



City of Clarksville

Board of Zoning Appeals

March 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 David Kimberling, Building
PRESENT: Official
Stephanie Rodriguez
Angie Latta

4. Approval of Minutes

Cindy Greene entertained a motion to adopt the February 5, 2025 minutes. Tracy P. Knight made a motion to adopt the minutes as written; Micheal Long seconded the motion.

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

The motion to adopt the February 5, 2025 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-14-2025: 1236 Darter Ln.

Application of Marcelino and Carrie Espinosa. Property located at 1236 Darter Ln., Tax Map No. 18E, Parcel 003.00, Zoned R-2. Description of the Request: "Applicant is requesting a 28.5

foot variance from the required 30 foot front yard setback in order for the structure/addition to be 1.5 feet from the North property line. Applicant is requesting a 18.5 foot variance from the required 20 foot front yard PUDE in order for the structure/addition to be 1.5 feet from the North property line."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and the hardship is considered self-imposed. Marcelino Espinosa 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 amend Case Number BZA-14-2025: 1236 Darter Ln to the following "Applicant is requesting a 28.5 foot variance from the required 30 foot front yard setback in order for the structure/addition to be 1.5 feet from the North property line." Micheal Long 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-14-2025 passed unanimously.

After further discussion, Cindy Greene entertained a motion. Micheal Long made a motion to approve Case Number BZA-14-2025 as amended, seconded by Tracy P. Knight.

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

NAY: N/A

The motion to approve Case Number BZA-14-2025 passed unanimously.

B. Case Number BZA-15-2025: 3403 N Henderson Way

Application of Danielle Costea. Property located at 3403 N Henderson Way, Tax Map No. 07F, Parcel E37.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Pet Grooming Salon as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on the surrounding properties. Individual customer appointments recommended and Board to establish the maximum number of customers permitted to be served on the property at any given time. Danielle Costea 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-15-2025, 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-15-2025 passed unanimously.

After further discussion, Don Trotter made a motion to approve the maximum number of pets permitted at any given time to be no more than 3, seconded by Tracy P. Knight.

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

NAY: N/A

The motion to approve the maximum number of pets permitted at any given time to be no more than 3 passed unanimously.

C. **Case Number BZA-16-2025: 2537 Centerstone Cir.**

Application of Kayla Mays. Property located at 2537 Centerstone Cir., Tax Map No. 31M, Parcel B10.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a 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. Kayla Mays 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-16-2025 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-16-2025 passed unanimously.

D. **Case Number BZA-17-2025: 410 W. Coy Cir.**

Application of Laurie Kissell. Property located at 410 W. Coy Cir., Tax Map No. 80F, Parcel C15.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Online/Market Freezer Beef Sales as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Laurie Kissell 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-17-2025 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-17-2025 passed unanimously.

E. **Case Number BZA-18-2025: 1084 Fuji Ln.**

Application of Dorothy Galphin. 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. 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-18-2025, seconded by Micheal Long.

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

NAY: None

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

F. **Case Number BZA-19-2025: 573 Somerset Ln.**

Application of Georgia Love. Property located at 573 Somerset Ln., Tax Map No. 54A, Parcel B36.00, Zoned R-1A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1A zone to allow for a 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. Georgia Love 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-19-2025 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-19-2025 passed unanimously.

G. **Case Number BZA-20-2025: 3259 Twelve Oaks Blvd.**

Application of Kimberly Hinton. Property located at 3259 Twelve Oaks Blvd., Tax Map No. 07I, Parcel D12.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a 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. Kimberly Hinton 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-20-2025 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-20-2025 passed unanimously.

6. New Business

N/A

7. City Council Action Required

N/A

8. Adjournment

Micheal Long made a motion to adjourn; Tracy P Knight seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 3:17 P.M.

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