



**CHEATHAM COUNTY BOARD OF ZONING APPEALS
MINUTES FOR MARCH 28, 2016**

Vice Chair Mary Sneed called the meeting to order at 6:05 p.m.

Vice Chair Mary Sneed led the Pledge of Allegiance.

Roy Miles led the prayer.

Building Commissioner Franklin Wilkinson called the Roll of Members

Members Present: Roy Miles, Mark Whitworth, Mary Sneed

Members Absent: Burt Adcock, Larry Nash

Vice Chair Mary Sneed declared a quorum present.

Others Present: Rick Gregory, Kim Jones, Clay Curtis, William Jones, Edward Turrill, Elizabeth Turrill, Gary Merritts, Jamie Merritts, Mathew Bates, Jeryl Turner.

Approval of Minutes and Agenda

Vice Chair Mary Sneed called for a motion to approve the minutes from the last meeting (i.e. January 26, 2016) and to approve the agenda for tonight's meeting ****MOTION**** made by Roy Miles to approve the minutes from the meeting from January 26, 2016 and to approve the agenda for March 28, 2016; second by Mark Whitworth; Voice Vote Taken; Motion carried unanimously by all members present; Motion passed; Minutes from January 26, 2016 approved and the agenda for March 28, 2016 approved.

Agenda Items to be Heard:

ITEM#1

Vice Chair Mary Sneed read the item into the record. Edward Turrill, requesting a Special Exception for a Home Occupation. This is in reference to the Cheatham County Zoning Resolution, Section 5.041 C(5) and section 4.040. Property is located at 970 Gossett Rd., Ashland City, TN; map 13 parcel 19.06. Property is in the 4th voting district and is not in a Special Hazard Flood area. Mr. Turrill stated that he operated a sign business for 23 years until selling the business one and a half years ago. He would like to open a sign business out of his home. There will be no signage, no additional permitting or construction, no retail trade, and the making of the signs will be done entirely by him in the principal structure. There will be some storage of material in one of the existing accessory structures. After further discussion a ****MOTION**** was made by Roy Miles to approve the use of the home occupation; second by Mark Whitworth. The motion passed by roll call vote. Roy Miles - yes, Mark Whitworth - yes, Mary Sneed - yes.

ITEM#2

Vice Chair Mary Sneed read the item into the record. Matt Bates requesting a variance of 14.75 acres to allow an accessory structure on a lot of record in the E1 zoning prior to the construction of principal building. This is in reference to the Cheatham County Zoning Resolution, Section 3.100 Accessory use Regulations, subsection F. Property is located on Copper Still Ct., Kingston Springs, TN; map 90E, group A, parcel 14. Property is in the

6th voting district and is not in a Special Hazard Flood area. Matt Bates addressed the Board and stated that he bought the property about one and a half years ago. He did store some equipment on the lot when he first bought the property but now has removed the equipment and added an accessory structure and fenced the lot. He was not aware he needed a building permit for the accessory structure and also found out that to do an accessory structure on the lot without a principal structure would require a minimum of 15 acres. Mr. Bates stated he is here tonight to get a variance to place the structure on a .25 acre lot without a principal structure. Kim Jones addressed the Board and stated that she lives two doors down from Mr. Bates. The lot has been overgrown for years until Mr. Bates bought it. Her concern now is the runoff generated from grading the lot. After further discussion the Board concluded that Mr. Bates should immediately take action to control the storm water runoff and consult with the Cheatham County Highway Department before altering any ditch or drainage system in the public right of way. Gary Marritts addressed the Board and stated that he has lived in the area since 1997. In Matt's defense, what he has done is an improvement to the property and agreeable with the neighborhood. He is concerned with the storm water runoff, which is being addressed, but Mr. Marritts stated he is also concerned with the obstruction to visibility of traffic now that the fence is in place. Is it possible to make Copper Still Court a one way street? Vice Chair Mary Sneed suggested taking that issue up the Road and Bridge Committee or the Highway Department. Jeryl Turner addressed the Board and stated he lives next door to Matt. He is also concerned with the storm water runoff. He is also concerned with the possibility of placing large animals or livestock on the property and would like the Board to prevent animals and livestock from being placed on the property as a condition to the variance request. After further discussion a ****MOTION**** to grant the variance of 14.75 to allow the accessory structure without a principal dwelling on this unique lot of record based on the lot being unbuildable for a principal structure with the condition that the storm water runoff will not adversely affect adjacent properties, including the public right of way, was made by Mark Whitworth; second by Roy Miles. The motion passed by roll call vote. Roy Miles - yes, Mark Whitworth - yes, Mary Sneed - yes.

ITEM#3

Vice Chair Mary Sneed read the item into the record. Premier Sign Company LLC, is requesting a sign variance for the proposed Dollar General Store # 17059. A variance is requested from the Cheatham County Zoning Resolution, Section 4.080 K 8. c. (1) to allow two free standing monument signs on Map 28. Parcel 5.02. A variance of one (1) foot in height from Section 4.080 K 8. iii for the monument sign to be located at the Highway 12 North entrance. A variance of one (1) foot in height from Section 4.080 K 8. iii, for the monument sign located at the Neptune Road entrance. A variance of sixteen (16) square feet in area from Section 4.080 K 8. a. for the monument sign located at the Neptune Road entrance. A variance from Section 4.080 K 8. a. to illuminate the monument sign located at the Neptune Road entrance. Property is located at 1046 Neptune Rd., Ashland City, TN; map 28 parcel 5.02 consisting of 5.62 acres. Property is in the 4th voting district and is not in a Special Hazard Flood area. Clay Curtis addressed the Board and stated that he is the general manager for Premier Signs. Mr. Curtis described the site including the entrances from Highway 12 North and Neptune Rd. After further discussion a ****MOTION**** to grant the variances based on the topography of the site consisting of a variance of two signs for the lot by placing two monument signs on the lot and two wall signs on the building, a one foot sign height variances for the two monument signs, a sixteen square foot variance on the Neptune Rd. monument sign, a variance to illuminate the monument sign at the Neptune Rd. entrance, and a fourteen square foot variance for the southeast "front" wall sign was made by Roy Mile; second by Mark Whitworth. The motion to grant the variances passed by roll call vote. Roy Miles - yes, Mark Whitworth - yes, Mary Sneed - yes.

OTHER: Franklin Wilkinson introduced Rick Gregory as the new Cheatham County Planner and stated that Mr. Gregory is contracted with the County through the Greater Nashville Regional Council.

There being no further business, ****Motion**** was made to adjourn the meeting by Roy Miles; second by Mark

Whitworth. Voice vote carried unanimously by all members present. Motion passed. Meeting adjourned at 7:38 PM.

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