



**CHEATHAM COUNTY BOARD OF ZONING APPEALS
MINUTES FOR NOVEMBER 24, 2014**

Meeting was called to order at 6:00p.m. by Chairman Larry Nash

Mr. Adcock led the Pledge of Allegiance

Mr. Miles led the Prayer

Members Present: Larry Nash, Roy Miles, Mark Whitworth, Mary Sneed, and Burt Adcock

Others Present: Cheatham County Building Director Chris Atkins, Brett Smith, Rhonda Petrino, Mr. & Mrs. David and Donna Mixon, Pam Binkley, Ray Lewis, Donnie Jordan, Dean Norwood, Martha Brooke Perry, Gary Binkley, David Bibee, John McKinney, Cheatham County Attorney Michael Bligh, and Steve Clark

Approval of Minutes and Agenda:

Chairman Nash requested the agenda be amended to change the order around on the items, placing Ms. Rhonda Petrino as the first item and Mr. Norwood to become second. Mr. Nash asked if there was a motion to approve the minutes from the last meeting (i.e. August 25, 2014) and to amend the agenda for tonight's meeting. ****Motion**** made by Miles to approve the Minutes for the August 25, 2014 meeting and to amend the Agenda for tonight's meeting; second by Mr. Adcock. **Voice vote carried unanimously by all members present. Motion passed.**

Agenda Items To Be Heard:

1. Ms. Rhonda Petrino, requesting a Variance approval of a Temporary use permit to allow the temporary use of a camper as a dwelling on her property while repairs to her home are being performed. Her home was damaged by fire on October 29, 2014. This is in reference to the Cheatham county Zoning Resolution, Sections 4.030 (H), 5.041 and 8.050. Property is located at 1245 Little Marrowbone Rd., Ashland City, TN., map 62 parcel 16.06 and is zoned Agriculture. Property is in the 1st voting district and a small part of the property is in the AE flood area.
2. Mr. Dean Norwood, appealing the Building Commissioners decision to request a Variance to allow placement of a recreational vehicle/camper on his property. This is in reference to the Cheatham County Zoning Resolution, Sections 2.020, 5.044, 5.070 through 5.076, 8.050 and 8.060. Property is located at 1529 Matlock

Drive, Chapmansboro, TN., map 44P parcel 51.00 and is zoned R-2. Property is in the 1st voting district and is in the AE Flood area.

ITEM #1: Chairman Nash read the item into the record as advertised. Mr. Nash asked that Ms. Petrino come forward and explain to the Board what she was requesting. Ms. Petrino stated that her home had burned on October 29, 2014 therefore she would like to place a RV/Camper Trailer on her property to stay in while her home is being repaired. Mr. Nash asked if the home was a total loss and Ms. Petrino stated that the insurance company said it was repairable. ****Motion**** was made by Mr. Miles to approve the temporary use of a RV/Camper as a temporary dwelling during the repair of the applicants home from a Fire event for the initial period of nine (9) Months with a possible extension of an additional 6 months if need to complete the repair of the home. This is in accordance with Section 4.030 (H) in the Cheatham County Zoning Resolution; second by Mr. Whitworth; Roll Call Vote Taken; Voting Yes- Larry Nash, Roy Miles, Mark Whitworth, Mary Sneed, and Burt Adcock; **Motion to approve passed unanimously by all members present.**

ITEM #2: Chairman Nash read the item into the record as advertised. Mr. Dean Norwood presented his case to the Board for allowing his camper to remain. He stated that he bought the property from Mr. & Mrs. Holder on or about May of 2011. He stated that he brought his camper/RV onto the property sometime after he bought the property. Ms. Perry, Mr. Norwood's attorney, asserted that allowing such would not adversely affect the neighborhood and Mr. Norwood only stayed there about 30 nights a year temporarily. Ms. Perry also stated that it is fully licensed for highway use; making such in compliance with the Floodplain Regulations. Discussion was had concerning the Holder's camper that had been on the property and determined that it was removed shortly after the flood event of May 1, 2010. Several members of the public spoke to express their opposition to the Applicant's request. After much discussion and consultation with Cheatham County Attorney Michael Bligh, it was determined that the use of a camper/RV on the property had lost its legal, non-conforming status since it had been removed for more than six (6) months and there exists no cause for a variance unique to this property. Furthermore, County Attorney Bligh explained that a variance cannot be legally granted for a use. ****Motion**** was made by Ms. Sneed to deny the request for a variance due to it not being in the best interest of the neighborhood, does not meet the standards for being classified as a legal, non-conforming use in accordance with section 7.020 of the Cheatham County Zoning Resolution and does not meet the standards for approval of a variance in accordance with section 8.060 of the Cheatham County Zoning Resolution; second by Mr. Whitworth; Roll Call Vote Taken; Voting Yes- Larry Nash, Roy Miles, Mark Whitworth, Mary Sneed, and Burt Adcock; **Motion to deny the request for a variance passed unanimously by all members present.**

Other Business: Discussion of Continuing Education to take place either December 8th, 10th or 11th in coordination with the Planning Commission.

Having no further business, ****Motion**** was made by Mr. Whitworth to adjourn the meeting; second by Mr. Adcock. **Voice vote carried unanimously by all members present.**

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