



# City of Clarksville

## Board of Zoning Appeals

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July 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 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 June 4, 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  
Julie Tarrents

NAY: None

The motion to adopt the June 4, 2025 minutes passed unanimously.

#### 5. Committee Action Required

##### A. Case Number BZA-34-2025: 664 Chesterfield Cir.

Application of Averitt Construction. Property located at 664 Chesterfield Cir., Tax Map No. 81 I, Parcel B 007.00, Zoned R-1. Description of the Request: "Applicant is requesting a 15 foot

variance from the required 40 foot front yard setback in order for the structure to be 25 feet from the West property line."

Staff recommendation is for approval: Reduced setback would allow house site to avoid extreme topography. Request will have no adverse effects on surrounding properties. There was no one 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 defer Case Number BZA-34-2025, seconded by Micheal Long.

AYE: Cindy Greene  
Micheal Long  
Don Trotter  
Julie Tarrents

NAY: None

The motion to defer Case Number BZA-34-2025 passed unanimously.

**B. Case Number BZA-36-2025: Stacy Johnson Blvd.**

Application of FWJR Development Partnership, Cal Mckay, Agent. Property located at Stacy Johnson Blvd., Tax Map No. 33, Parcel 005.13, Zoned C-5 (Lot 3 Gateway Park 3 replat dated April 22, 2025). Description of the Request: "Applicant is requesting a 40 foot height variance from the 35 foot maximum height of a structure in order for the structure(s) to be 75 feet tall at the highest point."

Staff recommendation is for disapproval. Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Cal McKay 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-36-2025, seconded by Julie Tarrents.

AYE: Cindy Greene  
Micheal Long  
Don Trotter  
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-36-2025 passed unanimously.

**C. Case Number BZA-37-2025: Stacy Johnson Blvd.**

Application of FWJR Development Partnership, Cal Mckay, Agent. Property located at Stacy Johnson Blvd., Tax Map No. 33, Parcel 005.13, Zoned C-5 (Lot 4 Gateway Park 3 replat dated April 22, 2025). Description of the Request: "Applicant is requesting a 40 foot height variance from the 35 foot maximum height of a structure in order for the structure(s) to be 75 feet tall at the highest point."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Cal McKay 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-37-2025, seconded by Don Trotter.

AYE: Cindy Greene  
Micheal Long  
Don Trotter  
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-37-2025 passed unanimously.

**D. Case Number BZA-38-2025: 519 Martin St.**

Application of Brian Wolff, McKay Burchett & Co., Agent. Property located at 519 Martin St., Tax Map No. 66 K, Parcel F 022.00, Zoned R-3. Description of the Request: "Applicant is requesting a 12 foot variance from the required 20 foot rear yard setback in order for the structure to be 8 feet from the South property line."

Staff recommendation is for approval: Based on lot's non-buildable status due to current setbacks. Cal Burchett 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. Julie Tarrents made a motion to approve Case Number BZA-38-2025, seconded by Don Trotter.

AYE: Cindy Greene  
Micheal Long  
Don Trotter  
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-38-2025 passed unanimously.

**E. Case Number BZA-39-2025: E Martin St.**

Application of Brian Wolff, McKay Burchett & Co., Agent. Property located at E Martin St., Tax Map No. 66 K, Parcel F 023.00, Zoned R-3. Description of the Request: "Applicant is requesting a 12 foot variance from the required 20 foot rear yard setback in order for the structure to be 8 feet from the South property line."

Staff recommendation is for approval: Based on lot's non-buildable status due to current setbacks. Cal Burchett 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-39-2025, seconded by Micheal Long.

AYE: Cindy Greene  
Micheal Long  
Don Trotter  
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-39-2025 passed unanimously.

**F. Case Number BZA-42-2025: 3433 Bradfield Dr.**

Application of Everlyne Serem, Legalzoom, Agent. Property located at 3433 Bradfield Dr., Tax Map No. 06 E, Parcel D 033.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a used appliance repair shop as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. Board to establish business hours of operation and maximum number of customers permitted to be served on the property at any given time. 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. Don Trotter made a motion to defer Case Number BZA-42-2025, seconded by Micheal Long.

AYE: Cindy Greene  
Micheal Long

Don Trotter  
Julie Tarrents

NAY: None

The motion to defer Case Number BZA-42-2025 passed unanimously.

G. **Case Number BZA-43-2025: 430 Winding Way Rd.**

Application of Michael Proctor. Property located at 430 Winding Way Rd., Tax Map No. 80 L, Parcel B 009.00, 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. Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a mobile flower business as a customary home occupation."

Staff recommendation is for approval: Request for Guest House will have no adverse effects on surrounding properties. Disapproval: Request for customary home occupation does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Michael Proctor was present to speak on behalf of the request; Julie Proctor 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-43-2025, seconded by Don Trotter.

AYE: Cindy Greene  
Micheal Long  
Don Trotter  
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-43-2025 passed unanimously.

H. **Case Number BZA-44-2025: 1757 Autumnwood Blvd.**

Application of Regina Jordan-Sodiq. Property located at 1757 Autumnwood Blvd., Tax Map No. 18 E, Parcel A 011.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for an online clothing boutique as a customary home occupation."

Staff recommendation is for approval: Approval: Request will have no adverse effects on 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. Regina Jordan-Sodiq 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-44-2025, seconded by Micheal Long.

AYE: Cindy Greene  
Micheal Long  
Don Trotter  
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-44-2025 passed unanimously.

I. **Case Number BZA-45-2025: Current Rd.**

Application of Clarksville Parks & Recreation, Jennifer Letourneau, Agent. Property located at Current Rd., Tax Map No. 16 H, Parcel A 055.00, Zoned R-1A. Description of the Request: "Applicant is requesting a variance to allow the current Reserve at Oakland Subdivision and any future sections to use this acreage off Current Road toward their open space requirements which will be maintained by the City of Clarksville Parks and Recreation Department."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. Jeffrey Tyndall 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-45-2025, seconded by Don Trotter.

AYE: Cindy Greene  
Micheal Long  
Don Trotter  
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-45-2025 passed unanimously.

J. **Case Number BZA-46-2025: 261 Stonecrossing Dr.**

Application of Bill Mace, Suiter Surveying, Agent. Property located at 261 Stonecrossing Dr., Tax Map No. 030, Parcel 059.01, Zoned C-5. Description of the Request: "Applicant is requesting a 4 foot variance from the required 15 foot setback in order for the structure to be 11 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. Bill Mace 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-46-2025, seconded by Julie Tarrents.

AYE: Cindy Greene  
Micheal Long  
Don Trotter  
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-46-2025 passed unanimously.

**6. New Business**

**7. City Council Action Required**

**8. Adjournment**

Micheal Long made a motion to adjourn; Don Trotter seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 3:25 P.M.