



City of Clarksville

Board of Zoning Appeals

October 1, 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: N/A

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

4. Approval of Minutes

Micheal Long entertained a motion to adopt the September 3, 2025 minutes. Tracy P. Knight 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 September 3, 2025 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-53-2025: 840 Salisbury Way

Application of Kevin Lee. Property located at 840 Salisbury Way, Tax Map No. 57H, Parcel A 016.00, Zoned R-1. Description of the Request: "Applicant is requesting a 7.2 foot variance

from the required 40 foot rear yard setback in order for the structure to be 32.8 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. 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. Julie Tarrents made a motion to defer Case Number BZA-53-2025, seconded by Tracy P. Knight.

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

NAY: None

The motion to defer Case Number BZA-53-2025 passed unanimously.

B. Case Number BZA-58-2025: 127 Hadley Dr.

Application of Katherine Conn. Property located at 127 Hadley Dr., Tax Map No. 30H, Parcel B 022.00, Zoned C-5. Description of the Request: "Applicant is requesting to replace the privacy fence that was destroyed in the tornado of December 9, 2023. The fence was solid to 6 foot in height for the protection/security of the dogs and the community. It was destroyed in the tornado, we would like to replace it."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. The proposed fence would be located outside of the property and within the right-of-way and would obstruct the line of sight for drivers. Katherine Conn 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 defer Case Number BZA-58-2025, seconded by Don Trotter.

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

NAY: None

The motion to defer Case Number BZA-58-2025 passed unanimously.

C. Case Number BZA-60-2025: 165 Old Farmers Rd.

Application of Thomas Wire. Property located at 165 Old Farmers Rd., Tax Map No. 81K Parcel D 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 R&D and assembly of small test equipment cases 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 the maximum number of customers permitted to be served on the property at any given time. Thomas Wire 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-55-2025, allowing the business to operate Monday through Sunday from 8:00 AM to 6:00 PM, with a maximum of three customers permitted on the property at any given time. The motion was seconded by Julie Tarrents.

AYE: Micheal Long
 Tracy P. Knight

Don Trotter
Julie Tarrents

NAY: None

The motion to approve Case Number BZA-60-2025 passed unanimously.

D. Case Number BZA-61-2025: 3807 Maliki Dr.

Application of Shaquanna Hilliard. Property located at 3807 Maliki Dr., Tax Map No. 17H, Parcel M 025.00, 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. Shaquanna Hilliard 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-61-2025, seconded by Tracy P. Knight.

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

NAY: None

The motion to approve Case Number BZA-61-2025 passed unanimously.

E. Case Number BZA-62-2025: 434 Cyprus Ct.

Application of Frank Jones. Property located at 434 Cyprus Ct., Tax Map No. 32J, Parcel B 035.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Massage Therapy Practice (1 chair) as a customary home occupation."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. Board to establish the business's hours of operation. Kaci Jones 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-55-2025, allowing the business to operate Monday through Sunday from 8:00 AM to 6:00 PM. The motion was seconded by Julie Tarrents.

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

NAY: None

The motion to approve Case Number BZA-62-2025 passed unanimously.

6. New Business

7. City Council Action Required

8. Adjournment

Don Trotter made a motion to adjourn; Julie Tarrents seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 3:24 P.M.