



City of Clarksville

Board of Zoning Appeals

November 6, 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
 Don Trotter
 Tracy P. Knight

MEMBERS Stacey Wenzler
ABSENT:
STAFF James Barrineau, Deputy
PRESENT: Building Official
 Stephanie Rodriguez

4. Approval of Minutes

Cindy Greene entertained a motion to adopt the October 2, 2024 minutes. Micheal Long made a motion to adopt the minutes as written; Tracy P. Knight seconded the motion.

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

NAY: None

The motion to adopt the October 2, 2024 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-67-2024: 515 Woodbury Dr.

Application of Patricia Spencer. Property located at 515 Woodbury Dr., Tax Map No. 43C, Parcel C01, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted

on Review in a R-1 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. Patricia Spencer 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-67-2024 as presented, seconded by Micheal Long.

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

NAY: None

The motion to approve Case Number BZA-67-2024 passed unanimously.

B. Case Number BZA-70-2024: 1295 Hillwood Dr.

Application of Paul Gettle. Property located at 1295 Hillwood Dr., Tax Map No. 79O, Parcel B34, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 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. Paul Gettle 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-70-2024 as presented, seconded by Don Trotter.

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

NAY: None

The motion to approve Case Number BZA-70-2024 passed unanimously.

C. Case Number BZA-74-2024: 1317 Ft. Campbell Blvd.

Application of New Providence United Methodist, Thurmantha Treadwell-Thompson, Agent. Property located at 1317 Ft. Campbell Blvd., Tax Map No. 43N, Parcel A74, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Religious Institution with Daycare Facilities."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Thurmantha Treadwell-Thompson 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-74-2024 as presented, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-74-2024 passed unanimously.

D. **Case Number BZA-75-2024: 2249 Kim Dr.**

Application of Amelia Mackin. Property located at 2249 Kim Dr., Tax Map No. 40J, Parcel B09, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 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. Amelia Mackin 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-75-2024 as presented, seconded by Micheal Long.

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

NAY: None

The motion to approve Case Number BZA-75-2024 passed unanimously.

E. **Case Number BZA-76-2024: 3158 Hawthorn Dr.**

Application of Benjamin & Jennifer Sarles. Property located at 3158 Hawthorn Dr., Tax Map No. 63F, Parcel D11, Zoned R-1A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1A 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. Jennifer Sarles 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-76-2024 as presented, seconded by Micheal Long.

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

NAY: None

The motion to approve Case Number BZA-76-2024 passed unanimously.

F. **Case Number BZA-77-2024: 1228 Talley Dr.**

Application of Kiersten Downing, Richard Garrett, Agent. Property located at 1228 Talley Dr., Tax Map No. 66M, Parcel A07, Zoned R-4. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-4 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. Kiersten Downing 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-77-2024 as presented, seconded by Micheal Long.

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

NAY: None

The motion to approve Case Number BZA-77-2024 passed unanimously.

G. **Case Number BZA-78-2024: 851 Ted A Crozier Sr. Blvd #1823**

Application of Ashleigh Dietrich. Property located at 851 Ted A Crozier Sr. Blvd. #1823, Tax Map No. 40, Parcel 04.04, Zoned R-4. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-4 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. Ashleigh Dietrich 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-78-2024 as presented, seconded by Micheal Long.

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

NAY: None

The motion to approve Case Number BZA-78-2024 passed unanimously.

H. **Case Number BZA-79-2024: 921 Lafayette Rd.**

Application of Dalton Robins. Property located at 921 Lafayette Rd., Tax Map No. 44D, Parcel A32, Zoned R-1. Description of the Request: "Applicant is requesting a 5 foot variance from the required 10 foot side yard setback in order for the structure to be 5 feet from the East property line."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Dalton Robins 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-79-2024 as presented, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-79-2024 passed unanimously.

I. **Case Number BZA-80-2024: 278 Cheshire Rd.**

Application of Danny & Daphne Jones. Property located at 278 Cheshire Rd., Tax Map No. 56B, Parcel C03, Zoned R-1. Description of the Request: "Applicant is requesting a 5 foot variance from the required 15 foot rear yard setback in order for the structure to be 10 feet from the South property line."

Staff recommendation is for disapproval: request does meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Danny and Daphne Jones 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-80-2024 as presented, seconded by Micheal Long.

AYE: Cindy Greene
Micheal Long

Don Trotter
Tracy P. Knight

NAY: None

The motion to approve Case Number BZA-80-2024 passed unanimously.

