldwell Ln. & Robert St. 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 13-2022-23 (First Reading) Councilperson Redd seconded.

The following vote was recorded:

AYE: Allen, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Shakeenab, Streetman, Zacharias

NAY: Smith

The motion to adopt ORDINANCE 13-2022-23 (First Reading) passed.

3. [ORDINANCE 14-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Mid State Properties GP - Kolt Milam, Agent, for Zone Change on property located at the intersection of Greenwood Ave. & Lynes 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 14-2022-23 (First Reading) Councilperson Holleman seconded.

The following vote was recorded:

AYE: Allen, Holleman, Little, Marquis, Pitts, Redd, Reynolds, Shakeenab, Streetman, Zacharias

NAY: Smith

The motion to adopt ORDINANCE 14-2022-23 (First Reading) passed.

4. [ORDINANCE 15-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Dominus Properties, LLC for Zone Change on property located at the intersection of Commerce St. & S. 11th 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 15-2022-23 (First Reading) Councilperson Redd seconded.

The following vote was recorded:

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

The motion to adopt ORDINANCE 15-2022-23 (First Reading) passed.

5. [ORDINANCE 16-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Dominus Properties, LLC for Zone Change on property located at the intersection of Glenn St & Cedar 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 16-2022-23 (First Reading) Councilperson Redd seconded.

The following vote was recorded:

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

The motion to adopt ORDINANCE 16-2022-23 (First Reading) passed.

6. [ORDINANCE 17-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of A & Y Properties, LLC for Zone Change on property located at the intersection of Greenwood Av. & Cross Ln. 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 17-2022-23 (First Reading) Councilperson Redd seconded.

The following vote was recorded:

AYE: Butler, Little, Marquis, Pitts, Redd, Reynolds, Streetman, Zacharias

NAY: Allen, Holleman, Shakeenab, Smith

The motion to adopt ORDINANCE 17-2022-23 (First Reading) passed.

7. [ORDINANCE 18-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of William Belew for Zone Change on property located at the intersection of Needmore Rd. & Beckett Dr. and Hazelwood Rd. & Needmore Rd. from R-1A Single Family Residential District to R-4 Multiple Family Residential District](#) *RPC: APPROVAL/APPROVAL*

Councilperson Streetman made a motion to adopt ORDINANCE 18-2022-23 (First Reading) Councilperson Redd seconded.

The following vote was recorded:

AYE: Butler, Holleman, Little, Marquis, Pitts, Redd, Streetman

NAY: Allen, Reynolds, Shakeenab, Smith, Zacharias

The motion to adopt ORDINANCE 18-2022-23 (First Reading) passed.

8. [ORDINANCE 19-2022-23 \(First Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Byard & Mabry Holdings, LLC for Zone Change on property located at the intersection of Ringgold Rd. & Brentwood Cir. from AG](#)

[Agricultural District / R-1 Single Family Residential District to R-2 Single Family Residential District](#) *RPC: APPROVAL/APPROVAL*

Councilperson Streetman made a motion to adopt ORDINANCE 19-2022-23 (First Reading) Councilperson Redd seconded.

The following vote was recorded:

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

The motion to adopt ORDINANCE 19-2022-23 (First Reading) passed.

9. [ORDINANCE 20-2022-23 \(First Reading\) An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee, As it Pertains to Updates to Tow-In Lots and Wrecker Services.](#) *RPC: APPROVAL/APPROVAL*

Councilperson Streetman made a motion to adopt ORDINANCE 20-2022-23 (First Reading) Councilperson Holleman seconded. Councilperson Smith made a motion to [amend ORDINANCE 20-2022-23.](#) Councilperson Redd seconded the motion.

The following vote was recorded:

AYE: Little, Pitts, Redd, Reynolds, Shakeenab, Smith

NAY: Allen, Butler, Holleman, Marquis, Streetman, Zacharias

The motion to amend ORDINANCE 20-2022-23 (First Reading) failed.

