



City of Clarksville

Board of Zoning Appeals

April 2, 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 March 5, 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 March 5, 2025 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-18-2025: 1084 Fuji Ln.

Application of Dorothy Galphin, David Greenlee, Agent. Property located at 1084 Fuji Ln., Tax Map No. 31E, Parcel J50.00, Zoned R-2. Description of the Request: "Applicant is requesting a

5 foot variance from the required 10 foot rear yard setback in order for the structure to be 5 feet from the West property line."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. David Greenlee 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-18-2025, seconded by Tracy P Knight.

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

NAY: None

The motion to approve Case Number BZA-18-2025 passed unanimously.

B. 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."~~

*** APPLICANT REQUESTED TO DEFER UNTIL MAY MEETING ***

Staff recommendation is for approval: 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; there was no one present to speak in opposition. After discussing, Cindy Greene entertained a motion. Tracy P. Knight made a motion to defer Case Number BZA-21-2025, seconded by Don Trotter.

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

NAY: None

The motion to defer Case Number BZA-21-2025 passed unanimously.

C. Case Number BZA-22-2025: 3119 Holly Pt.

Application of Johnathan Hollingsworth. Property located at 3119 Holly Pt., Tax Map No. 63B, Parcel L 13.00, Zoned R-1A. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-1A zone to allow for catering as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on the surrounding properties. Board to establish business's hours of operation and maximum number of customers permitted to be served on the property at any given time. Johnathan Hollingsworth 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-22-2025 as presented, seconded by Micheal Long.

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

NAY: None

The motion to approve the request for Case Number BZA-22-2025 passed unanimously.

After further discussion, Tracy P. Knight made a motion to approve the maximum number of customers permitted at any given time to be no more than 3 and hours of operation to be 8 A.M. to 8 P.M., seconded by Don Trotter.

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

NAY: N/A

The motion to approve the maximum number of customers permitted at any given time to be no more than 3 and hours of operation to be 8 A.M. to 8 P.M. passed unanimously.

D. **Case Number BZA-23-2025: 2155 Watertown Pl.**

Application of Mark Overturf. Property located at 2155 Watertown Pl., Tax Map No. 57B, Parcel A 13.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a small artisan retail business 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. Mark Overturf 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-23-2025 as presented, seconded by Micheal Long.

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

NAY: None

The motion to approve the request for Case Number BZA-23-2025 passed unanimously.

E. **Case Number BZA-24-2025: 3833 Man O War Blvd.**

Application of Courtney Fry. Property located at 3833 Man O War., Tax Map No. 17H, Parcel H20.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-2 zone to allow for an E-Commerce (Etsy/Shopify Platform 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. Courtney Fry 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-24-2025 as presented, seconded by Micheal Long.

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

NAY: None

The motion to approve the request for Case Number BZA-24-2025 passed unanimously.

F. **Case Number BZA-25-2025: 2008 Post Rd.**

Application of Thomas Faulker, David Greenlee, Agent. Property located at 2008 Post Rd., Tax Map No. 65N, Parcel E6.00, Zoned R-2. Description of the Request: "Applicant is requesting a 9.4 foot variance from the required 10 foot rear yard setback in order for the structure to be .6 feet from the West property line."

*** WITHDRAWN ***

G. **Case Number BZA-26-2025: 2475 Ashland City Rd.**

Application of Willian Alfaro, Steve Griffey Construction Co., Agent. Property located at 2475 Ashland City Rd., Tax Map No. 88A, Parcel C01.02, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a Guest House/ Garage."

Staff recommendation is for approval: request will have no adverse effects on the surrounding properties. James Bryant, Steve Griffey and Willian Alfaro 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-26-2025 as presented, seconded by Don Trotter.

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

NAY: None

The motion to approve the request for Case Number BZA-26-2025 passed unanimously.

6. New Business

N/A

7. City Council Action Required

N/A

8. Adjournment

Don Trotter made a motion to adjourn; Micheal Long seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 3:01 P.M.

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