



City of Clarksville

Board of Zoning Appeals

June 4, 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
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 May 7, 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 May 7, 2025 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-33-2025: 185 Kingstons Cove

Application of Tiesha Slade. Property located at 185 Kingstons Cv., Tax Map No. 07 O, Parcel D 010.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Beauty Shop (1 chair) as a customary home occupation."

Staff recommendation is for 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. Tiesha Slade 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-33-2025, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-33-2025 passed unanimously.

B. **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. 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-34-2025, seconded by Micheal Long.

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

NAY: None

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

C. **Case Number BZA-35-2025: 3401 Ft. Campbell Blvd.**

Application of Cook Out Clarksville Inc. Property located at 3401 Ft. Campbell Blvd., Tax Map No. 05 E, Parcel A 004.00, Zoned C-5. Description of the Request: "Applicant is requesting a 20 foot variance from the required 50 foot front yard setback in order for the structure to be 30 feet from the East property line."

Staff recommendation is for approval: Based on hardship imposed by the utility easement encroachment. William Pugh 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-35-2025, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-35-2025 passed unanimously.

D. **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. 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-36-2025, seconded by Micheal Long.

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

NAY: None

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

E. 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. 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-37-2025, seconded by Don Trotter.

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

NAY: None

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

F. 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. 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-38-2025, seconded by Tracy P. Knight.

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

NAY: None

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

G. **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. 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. Micheal Long made a motion to defer Case Number BZA-39-2025, seconded by Tracy P. Knight.

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

NAY: None

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

H. **Case Number BZA-40-2025: 713 Providence Blvd.**

Application of Luis Manuel Valenica-Martinez, Brad Weakley, Agent. Property located at 713 Providence Blvd., Tax Map No. 54 E, Parcel C 012.00, Zoned C-2. Description of the Request: "Applicant is requesting a 36.3 foot variance from the required 40 foot front yard setback in order for the structure to be 3.7 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. Pishoy Zaki and Brad Weakley 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-40-2025, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-40-2025 passed unanimously.

I. **Case Number BZA-41-2025: 200 Windmeade Cir.**

Application of Willie Hines, Huff Consolidated Enterprises, Agent. Property located at 200 Windmeade Cir., Tax Map No. 30G, Parcel J 014.00, Zoned R-2. Description of the Request: "Applicant is requesting a 4.2 foot variance from the required 40 foot front yard setback in order for the structure to be 35.8 feet from the South property line."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. James Cox 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-41-2025, seconded by Micheal Long.

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

NAY: None

The motion to approve Case Number BZA-41-2025 passed unanimously.

6. New Business

7. City Council Action Required

8. Adjournment

Don Trotter made a motion to adjourn; Micheal Long seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 3:08 P.M.

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