J. **Case Number BZA-81-2024: 1874 Ashland City Rd.**

Application of Jake Welch. Property located at 1874 Ashland City Rd., Tax Map No. 80P, Parcel A16.03, Zoned M-1. Description of the Request: "Applicant is requesting a 10.1 foot variance from the required 15 foot side yard setback in order for the structure to be 4.9 feet from the East property line."

Staff recommendation is for disapproval: request does meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Jake Welch and Allen Moser 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. Micheal Long made a motion to approve Case Number BZA-81-2024 as presented, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-81-2024 passed unanimously.

K. **Case Number BZA-82-2024: 517 Madison St.**

Application of Gracey General Partnership, McKay, Burchett and Company, Agent. Property located at 517 Madison St., Tax Map No. 66K, Parcel B19, Zoned CBD. Description of the Request: "Applicant is requesting a parking stall variance to allow the parking stalls to be 7.5' x 19.5' instead of the required 9' x 18'."

Staff recommendation is for disapproval: request does meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Cal Burchett and Jennifer Willoughby were present to speak on behalf of the request; Jennifer Rudolph was present to speak in opposition. After discussing, Cindy Greene entertained a motion. Tracy P. Knight made a motion to approve Case Number BZA-82-2024 as presented, the motion did not receive a second. Micheal Long made a motion to disapprove Case Number BZA-82-2024 as presented, seconded by Don Trotter.

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

NAY: None

The motion to disapprove Case Number BZA-82-2024 passed unanimously.

L. **Case Number BZA-83-2024: 1440 Franklin St.**

Application of Allen Moser, Cal Burchett, Agent. Property located at 1440 Franklin St., Tax Map No. 66D, Parcel D08, Zoned C-1. Description of the Request: "Applicant is requesting a 10 foot variance from the required 25 foot side yard setback in order for the structure to be 15 feet from the West property line. 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. Applicant is requesting a 10 foot variance from the required 25 foot side yard setback in order for the structure to be 15 feet from the South property line."

Staff recommendation is for disapproval: request does meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Cal Burchett and Allen Moser 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-83-2024 as presented, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-83-2024 passed unanimously.

M. **Case Number BZA-84-2024: Pembroke Rd. (006 00108 000)**

Application of SDRA Holdings LLC, Cal Burchett, Agent. Property located at Pembroke Rd., Tax Map No. 06, Parcel 01.08, Zoned M-2. Description of the Request: "Applicant is requesting a 21.2 foot variance from the required 50 foot side yard setback in order for the structure to be 28.8 feet from the North property line. Applicant is requesting a 23.7 foot variance from the required 50 foot side yard setback in order for the structure to be 26.3 feet from the South property line."

Staff recommendation is for disapproval: request does meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Allen Moser 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-84-2024 as presented, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-84-2024 passed unanimously.

N. **Case Number BZA-85-2024: Peachers Mill Rd.**

Application of SDRA Holdings LLC, Cal Burchett, Agent. Property located at Peachers Mill Rd., Tax Map No. 43L, Parcel H28, Zoned R-4 (West Portion BZA Exhibit dated October 15, 2024). Description of the Request: "Applicant is requesting a 2.5 foot variance from the required 10 foot side yard setback in order for the structure to be 7.5 feet from the North property line. Applicant is requesting a 2.5 foot variance from the required 40 foot front yard setback in order for the structure to be 37.5 feet from the South property line. Applicant is requesting a 2.5 foot variance from the required 10 foot side yard setback in order for the structure to be 7.5 feet from the South property line."

Staff recommendation is for disapproval: request does meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Allen Moser 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-85-2024 as presented, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-85-2024 passed unanimously.

O. **Case Number BZA-86-2024: Peachers Mill Rd.**

Application of SDRA Holdings LLC, Cal Burchett, Agent. Property located at Peachers Mill Rd., Tax Map No. 43L, Parcel H28, Zoned R-4 (East Portion BZA Exhibit dated October 15, 2024). Description of the Request: "Applicant is requesting a 12.4 foot variance from the required 25 foot rear yard setback in order for the structure to be 12.6 feet from the North property line. Applicant is requesting a 2.5 foot variance from the required 40 foot front yard setback in order for the structure to be 37.5 feet from the South property line."

Staff recommendation is for disapproval: request does meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Allen Moser 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-86-2024 as presented, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-86-2024 passed unanimously.

6. New Business

7. City Council Action Required

8. Adjournment

Micheal Long made a motion to adjourn; Tracy P. Knight seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 4:07 P.M.

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