



City of Clarksville

Board of Zoning Appeals

January 8, 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 Micheal Long, Vice Chairman
PRESENT: Don Trotter
 Tracy P. Knight

MEMBERS Cindy Greene, Chairman
ABSENT:

STAFF Justin Crosby, Director of
PRESENT: Building & Codes
 James Barrineau, Deputy
 Building Official
 Stephanie Rodriguez

4. Approval of Minutes

5. Committee Action Required

A. Case Number BZA-93-2024: 1093 Ft. Campbell Blvd.

Application of The OG SC Coffee, LLC, Theresa Snow, Agent. Property located at 1093 Ft. Campbell Blvd., Tax Map No. 54E, Parcel F01.04, Zoned C-2. Description of the Request: "Applicant is requesting a variance to reduce required parking from 31 spaces to 24 spaces."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. There was no one present to speak on behalf of the request. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to defer Case Number BZA-93-2024, seconded by Tracy P. Knight.

AYE: Micheal Long
Don Trotter
Tracy P. Knight

NAY: None

The motion to defer Case Number BZA-93-2024 passed unanimously.

B. **Case Number BZA-01-2025: 960 Silty Dr.**

Application of Keoni Correa. Property located at 960 Silty Dr., Tax Map No. 06L, Parcel G57.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Federal Firearms License as a customary home occupation."

APPLICANT REQUESTED TO DEFER UNTIL FEBRUARY MEETING

C. **Case Number BZA-02-2025: 1052 Thrasher Dr.**

Application of Arlonda Robinson. Property located at 1052 Thrasher Dr., Tax Map No. 08L, Parcel H14.00, 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. Arlonda and Leslie Robinson 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-02-2025 as presented, seconded by Don Trotter.

AYE: Micheal Long
Don Trotter
Tracy P. Knight

NAY: None

The motion to approve Case Number BZA-02-2025 passed unanimously.

D. **Case Number BZA-03-2025: 747 Needmore Rd.**

Application of Cesar Navarro. Property located at 747 Needmore Rd., Tax Map No. 32P, Parcel C05.00, Zoned AG. Description of the Request: "Applicant is requesting a 10 foot variance from the required 20 foot side yard setback in order for the structure to be 10 feet from the North property line. Applicant is requesting a 10 foot variance from the required 20 foot side yard setback in order for the structure to be 10 feet from the East 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. Cesar Navarro 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 amend Case Number BZA-03-2025: 747 Needmore Rd. to the following "Applicant is requesting a 10 foot variance from the required 20 foot side yard setback in order for the structure to be 10 feet from the North property line." Tracy P. Knight seconded the motion to amend the request.

AYE: Micheal Long
Don Trotter
Tracy P. Knight

NAY: None

The motion to amend the request for Case Number BZA-03-2025 passed unanimously.

After further discussion, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-03-2025 as amended, seconded by Tracy P. Knight.

AYE: Micheal Long
Don Trotter
Tracy P. Knight

NAY: None

The motion to approve Case Number BZA-03-2025 passed unanimously.

E. **Case Number BZA-04-2025: 918 Dumas Dr.**

Application of Habitat for Humanity of Montgomery Co TN Inc. Property located at 918 Dumas Dr., Tax Map No. 80H, Parcel A02.00, Zoned R-6. Description of the Request: "Applicant is requesting to waive the sidewalk requirement."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Syd Hedrick was present to speak on behalf of the request; Rene Gupton was present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to disapprove Case Number BZA-04-2025 as presented, seconded by Tracy P. Knight.

AYE: Micheal Long
Don Trotter
Tracy P. Knight

NAY: None

The motion to disapprove Case Number BZA-04-2025 passed unanimously.

F. **Case Number BZA-05-2025: 920 Dumas Dr.**

Application of Habitat for Humanity of Montgomery Co TN Inc. Property located at 920 Dumas Dr., Tax Map No. 80H, Parcel A01.00, Zoned R-6. Description of the Request: "Applicant is requesting to waive the sidewalk requirement."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Syd Hedrick was present to speak on behalf of the request; no one was present to speak in opposition. After discussing, Micheal Long entertained a motion. Tracy P. Knight made a motion to disapprove Case Number BZA-05-2025 as presented, seconded by Don Trotter.

AYE: Micheal Long
Don Trotter
Tracy P. Knight

NAY: None

The motion to disapprove Case Number BZA-05-2025 passed unanimously.

G. **Case Number BZA-06-2025: 1416 Elm Hill Dr.**

Application of Habitat for Humanity of Montgomery Co TN Inc. Property located at 1416 Elm Hill Dr., Tax Map No. 80H, Parcel A03.00, Zoned R-6. Description of the Request: "Applicant is requesting to waive the sidewalk requirement."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and the hardship is considered self-imposed. 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. Don Trotter made a motion to amend Case Number BZA-06-2025: 1416 Elm Hill Dr.h to the following "Applicant is

requesting to waive the sidewalk requirement on the Elm Hill Dr. side of the property." Tracy P. Knight seconded the motion to amend the request.

AYE: Micheal Long
Don Trotter
Tracy P. Knight

NAY: None

The motion to amend the request for Case Number BZA-06-2025 passed unanimously.

After further discussion, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-06-2025 as amended, seconded by Tracy P. Knight.

AYE: Micheal Long
Don Trotter
Tracy P. Knight

NAY: None

The motion to approve Case Number BZA-06-2025 passed unanimously.

H. Case Number BZA-07-2025: 287 Dover Rd.

Application of Brian Johnson. Property located at 287 Dover Rd., Tax Map No. 54E, Parcel F09.00, Zoned C-5. Description of the Request: "Applicant is appealing the decision or determination made by an administrative official pertaining to Title 11 Section 11.1.2 (B) I of the Official Zoning Ordinance (Organization) regarding the definitions of a building and a structure to allow storage units within the minimum setback line."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Brian Johnson was present to speak on behalf of the request; Justin Crosby was present to speak in opposition. After discussing, Micheal Long entertained a motion. Tracy P. Knight made a motion to disapprove Case Number BZA-07-2025 as presented, seconded by Don Trotter.

AYE: Micheal Long
Don Trotter
Tracy P. Knight

NAY: None

The motion to disapprove Case Number BZA-07-2025 passed unanimously.

6. New Business

7. City Council Action Required

8. Adjournment

Don Trotter made a motion to adjourn; Tracy P. Knight seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 3:36 P.M.

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