



City of Clarksville

Board of Zoning Appeals

August 6, 2025 at 2:30 PM
Building & Codes Department
100 South Spring Street

MINUTES

1. Call to Order

Micheal Long called the Board of Zoning Appeals meeting to order at 2:30 PM. Mr. Long stated for the record that a quorum was present.

2. Pledge of Allegiance

3. Announce Members in Attendance (verify quorum)

MEMBERS PRESENT: Micheal Long, Vice Chairman
Julie Tarrents
Don Trotter
Tracy P. Knight

MEMBERS ABSENT: Cindy Greene, Chairman

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

4. Approval of Minutes

Micheal Long entertained a motion to adopt the July 2, 2025 minutes. Julie Tarrents made a motion to adopt the minutes as written; Don Trotter seconded the motion.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents

NAY: None

The motion to adopt the July 2, 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. Syd Hedrick was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Tracy P. Knight made a motion to approve Case Number BZA-34-2025, seconded by Julie Tarrents.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents

NAY: None

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

B. 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. The board to establish business hours of operation and the 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, Micheal Long entertained a motion. Don Trotter made a motion to defer Case Number BZA-42-2025, seconded by Julie Tarrents.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents

NAY: None

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

C. Case Number BZA-47-2025: 313 Idaho Springs Rd.

Application of Michelle Buie-Gifford. Property located at 313 Idaho Springs Rd., Tax Map No. 056J, Parcel B 010.00, 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 disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Michelle Buie-Gifford was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-47-2025, seconded by Tracy P. Knight.

AYE: Micheal Long
 Tracy P. Knight
 Don Trotter
 Julie Tarrents

NAY: None

The motion to approve Case Number BZA-47-2025 passed unanimously.

D. Case Number BZA-48-2025: 1589 Malone Way

Application of Shannon Holman. Property located at 1589 Malone Way, Tax Map No. 057F, Parcel A 043.00, 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. Shannon Holman was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Julie Tarrents made a motion to approve Case Number BZA-48-2025, seconded by Don Trotter.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-48-2025 passed unanimously.

E. Case Number BZA-49-2025: 3447 Merganser Dr.

Application of Andrew Johnston. Property located at 3447 Merganser Dr., Tax Map No. 08P, Parcel E 012.00 Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Guest House."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. Andrew Johnston was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-49-2025, seconded by Tracy P. Knight.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-49-2025 passed unanimously.

F. Case Number BZA-50-2025: Eubank Dr. Suite B

Application of Johnny Piper, Sean Ruth, Agent. Property located at Eubank Dr. Suite B, Tax Map No. 054, Parcel 011.16 Zoned M-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a M-1 zone to allow for a Micro-Distillery."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Sean and Candice Ruth were present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Tracy P. Knight made a motion to approve Case Number BZA-50-2025 contingent upon the recommendations of the Regional Planning Commission and the Clarksville Street Department, seconded by Don Trotter.

AYE: Micheal Long
Tracy P. Knight

Don Trotter
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-50-2025 passed unanimously.

G. Case Number BZA-51-2025: 224 Short Ct.

Application of Robert Chaney. Property located at 224 Short Ct., Tax Map No. 19P, Parcel J 008.00, Zoned R-1A. Description of the Request: "Applicant is requesting a 8.8 foot variance from the required 40 foot front yard setback in order for the structure to be 31.2 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. Rachelle Price was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Julie Tarrents made a motion to approve Case Number BZA-51-2025, seconded by Tracy P. Knight.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-51-2025 passed unanimously.

H. Case Number BZA-52-2025: Oak St.

Application of Ronald Daly. Property located at Oak St., Tax Map No. 55I, Parcel A 011.00, Zoned R-4. Description of the Request: "Applicant is requesting a 20 foot variance from the required 40 foot front yard setback in order for the structure to be 20 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. Ronald Daly was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-52-2025, seconded by Tracy P. Knight.

AYE: Micheal Long
Tracy P. Knight
Don Trotter
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-52-2025 passed unanimously.

6. New Business

7. City Council Action Required

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

9. Adjournment

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