The following vote was then recorded:

AYE: Holleman, Little, Marquis, Pitts, Redd, Reynolds, Shakeenab, Streetman, Zacharias

NAY: Allen, Butler, Smith

The motion to adopt ORDINANCE 20-2022-23 (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 122-2021-22\*\* \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reda Home Builders, Inc. for Zone Change on property located at the eastern terminus of Cave Springs Rd from R-1 Single Family Residential District to R-4 Multiple Family Residential District](#)
2. [\*\*ORDINANCE 01-2022-23\*\* \(Second Reading\) An Ordinance authorizing the donation of properties located at 1103 Crossland Avenue and 341 Hickory Heights to Habitat for Humanity for Community Development](#)
3. [\*\*ORDINANCE 02-2022-23\*\* \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Powers & Atkins LLC. for Zone Change on property located at the intersection of Richardson St. & Lynes St. from R-3 Three Family Residential District to R-6 Single Family Residential District](#)
4. [\*\*ORDINANCE 03-2022-23\*\* \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Joey & Rayna Williamson for Zone Change on property located at the intersection of Old Russellville Pike & Hickory Trace Rd. from R-3 Three Family Residential District to C-2 General Commercial District](#)
5. [\*\*ORDINANCE 04-2022-23\*\* \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Jonathan Ross for Zone Change on property located at the intersection of Peachers Mill Rd. & Pollard Rd. from R-3 Three Family Residential District to R-4 Multiple Family Residential District](#)
6. [\*\*ORDINANCE 06-2022-23\*\* \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Orville James for Zone Change on property located at the intersection of N. Ford St. & Simpson Ln. from R-3 Three Family Residential District to R-6 Single Family Residential District](#)
7. [\*\*ORDINANCE 07-2022-23\*\* \(Second Reading\) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnny Piper for Zone Change on property located on the southern frontage of Cave Springs Rd., east of Danko Ln. from R-6 Single Family Residential District to R-4 Multiple Family Residential District](#)
8. [\*\*RESOLUTION 21-2022-23\*\* A Resolution approving appointment for the Arts & Heritage Development Council, Board of Equalization, Regional Airport Authority, Sustainability Board and Tree Board](#)
9. [\*\*RESOLUTION 22-2022-23\*\* A Resolution approving a Retail Liquor Store Certificate of Compliance for Sale of Liquor at Crocker's Fine Wine & Spirits, 224 Dover Rd., Clarksville TN, 37042](#)
10. [\*\*RESOLUTION 23-2022-23\*\* 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](#)
11. Adoption of Minutes: [July 7](#)

Councilperson Smith made a motion to adopt the CONSENT AGENDA. Councilperson Holleman seconded the motion.

The following vote was recorded:

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

The motion to adopt the CONSENT AGENDA passed

## **COMMITTEE REPORTS**

### **FINANCE COMMITTEE *Chairperson Stacey Streetman***

1. [ORDINANCE 10-2022-23 \(First Reading\) An Ordinance authorizing the City of Clarksville to Convey Real Property to Montgomery County Tennessee for use by the Montgomery County Tennessee Highway Department.](#) *Finance Committee: Approval*

Councilperson Streetman made a motion to adopt the ORDINANCE 10-2022-23 (First Reading). Councilperson Holleman seconded the motion.

The following vote was recorded:

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

The motion to adopt the ORDINANCE 10-2022-23 (First Reading) passed

### **GAS & WATER COMMITTEE *Chairperson Wallace Redd***

1. Department Report: Chairperson Redd reported that five employees from the Wastewater Division competed in the Operations Challenge for the Ohio Branch of the Water Environmental Association (WEA). This group represented Tennessee in the competition consisting of waste water treatment process, control, safety, pump maintenance, laboratory and collections. They finished first in the division and third overall in the waste water treatment process control. They missed third place for the entire division by just a few seconds.

### **NEIGHBORHOOD & COMMUNITY SERVICES COMMITTEE *Chairperson Stacey Streetman***

1. [ORDINANCE 11-2022-23 \(First Reading\) An Ordinance approving the Donation of Certain Real Property from the City of Clarksville to Going Local Initiatives, Inc., a Not For Profit Corporation for the Purpose of Providing Affordable Housing Units in the City of Clarksville.](#) *Neighborhood & Community Services Committee: Approval*



Councilperson Streetman made a motion to adopt the ORDINANCE 11-2022-23 (First Reading). Councilperson Holleman seconded the motion.

