



City of Clarksville

Board of Zoning Appeals

November 5, 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 state 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
Hana Hyams

MEMBERS ABSENT: Tracy P. Knight
STAFF PRESENT: James Barrineau
Stephanie Rodriguez
Angie Latta

4. Approval of Minutes

Micheal Long entertained a motion to adopt the October 1, 2025 minutes. Don Trotter made a motion to adopt the minutes as written; Julie Tarrents seconded the motion.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to adopt the October 1, 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. Kevin Lee 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-53-2025, seconded by Don Trotter

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve 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 increase the height of the solid portion of the property's fence from 3 1/2 ft to 6 ft on the property. The solid portion extension to exclude the fence located on the southeast corner of the property that is in the designated sight line of Hadley drive."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. 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 approve Case Number BZA-58-2025, seconded by Don Trotter

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

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

C. Case Number BZA-63-2025: 2631 Hwy 41A

Application of Raj Patel, L.I. Smith & Associates, Inc., Agent. Property located at 2631 Hwy 41A, Tax Map No. 81H, Parcel B 004.01, Zoned C-5. Description of the Request: "Applicant is requesting a variance to reduce required parking from 99 spaces to 72 spaces."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. Jan Brotherton 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. Hana Hyams made a motion to approve Case Number BZA-63-2025, seconded by Julie Tarrents.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-63-2025 passed unanimously.

D. Case Number BZA-64-2025: Tracy Ln.

Application of 2255 McCormick Lane Owner, LLC, Houston Smith, Agent. Property located at Tracy Ln., Tax Map No. 41, Parcel 040.01, Zoned R-4/R-2A. Description of the Request:

"Applicant is requesting to allow dumpster pad to be 18 feet from the North property line (considered front MBSL)."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Houston Smith 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-64-2025, seconded by Julie Tarrents.

AYE: Micheal Long
 Don Trotter
 Julie Tarrents
 Hana Hyams

NAY: None

The motion to approve Case Number BZA-64-2025 passed unanimously.

E. Case Number BZA-65-2025: 814 Crossland Ave

Application of Bryce Powers, Cal Burchett - McKay Burchett & Co, Agent. Property located at 814 Crossland Ave., Tax Map No. 66N, Parcel D 037.00, Zoned C-2/R-3. Description of the Request: "Applicant is requesting a 10 foot variance from the required 10 foot side yard setback in order for the structure to be 0 feet from the West property line. Applicant is requesting a 10 foot variance from the required 20 foot rear yard setback in order for the structure to be 10 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. Bryce Powers and Cal Burchett 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. Don Trotter made a motion to approve Case Number BZA-65-2025, seconded by Julie Tarrents.

AYE: Micheal Long
 Don Trotter
 Julie Tarrents
 Hana Hyams

NAY: None

The motion to approve Case Number BZA-65-2025 passed unanimously.

6. New Business

A. Board members will nominate and vote for Chair and Vice Chair

A motion was made to conduct new business items after the approval of the October 1, 2025's meeting minutes. After discussing, Micheal Long entertained a motion. Julie Tarrents made a motion to approve the motion to conduct new business items after the approval of October 1, 2025's meeting minutes, seconded by Don Trotter.

AYE: Micheal Long
 Don Trotter
 Julie Tarrent
 Hana Hyams

NAY: None

The motion to conduct new business items after the approval of the October 1, 2025's

meeting minutes passed unanimously.

After discussing, Micheal Long entertained a motion. Julie Tarrents made a motion to vote Micheal Long as the new chairman and Tracy P. Knight as the vice chairman of the Board of Zoning Appeals, seconded by Don Trotter.

AYE: Micheal Long
 Don Trotter
 Julie Tarrent
 Hana Hyams

NAY: None

The motion to vote Micheal Long as the new chairman and Tracy P. Knight as the vice chairman of the Board of Zoning Appeals passed unanimously.

7. City Council Action Required

8. Adjournment

Julie Tarrents made a motion to adjourn; Don Trotter seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 3:18 P.M.