



City of Clarksville

Board of Zoning Appeals

December 3, 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, 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 November 5, 2025 minutes. Julie Tarrents made a motion to adopt the minutes as written; Don Trotter seconded the motion.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to adopt the November 5, 2025 minutes passed unanimously.

5. Committee Action Required

A. **Case Number BZA-66-2025: 660 Cornwall Rd**

Application of Jerry Wood, Michael Rye, Agent. Property located at 660 Cornwall Rd, Tax Map No. 065C, Parcel A 008.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for construction of a detached pool house with guest suite and kitchenette."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. Michael Rye 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-66-2025, seconded by Julie Tarrents.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-66-2025 passed unanimously.

B. **Case Number BZA-67-2025: 1760 Broadripple Dr**

Application of Tiffany Muhammad. Property located at 1760 Broadripple Dr, Tax Map No. 018B, Parcel C 023.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a Retail/Professional Home Office 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 maximum number of customers permitted to be served on the property at any given time. Tiffany Muhammad 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-67-2025 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, seconded by Don Trotter.

AYE: Micheal Long
Don Trotter
Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-67-2025 passed unanimously.

C. **Case Number BZA-68-2025: 2282 Dewitt Dr**

Application of Debra Hardwick, Martin Aubrie, Agent. Property located at 2282 Dewitt Dr, Tax Map No. 064P, Parcel D 002.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a Guest House with Detached Garage."

Staff recommendation is for approval: Request will have no adverse effects on surrounding properties. Martin Aubrie 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-68-2025, seconded by Hana Hyams.

AYE: Micheal Long
Don Trotter

Julie Tarrents
Hana Hyams

NAY: None

The motion to approve Case Number BZA-68-2025 passed unanimously.

6. New Business

A. Board to review 2026 Board of Zoning Appeals meeting dates.

7. City Council Action Required

8. Adjournment

Julie Tarrents made a motion to adjourn; Hana Hyams seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 2:47 P.M.