



City of Clarksville

Board of Zoning Appeals

December 4, 2024 at 2:30 PM
Building & Codes Department
100 South Spring Street

MINUTES

1. Call to Order

Cindy Greene called the Board of Zoning Appeals meeting to order at 2:30 PM. Ms. Greene state for the record that a quorum was present.

2. Pledge of Allegiance

3. Announce Members in Attendance (verify quorum)

MEMBERS	Cindy Greene, Chairman
PRESENT:	Micheal Long, Vice Chairman
	Stacey Wenzler
	Don Trotter
	Tracy P. Knight
STAFF	James Barrineau, Deputy
PRESENT:	Building Official
	Stephanie Rodriguez

4. Approval of Minutes

Cindy Greene entertained a motion to adopt the November 6, 2024 minutes. Micheal Long made a motion to adopt the minutes as written; Stacey Wenzler seconded the motion.

AYE: Cindy Greene
Micheal Long
Don Trotter
Stacey Wenzler
Tracy P. Knight

NAY: None

The motion to adopt the November 6, 2024 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-87-2024: 1530 Madison St.

Application of Rhonda Abbott. Property located at 1530 Madison St., Tax Map No. 56P, Parcel J17, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Beauty Shop (1 chair) as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Rhonda Abbott was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Cindy Greene entertained a motion. Don Trotter made a motion to approve Case Number BZA-87-2024 as presented, seconded by Tracy P. Knight.

AYE: Cindy Greene
Micheal Long
Don Trotter
Tracy P. Knight
Stacey Wenzler

NAY: None

The motion to approve Case Number BZA-87-2024 passed unanimously.

B. **Case Number BZA-88-2024: 1604 Apache Way**

Application of Dashonda Norman. Property located at 1604 Apache Way, Tax Map No. 07J, Parcel F08, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Family Daycare Home as a customary home occupation. Six (6) children allowed."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Dashonda Norman was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Cindy Greene entertained a motion. Stacey Wenzler made a motion to approve Case Number BZA-88-2024 as presented, seconded by Micheal Long.

AYE: Cindy Greene
Micheal Long
Don Trotter
Tracy P. Knight
Stacey Wenzler

NAY: None

The motion to approve Case Number BZA-88-2024 passed unanimously.

C. **Case Number BZA-89-2024: 401 Gable Ct.**

Application of Dianna Stevenson. Property located at 401 Gable Ct., Tax Map No. 42I, Parcel J07, Zoned R-1A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1A zone to allow for a Family Daycare Home as a customary home occupation. Six (6) children allowed."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Dianna Stevenson was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Cindy Greene entertained a motion. Don Trotter made a motion to approve Case Number BZA-89-2024 as presented, seconded by Micheal Long.

AYE: Cindy Greene
Micheal Long
Don Trotter
Tracy P. Knight
Stacey Wenzler

NAY: None

The motion to approve Case Number BZA-89-2024 passed unanimously.

D. **Case Number BZA-90-2024: 2156 Bauling Ln.**

Application of Chad Boger. Property located at 2156 Bauling Ln., Tax Map No. 41I, Parcel G28, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Chad Boger was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Cindy Greene entertained a motion. Tracy P. Knight made a motion to approve Case Number BZA-90-2024 as presented, seconded by Micheal Long.

AYE: Cindy Greene
Micheal Long
Don Trotter
Tracy P. Knight
Stacey Wenzler

NAY: None

The motion to approve Case Number BZA-90-2024 passed unanimously.

E. **Case Number BZA-91-2024: 1993 Waywick Dr.**

Application of Tayranette Johnson-Williams. Property located at 1993 Waywick Dr., Tax Map No. 56G, Parcel F05, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Guest House."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Tayranette Johnson-Williams and Richard Williams were present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Cindy Greene entertained a motion. Don Trotter made a motion to approve Case Number BZA-91-2024 as presented, seconded by Stacey Wenzler.

AYE: Cindy Greene
Micheal Long
Don Trotter
Tracy P. Knight
Stacey Wenzler

NAY: None

The motion to approve Case Number BZA-91-2024 passed unanimously.

F. **Case Number BZA-92-2024: 410 Acuff Rd.**

Application of Matthew Cunningham, Providence Builders, LLC, Agent. Property located at 410 Acuff Rd., Tax Map No. 56K, Parcel A42, Zoned R-1. Description of the Request: "Applicant is requesting a 10 foot variance from the required 40 foot front yard setback in order for the structure to be 30 feet from the East property line."

Staff recommendation is for approval: reduced setback would allow proposed structure to avoid extreme topography and align with existing structure. Bryce Powers was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Cindy Greene entertained a motion. Tracy P. Knight made a motion to approve Case Number BZA-92-2024 as presented, seconded by Stacey Wenzler.

AYE: Cindy Greene
Micheal Long
Don Trotter

Tracy P. Knight
Stacey Wenzler

NAY: None

The motion to approve Case Number BZA-92-2024 passed unanimously.

G. **Case Number BZA-93-2024: 1093 Ft. Campbell Blvd.**

Application of The OG SC Coffee, LLC, Theresa Snow, Agent. Property located at 1093 Ft. Campbell Blvd., Tax Map No. 54E, Parcel F01.04, Zoned C-2. Description of the Request:

"Applicant is requesting a variance to reduce required parking from 31 spaces to 24 spaces."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. There was no one present to speak on behalf of the request. After discussing, Cindy Greene entertained a motion. Don Trotter made a motion to defer Case Number BZA-93-2024, seconded by Micheal Long.

AYE: Cindy Greene
Micheal Long
Don Trotter
Tracy P. Knight
Stacey Wenzler

NAY: None

The motion to defer Case Number BZA-93-2024 passed unanimously.

H. **Case Number BZA-94-2024: Alfred Thun Rd.**

Application of FWJR Development Partnership, Cal McKay, Agent. Property located at Alfred Thun Rd., Tax Map No. 33, Parcel 05.01, Zoned C-5. Description of the Request: "Applicant is requesting a 40 foot height variance from the 35 foot maximum height of a structure in order for the structure(s) to be 75 feet tall at the highest point."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Cal McKay and Wayne Wilkinson were present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Cindy Greene entertained a motion. Tracy P. Knight made a motion to approve Case Number BZA-94-2024 as presented, seconded by Micheal Long.

AYE: Cindy Greene
Micheal Long
Don Trotter
Tracy P. Knight
Stacey Wenzler

NAY: None

The motion to approve Case Number BZA-94-2024 passed unanimously.

I. **Case Number BZA-95-2024: Sunflower Ct.**

Application of Christopher Blackwell, Cal McKay, Agent. Property located at Sunflower Ct., Tax Map No. 33, Parcel 05.11, Zoned C-5. Description of the Request: "Applicant is requesting a 40 foot height variance from the 35 foot maximum height of a structure in order for the structure(s) to be 75 feet tall at the highest point."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Cal McKay was present to speak on behalf of the request; there was no one present to speak in opposition. After

discussing, Cindy Greene entertained a motion. Micheal Long made a motion to approve Case Number BZA-95-2024 as presented, seconded by Stacey Wenzler.

AYE: Cindy Greene
Micheal Long
Don Trotter
Tracy P. Knight
Stacey Wenzler

NAY: None

The motion to approve Case Number BZA-95-2024 passed unanimously.

6. New Business

7. City Council Action Required

8. Adjournment

Don Trotter made a motion to adjourn; Micheal Long seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 3:19 P.M.

9. Public Comment - (allows 3 persons; 5 minutes each)