



City of Clarksville

Board of Zoning Appeals

January 7, 2026 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, Chairman
Tracy P. Knight, Vice
Chairman
Julie Tarrents
Don Trotter
Hana Hyams

MEMBERS ABSENT: None

STAFF PRESENT: James Barrineau
Stephanie Rodriguez
Angie Latta

4. Approval of Minutes

Micheal Long entertained a motion to adopt the December 3, 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
Hana Hyams

NAY: None

The motion to adopt the December 3, 2025 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-01-2026: N Seven Mile Ferry Rd.

Application of Christopher Colburn, Argentum Builders, Agent. Property located at N Seven

Mile Ferry Rd., Tax Map No. 79L, Parcel B 019.00, Zoned C-2. Description of the Request: "Applicant is requesting a variance to reduce required parking from 8 spaces to 3 spaces."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Steve Wall 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 disapprove Case Number BZA-01-2026, seconded by Julie Tarrents.

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

NAY: None

The motion to disapprove Case Number BZA-01-2026 passed unanimously.

B. Case Number BZA-02-2026: Cumberland Dr.

Application of SDRA Holdings, LLC, Allen Moser, Agent. Property located at Cumberland Dr., Tax Map No. 66N, Parcel D 017.00, Zoned C-2. 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 West property line. Applicant is requesting a 25 foot variance from the required 40 foot front yard setback in order for the structure to be 15 feet from the North property line."

Staff recommendation is for disapproval: Request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Allen Moser 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 disapprove Case Number BZA-02-2026, seconded by Don Trotter.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: Tracy P. Knight

The motion to disapprove Case Number BZA-02-2026 passed.

C. Case Number BZA-03-2026: 803 Cumberland Dr.

Application of SDRA Holdings, LLC, Allen Moser, Agent. Property located at 803 Cumberland Dr., Tax Map No. 66N, Parcel D 016.00, Zoned C-2. 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 West property line. Applicant is requesting a 25 foot variance from the required 25 foot rear yard setback in order for the structure to be 0 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. Allen Moser 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 disapprove Case Number BZA-03-2026, seconded by Julie Tarrents.

AYE: Micheal Long
Tracy P. Knight
Don Trotter

Julie Tarrents
Hana Hyams

NAY: None

The motion to disapprove Case Number BZA-03-2026 passed unanimously.

D. Case Number BZA-04-2026: Cumberland Dr.

Application of SDRA Holdings, LLC, Allen Moser, Agent. Property located at Cumberland Dr., Tax Map No. 66N, Parcel D 016.01, Zoned C-2. Description of the Request: "Applicant is requesting a 25 foot variance from the required 40 foot front yard setback in order for the structure to be 15 feet from the East property line. Applicant is requesting a 25 foot variance from the required 25 foot rear yard setback in order for the structure to be 0 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. Allen Moser 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 disapprove Case Number BZA-04-2026, seconded by Don Trotter.

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

NAY: None

The motion to disapprove Case Number BZA-04-2026 passed unanimously.

E. Case Number BZA-05-2026: Cumberland Dr.

Application of SDRA Holdings, LLC, Allen Moser, Agent. Property located at Cumberland Dr., Tax Map No. 66N, Parcel D 017.01, Zoned C-2. Description of the Request: "Applicant is requesting a 25 foot variance from the required 40 foot front yard setback in order for the structure to be 15 feet from the North property line. Applicant is requesting a 25 foot variance from the required 40 foot front yard setback in order for the structure to be 15 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. Allen Moser 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 disapprove Case Number BZA-05-2026, seconded by Julie Tarrents.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: Tracy P. Knight

The motion to disapprove Case Number BZA-05-2026 passed.

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.