



City of Clarksville

Board of Zoning Appeals

February 5, 2025 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 stated 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 N/A
ABSENT:
STAFF James Barrineau, Deputy
PRESENT: Building Official
Stephanie Rodriguez
Angie Latta

4. Approval of Minutes

Cindy Greene entertained a motion to adopt the January 8, 2025 minutes. Micheal Long made a motion to adopt the minutes as written; Don Trotter seconded the motion.

AYE: Cindy Greene
Micheal Long
Don Trotter
Tracy P. Knight
NAY: None

The motion to adopt the January 8, 2025 minutes passed unanimously.

5. Committee Action Required

A. 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. No one was present to speak on behalf of the request; no one was present to speak in opposition. After discussing, Cindy Greene entertained a motion. Don Trotter made a motion to disapprove Case Number BZA-93-2024 as presented, seconded by Tracy P. Knight.

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

NAY: None

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

B. Case Number BZA-08-2025: 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 appealing the decision or determination made by an administrative official regarding Title 11 Section 11.1.2 (B) I of the Official Zoning Ordinance, concerning BZA-88-2024. The appeal seeks approval to allow 8 children, instead of the 6 children currently permitted by the Family Day Care Home definition in the City of Clarksville Zoning Ordinance."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and the hardship is considered self-imposed. 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. Micheal Long made a motion to amend Case Number BZA-08-2025: 1604 Apache Way to the following "Applicant is appealing the decision or determination made by an administrative official regarding Title 11 Section 11.1.2 (B) I of the Official Zoning Ordinance, concerning BZA-88-2024. The appeal seeks approval to allow 12 children instead of the 6 children permitted by the Family Day Care Home definition in the City of Clarksville Zoning Ordinance." Tracy P. Knight seconded the motion to amend the request.

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

NAY: None

The motion to amend the request for Case Number BZA-08-2025 passed unanimously.

After further discussion, Cindy Greene entertained a motion. Micheal Long made a motion to approve Case Number BZA-08-2025 as amended, motion died for lack of a second. Don Trotter made a motion to disapprove Case Number BZA-08-2025 as amended, seconded by Tracy P. Knight.

AYE: Cindy Greene
Don Trotter
Tracy P. Knight

NAY: Micheal Long

The motion to disapprove Case Number BZA-08-2025 passed.

C. **Case Number BZA-09-2025: 3196 Arrow Ln.**

Application of Casey Jo Hankins. Property located at 3196 Arrow Ln., Tax Map No. 63B, Parcel J 20.00, Zoned R-1A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1A zone to allow for a store front by appointment only as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Casey Jo Hankins 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-09-2025 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-09-2025 passed unanimously.

D. **Case Number BZA-10-2025: 736 Welsey Dr.**

Application of Michael Hitzges. Property located at 736 Welsey Dr., Tax Map No. 53D, Parcel A21.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for Gunsmithing/Federal Firearms License as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Michael Hitzges 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-10-2025 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-10-2025 passed unanimously.

E. **Case Number BZA-11-2025: 2016 Ft. Campbell Blvd.**

Application of Nanci & Tito Dominguez, Jimmy Bagwell, Agent. Property located at 2016 Ft. Campbell Blvd., Tax Map No. 30H, Parcel C21.00, Zoned C-5. 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 South property line. Applicant is requesting a 20 foot variance from the required 25 foot rear yard setback in order for the structure to be 5 feet from the West property line."

Staff recommendation is for approval: Based on the history of the lot and its non-buildable status due to the current setbacks. Jimmy Bagwell 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-11-2025 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-11-2025 passed unanimously.

F. **Case Number BZA-12-2025: Pembroke Rd.**

Application of SDRA Holdings LLC, Mckay, Burchett & Company, Agent. Property located at Pembroke Rd., Tax Map No. 06, Parcel 01.08, Zoned M-2. Description of the Request:

"Applicant is requesting a 20.5 foot variance from the required 28.8 foot side yard setback in order for the structure to be 8.3 feet from the North property line. Applicant is requesting a variance to place the dumpster pad in the side setback due to the flood zone and grading of the site."

Staff recommendation is for approval: Based on the topography of the lot. 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. Don Trotter made a motion to approve Case Number BZA-12-2025 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-12-2025 passed unanimously.

G. **Case Number BZA-13-2025: 725 Hornbuckle Rd.**

Application of Reach Holdings LLC, Mckay, Burchett & Company, Agent. Property located at 725 Hornbuckle Rd., Tax Map No. 063, Parcel 022.00, Zoned C-2. Description of the Request:

"Applicant is requesting a variance to reduce required parking from 230 spaces to 164 spaces."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Paul Krueckeberg 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-13-2025 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-13-2025 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 3:20 P.M.

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