The following vote was recorded:

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

The motion to adopt the ORDINANCE 11-2022-23 (First Reading) passed

2. Department Report: Chairperson Streetman reminded everyone of the temporary shelter for homeless persons during the hottest part of the day at First Presbyterian Church Monday through Saturday from 12 pm - 8 pm.

#### **PARKS & RECREATION COMMITTEE *Chairperson Travis Holleman***

1. Department Report: Chairperson Holleman reported on upcoming events including Riverfest and also reported on the upgraded equipment for Coy Lacey Park.

#### **PUBLIC SAFETY COMMITTEE *Chairperson Travis Holleman***

1. Department Reports: Chairperson Holleman reported there were 12,413 responded calls and said that's not crime but calls responded to. He also shared that National Night Out was a success and thanked all who participated. For Building and Codes, the construction division had 2,693 total inspections, Code Enforcement had 265 new cases, abatement had 44 work orders and in the admin division, 89 single family permits were issued. Fire and Rescue had 1,617 total calls - those calls were rescue and medical. There were 12 structure fires with an estimated \$1,741,000 worth of damage.

#### **TRANSPORTATION-STREETS-GARAGE COMMITTEE *Chairperson Wanda Smith***

1. Department Reports: Chairperson Smith reported the City Garage had 347 total work orders and thanked the departments for all the good work they do.

#### **NEW BUSINESS**

1. [ORDINANCE 22-2022-23 \(First Reading\) An Ordinance Amending The Official Code Title 5, Chapter 11, Relative To Fortunetellers, Mediums, etc.](#) *Councilperson Butler*

Councilperson Butler made a motion to adopt ORDINANCE 22-2022-23 (First Reading). Councilperson Allen seconded the motion.

The following vote was recorded:

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

The motion to adopt the ORDINANCE 22-2022-23 (First Reading) passed

2. [ORDINANCE 09-2022-23 \(First Reading\) An Ordinance amending the Official Code of Ordinances of the City of Clarksville, Tennessee, Title 4, \(Building, Utility and Housing Codes\), Chapter 3, to add new section 4-315 Establishing an Electrical and Mechanical Board. Councilperson Holleman](#)

Councilperson Holleman made a motion to adopt the ORDINANCE 09-2022-23 (First Reading). Councilperson Butler seconded the motion. Councilperson Holleman said that this was discussed in committee but there was not a quorum to vote on this item and there are some details that still need to be ironed out. He then made a motion to postpone indefinitely. Councilperson Redd seconded the motion. Councilperson Allen asked whether or not postponing indefinitely was correct. Mr. Baker stated it should really be a motion to postpone to another date. Councilperson Streetman then motioned to amend the motion and postpone indefinitely to postponing to the February 2023 Regular Session Agenda.

The following vote was recorded:

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

The motion to amend postponing ORDINANCE 09-2022-23(First Reading) indefinitely passed

The following vote was then recorded recorded on the motion to postpone as amended:

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

The motion to postpone ORDINANCE 09-2022-23(First Reading) as amended

## **MAYOR AND COUNCIL MEMBER COMMENTS**

1. Councilperson Reynolds encouraged everyone to attend the Women's Expo on August 27 from 10 am - 3 pm at the Wilma Rudolph Event Center. She also announced the Efficiency Expo being put on by the Sustainability Board on September 24 at the Burt Cobb Recreation Center from 10 am -noon.
2. Councilperson Allen reminded everyone that school is starting and the travel radius has changed and now kids are walking to school who are not used to doing so. Please be patient with these families and slow down.

3. Councilperson Little shared about the graduation for the Future Chefs of Clarksville that was put on by Celebrity Chef Sterling Wright.
4. Councilperson Marquis reminded everyone to come on out to Rotary Park on Friday at 10:15 am for story time, snacks and books to build your home library.
5. Councilperson Zacharias shared that everyone is invited to the Kirkwood Open House.
6. Councilperson Smith invited everyone to the Emancipation Celebration on August 6 from 5pm to 10 pm.

## **ADJOURNMENT**

The meeting was adjourned at 6:24 PM