



**CHEATHAM COUNTY BOARD OF ZONING APPEALS
MINUTES FOR JANUARY 26, 2016**

Chairperson Larry Nash called the meeting to order at 6:05 p.m.

Burt Adcock led the Pledge of Allegiance.

Roy Miles led the prayer.

Building Commissioner Franklin Wilkinson called the Roll of Members

Members Present: Larry Nash, Roy Miles, Burt Adcock

Members Absent: Mark Whitworth, Mary Sneed

Chairperson Larry Nash declared a quorum present.

Others Present: Brian Miller, Jane Miller, Harry Klapheke, Troy Crow, Brandi Fuller, David Graves, Tonya Graves, Ben Trotter, Ray Fuller, Charles Fuller, John Werne, TJ Jordi, Julie McCray, William Daugherty

Approval of Minutes and Agenda

Chairperson Nash called for a motion to approve the minutes from the last meeting (i.e. November 23, 2015) and to approve the agenda for tonight's meeting by placing Item #1 Election of Officers to the last item on the agenda. ****MOTION**** made by Roy Miles to approve the minutes from the meeting from November 23, 2015 and to approve the agenda for January 26, 2016 by placing item #1 last on the agenda; second by Burt Adcock; Voice Vote Taken; Motion carried unanimously by all members present; Motion passed; Minutes from November 23, 2015 approved and the agenda, as amended, for January 26, 2016 approved.

Agenda Items to be Heard:

ITEM#2:

Chairperson Larry Nash read the item into the record. Ruth Larue, requesting a Special Exception to allow a temporary use permit to place a recreational vehicle/camper on property during the construction of the Primary dwelling. This is in reference to the Cheatham County Zoning Resolution Section 4.030 (H). Property is located at 2254 Valley View Rd., Joelton, TN. Map 51 Parcel 59 and is zoned E-1. Property is in the 1st voting district and is not in a Special Flood Hazard area. TJ Jordi addressed the Board and stated that he and a group known as "Calling All Bikers" are reconstructing and repairing the house to make it habitable for Mr. William Daugherty. Mr. William Daugherty has a lifetime dowry to the property. He is 86 years old and has been living in the house for about 35 years. Three of the five rooms are completely collapsed. Mr. Daugherty would like to be able to live in the RV while the construction is in progress. After further discussion, a ****MOTION**** was made by Roy Miles to allow the temporary use of the recreational vehicle for 9 months while the house is being repaired and made habitable; second by Burt Adcock. The motion passed by roll call vote. Roy Miles - yes, Burt Adcock - yes, Larry Nash - yes.

ITEM#3:

Chairperson Larry Nash read the item into the record. Brian Miller, requesting a Special Exception to allow a temporary use permit to place a recreational vehicle/camper on property during the construction of the Primary dwelling. This is in reference to the Cheatham County Zoning Resolution Section 4.030 (H). Property is located

on Petway Rd., Ashland City, TN. Map 56 Parcel 57 and is zoned Agriculture. Property is in the 5th voting district and is not in a Special Flood Hazard area. Brian Miller addressed the Board and stated that he and his wife bought the property and would like to be able to stay in the camper while constructing a new home on the property. He has acquired his septic permit and building permit. He has scheduled Blinking Light Safety to empty his sewage tank every two weeks. After further discussion, a ****MOTION**** was made by Roy Miles to allow the temporary use of the recreational vehicle for 9 months while the house is being constructed; second by Burt Adcock. The motion passed by roll call vote. Roy Miles - yes, Burt Adcock - yes, Larry Nash – yes.

ITEM#4:

Chairperson Larry Nash read the item into the record. Harry Klapheke, requesting a Special Exception to allow the operation of a Daycare Facility in an existing building. This is in reference to the Cheatham County Zoning Resolution Section 5.052 (D). Property is located at 1261 Hwy 70, Kingston Springs, TN. Map 91 Parcel 31.01 and is zoned C-2. Property is in the 5th voting district and is not in a Special Flood Hazard area. Julie McCray addressed the Board and stated that Mr. Klapheke owns the commercial building. She would like to open a daycare facility. She has all necessary inspections from the State Environmental Office and the State Fire Marshall. The last thing to be done is to get the special exception from the Board of Zoning Appeals so she can open the facility. After further discussion a ****MOTION**** to grant the special exception was made by Roy Miles; second by Burt Adcock. The motion passed by roll call vote. Roy Miles - yes, Burt Adcock - yes, Larry Nash – yes.

ITEM#1:

Chairperson Larry Nash read the item into the record. Election of Officers for the Cheatham County Board of Zoning Appeals. Chairperson Larry Nash opened the floor for nominations. A ****MOTION**** was made by Roy Miles to continue the year of 2016 with Larry Nash as Chairperson, Mary Sneed as Vice Chairperson, and Roy Miles as Secretary of the Board of Zoning Appeals; second Burt Adcock. The motion passed by roll call vote. Roy Miles - yes, Burt Adcock - yes, Larry Nash – yes.

OTHER: None

There being no further business, ****Motion**** was made to adjourn the meeting by Roy Miles; second by Burt Adcock. Voice vote carried unanimously by all members present. Motion passed. Meeting adjourned at 6:30 PM.

**ROY MILES III – SECRETARY
CHEATHAM COUNTY BOARD OF ZONING APPEALS**