



# City Council

## Work Session

190 Church St., NE  
Cleveland, TN 37312  
[www.clevelandtn.gov](http://www.clevelandtn.gov)

### Agenda

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**Monday, January 26, 2026**

**2:30 PM**

**Municipal Building**

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- 1. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS**
- 2. CITY MANAGER REPORT**
- 3. REVIEW OF 3:00 AGENDA – CITY MANAGER**
- 4. REPORTS OF COUNCIL MEMBERS**
  - a. Councilman Goff
  - b. Vice Mayor Webb
  - c. Councilman Moore
  - d. Councilwoman McKenzie
  - e. Councilman Estes
  - f. Councilman Cassada
  - g. Councilman May
- 5. ANNOUNCEMENTS**
- 6. ADJOURNMENT**



**CLEVELAND**  
TENNESSEE

EST. 1842

## City Council

### Regular Session

190 Church St., NE  
Cleveland, TN 37311

[www.clevelandtn.gov](http://www.clevelandtn.gov)

### Agenda

**Monday, January 26, 2026**

**3:00 PM**

**Municipal Building**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE AND INVOCATION**

**4. WAIVE READING OF MINUTES**

- a. Regular Session – January 12, 2026 (p. 1)

**5. SPECIAL PRESENTATIONS AND PUBLIC COMMENTS**

- a. CMS Wrestling Team TMSAA State Champions

**6. HEARING PETITIONS AND COMMUNICATIONS**

- a. **Public Hearing** – To hear public comments concerning a request by Steve and Linda Williams for consideration of an ordinance to zone about 89.67 acres, more or less, of property located at Holloway Rd. from IH Heavy Industrial to PUD and includes Tax Map 065 Parcels 015.00, 15.07, 003.13 (Planning Commission: Approved 6-2; 1 recused) (p. 2-3).
- b. **Public Hearing** – To hear public comments concerning a request by multiple property owners for consideration of an ordinance to abandon a section of ROW lying between Parker Street and Trunk Street and includes Tax Map 049M Group S Parcels 001.00, 002.00, 018.00, 021.00 (Planning Commission: Approved 9-0) (p. 4-5).
- c. **Public Hearing** – To hear public comments concerning a request by City of Cleveland for consideration of an ordinance to amend the Cleveland TN Zoning Ordinance, Appendix C section 2.22.3 Conditional Uses to reduce the minimum square footage for the first unit in a multi-family structure and remove the 3 unit maximum requirement and to amend section 2.22.2.B to add the requirement of 7,500 sq. ft. minimum for the first unit and 1,500 sq. ft. per additional unit (Planning Commission: Approved 9-0) (p. 6-8).

**7. CONSENT AGENDA**

- a. **Final Passage - Zoning Ordinance 2026-01** – Concerning a request by Sam Bruner for consideration of an ordinance to zone about 96.47 acres, more or less, of property located along Pleasant Grove Rd. from CH/FAR to PUD 72 and includes Tax Map 056 Parcel 002.00 (Planning Commission: Approved 9-0) (p. 9-17).
- b. **Final Passage - Zoning Ordinance 2026-02** – Concerning a request by Teofil Kurochka on behalf of Cleveland Church of Evangelical Faith for consideration of an ordinance to zone about 2.95 acres, more or less, of property located along Baldwin Street NE from CH Highway Commercial zoning district to CG General Commercial zoning district and includes Tax Map 065D Group E Parcels 13.00, 16.00, and 018.00 (Planning Commission: Approved 9-0) (p. 18-20).

- c. **Final Passage - Ordinance 2026-03** – Concerning a request by Bent Tree Development for consideration to amend PUD 65 to remove townhomes as an allowable use and replace with single family homes as an allowable use (Planning Commission: Approved 9-0) (p. 21-30).
- d. **Final Passage - Ordinance 2026-04** – Amending the Cleveland Municipal Code Title 12, Chapter 1 Sections 13-104(1) and 13-104(8) and adding a new section 13-110 related to Overgrown and Dirty Lots and dead or diseased tree removal on private property (p. 31-33).
- e. **Final Passage - Zoning Ordinance 2025-65** - Concerning a request by Bill Sanders for consideration of an ordinance to zone about 8 acres, more or less, of property located along Pleasant Grove Rd. SW from FAR to IL Light Industrial Zoning District and includes Tax Map 055 Parcel 008.00 (Planning Commission: Approved 8-0; 1 absent) (p. 34-36).
- f. **Final Passage - Zoning Ordinance 2025-66** - Concerning a request by Bill Sanders for consideration of an ordinance to zone about 32 acres, more or less, of property located along Pleasant Grove Rd. SW from C-2 to IL Light Industrial Zoning District and includes Tax Map 055 Parcel 044.00 (Planning Commission: Approved 8-0; 1 absent) (p. 37-38).
- g. **Motion** – Authorizing the Mayor to sign a conflict waiver form with Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. (p. 39-41).
- h. **Motion** – Partnering with the 100 Black Men of Bradley County on an event to encourage healthy life styles at Greenway Park in May (p. 42).

## 8. UNFINISHED BUSINESS

## 9. REPORTS OF COUNCIL MEMBERS

- a. Councilman Goff
- b. Vice Mayor Webb
- c. Councilman Moore
- d. Councilwoman McKenzie
- e. Councilman Estes
- f. Councilman Cassada
- g. Councilman May

## 10. NEW BUSINESS AND ORDINANCES

- a. **Zoning Ordinance 2026-05** - Concerning a request by Steve and Linda Williams for consideration of an ordinance to zone about 89.67 acres, more or less, of property located at Holloway Rd. from IH Heavy Industrial to PUD73 and includes Tax Map 065 Parcels 015.00, 15.07, 003.13 (Planning Commission: Approved 6-2; 1 recused) (p. 43-51).
- b. **Ordinance 2026-06** – Concerning a request by multiple property owners for consideration of an ordinance to abandon a section of ROW lying between Parker Street and Trunk Street and includes Tax Map 049M Group S Parcels 001.00, 002.00, 018.00, 021.00 (Planning Commission: Approved 9-0) (p. 52-60).

- c. **Ordinance 2026-07** – Concerning a request by City of Cleveland for consideration of an ordinance to amend the Cleveland TN Zoning Ordinance, Appendix C section 2.22.3 Conditional Uses to reduce the minimum square footage for the first unit in a multi-family structure and remove the 3 unit maximum requirement and to amend section 2.22.2.B to add the requirement of 7,500 sq. ft. minimum for the first unit and 1,500 sq. ft. per additional unit (Planning Commission: Approved 9-0) (p. 61-64).
  
- d. Discussion and potential action for the purchase of downtown real estate (Information provided at meeting) (p. 65).

## **11. ANNOUNCEMENTS**

- a. The next City Council meeting will be held on Monday, February 9, 2026.

## **12. ADJOURNMENT**