



City of Clarksville

Board of Zoning Appeals

May 7, 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 PRESENT: Cindy Greene, Chairman
Micheal Long, Vice Chairman
Don Trotter

MEMBERS ABSENT: Tracy P. Knight

STAFF PRESENT: James Barrineau, Deputy Building Official
Stephanie Rodriguez
Angie Latta

4. Approval of Minutes

Cindy Greene entertained a motion to adopt the April 2, 2025 minutes. Don Trotter made a motion to adopt the minutes as written; Micheal Long seconded the motion.

AYE: Cindy Greene
Micheal Long
Don Trotter

NAY: None

The motion to adopt the April 2, 2025 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-21-2025: 1671 Horseshoe Cave Dr.

Application of Scott Schmitz. Property located at 1671 Horseshoe Cave Dr., Tax Map No. 18E, Parcel C11.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a custom laser engraving and woodworking as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on the surrounding properties. Board to establish business hours of operation and the maximum number of customers permitted to be served on the property at any given time. Scott

Schmitz 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 amend Case Number BZA-21-2025: 1671 Horseshoe Cave Dr. to the following "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for custom laser engraving and woodworking to include Federal Firearms as a customary home occupation." Micheal Long seconded the motion to amend the request.

AYE: Cindy Greene
Micheal Long
Don Trotter

NAY: None

The motion to amend the request for Case Number BZA-21-2025 passed unanimously.

After further discussion, Cindy Greene entertained a motion. Micheal Long made a motion to approve Case Number BZA-21-2025 as amended, seconded by Don Trotter.

AYE: Cindy Greene
Micheal Long
Don Trotter

NAY: N/A

The motion to approve Case Number BZA-21-2025 as amended passed unanimously.

B. Case Number BZA-27-2025: 3774 Windhaven Dr.

Application of Jesse Kuter. Property located at 3774 Windhaven Dr., Tax Map No. 09I, Parcel F38.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Online Crystal Shop as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on the surrounding properties. Board to establish business hours of operation and the maximum number of customers permitted to be served on the property at any given time. Jesse Kuter 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-27-2025 as presented, seconded by Micheal Long.

AYE: Cindy Greene
Micheal Long
Don Trotter

NAY: None

The motion to approve the request for Case Number BZA-27-2025 passed unanimously.

C. Case Number BZA-28-2025: 2461 Andersonville Dr.

Application of Clayton Jenkins. Property located at 2461 Andersonville Dr., Tax Map No. 07M, Parcel A13.00, Zoned R-1A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1A zone to allow for a Online Clothing Retail as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on the surrounding properties. Board to establish business hours of operation and the maximum number of customers permitted to be served on the property at any given time. Clayton Jenkins 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-28-2025 as presented, seconded by Micheal Long.

AYE: Cindy Greene
Micheal Long
Don Trotter

NAY: None

The motion to approve the request for Case Number BZA-28-2025 passed unanimously.

D. **Case Number BZA-29-2025: 1210 Talley Dr.**

Application of LaGina Osborne. Property located at 1210 Talley Dr., Tax Map No. 66L, Parcel L12.00, Zoned R-4. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-4 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 the surrounding properties. LaGina Osborne 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-29-2025 as presented, seconded by Don Trotter.

AYE: Cindy Greene
Micheal Long
Don Trotter

NAY: None

The motion to approve the request for Case Number BZA-29-2025 passed unanimously.

E. **Case Number BZA-30-2025: 211 Jackson Rd.**

Application of Jazmin Sawyer. Property located at 211 Jackson Rd., Tax Map No. 43M, Parcel A24.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for E-Commerce as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on the surrounding properties. Board to establish business hours of operation and the maximum number of customers permitted to be served on the property at any given time. Jazmin Sawyer 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-30-2025 as presented, seconded by Micheal Long.

AYE: Cindy Greene
Micheal Long
Don Trotter

NAY: None

The motion to approve the request for Case Number BZA-30-2025 passed unanimously.

F. **Case Number BZA-31-2025: 2243 Kim Dr.**

Application of Regina Silvers. Property located at 2243 Kim Dr., Tax Map No. 400, Parcel A15.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for Online Craft Retail as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on the surrounding properties. Board to establish business hours of operation and the maximum number of customers permitted to be served on the property at any given time. Regina Silvers 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-31-2025 as presented, seconded by Don Trotter.

AYE: Cindy Greene
Micheal Long
Don Trotter

NAY: None

The motion to approve the request for Case Number BZA-31-2025 passed unanimously.

G. **Case Number BZA-32-2025: 2834 Thrush Dr.**

Application of Kennie Ellis. Property located at 2834 Thrush Dr., Tax Map No. 32O, Parcel D09.00, 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 the surrounding properties. Kennie Ellis 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-32-2025 as presented, seconded by Don Trotter.

AYE: Cindy Greene
Micheal Long
Don Trotter

NAY: None

The motion to approve the request for Case Number BZA-32-2025 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 3:05 P.M.