

CITY OF CLARKSVILLE

BOARD OF ZONING APPEALS

-MINUTES-

DATE: September 2, 2020

LOCATION: 100 South Spring Street

I. CALL TO ORDER/ QUORUM CHECK/ PLEDGE OF ALLEGIANCE

Tracy Knight called the Board of Zoning Appeals meeting to order at 2:30 P.M.

Ms. Knight stated for the record that a quorum was present.

II. PLEDGE OF ALLEGIANCE

III. MEMBERS PRESENT

Tracy Knight

Stacey Wenzler

Cindy Greene

STAFF PRESENT

David Smith, Interim Director

Valerie Ogle

OTHERS PRESENT ADDRESSING THE BOARD

Representatives for BOZA applications

- IV. MOTION:** Tracy Knight read and entertained a motion. *“In order to comply with the technical aspects of the Governor’s Executive Order regarding holding open meetings in a forum other than in the open and in public, this governing body determines that meeting electronically is necessary to protect the health, safety, and welfare of its citizens due to the COVID-19 outbreak.”* Stacey Wenzler made a motion to adopt; motion seconded by Cindy Greene. Vote was unanimous.

V. ADOPTION OF MINUTES

Tracy Knight entertained a motion to adopt the August 5, 2020 minutes. Stacey Wenzler made a motion to adopt the minutes as written; Cindy Greene seconded the motion. The minutes were adopted.

VI. BOARD OF ZONING APPEALS CASES

- A. **Case Number BZA-20-2020:** Application of RE4E Holdings, LLC, Eric Yow, Agent, property located at 381 Lillie Belle Lane, Tax Property Map No. 043-O, Parcel D-002.00, Zoned C-2. Description of the Request: “Applicant is requesting a 19.6 foot variance from the required 40 foot front yard setback in order for the structure to be 20.4 feet from the West property line.” The staff is recommending disapproval of the request; it does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Cal Burchett and Eric Yow were on the call to speak on behalf of the Request. Tracy Knight asked what type of building is proposed; Cal Burchett replied the builder intends it to be multi-family. Eric Yow elaborated the intent to build either a two or four unit multi-family structure with the building dimension of either 18x80 or 20x70at most. Ms. Knight signified the topographical issues on this lot being the applicant’s reason for the request. After discussing, Tracy Knight made a motion to approve the request as presented, seconded by Cindy Green. The motion passed unanimously.
- B. **Case Number BZA-21-2020:** Application of Nicholson & Millan, Wade Hadley, Agent, property located at 1786 Alpine Drive, Tax Property Map No. 056-A, Parcel C-003.00, Zoned M-1. Description of the Request: “Applicant is requesting a 9 foot variance from the required 15 foot side yard setback in order for the structure to be 6 feet from the West property line.” The staff is recommending disapproval of the request; it does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Wade Hadley was on the call to speak on behalf of the Request. Mr. Hadley stated they were currently renting the property, had lost their painter and needed the proposed temporary structure for a paint booth. Tracy Knight signified the odd shape of the parcel being reason for request. After discussing, Ms. Knight entertained a motion. Stacey Wenzler made a motion to approve the request as presented, seconded by Cindy Greene. The motion passed unanimously.
- C. **Case Number BZA-22-2020:** Application of Iron Horse Belleglade LLC, Cal McKay, Agent, property located at Wallace Boulevard, Tax Property Map No. 6-P, Parcel F-021.00, Zoned R-4. 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 North property line.” The staff is recommending disapproval of the request; it does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Ed Barber and Cal McKay were on the call to speak on behalf of the Request. David Smith stated the request is of the semi-permanent nature with the use to be for RV parking only.

Ed Barber added the 10-acre portion of the parcel is to be used for proposed RV plan with the requirement of them being moved every 6 months. Cora India Shakeenab (408 Burch Rd. resident) asked if the portion of parcel he intends to allow for RV parking is past the pumping station; Mr. Barber responded yes, that it is about 30 feet past the pumping station. Roderick Gautier (410 Burch Rd. resident) expressed his concern with the amount of traffic on Wallace Boulevard, additional crime and unmentionable things that have taken place. Mr. Gautier asked what the intended lighting situation would be for the proposed use. Ed Barber responded he believes their plan to build out the road, with additional required street lights, will be beneficial than the existing dead end, vacant road. Mr. Gautier stated a large number of the existing trailers are not kept properly and he does not want the addition of more; he is opposed to the setback request. After discussing, Ms. Knight entertained a motion. Cindy Greene made a motion to approve the request as presented, seconded by Stacey Wenzler. The motion passed unanimously.

VII. NEW BUSINESS: N/A

VIII. CITY COUNCIL ACTION REQUIRED: N/A

ADJOURNMENT

Motion to adjourn made by Stacey Wenzler; seconded by Cindy Greene.