



**CHEATHAM COUNTY BOARD OF ZONING APPEALS
MINUTES FOR MAY 27, 2015**

Chairman Nash called the meeting to order at 6:03 p.m.

Chairman Nash led the Pledge of Allegiance.

Roy Liles led the prayer.

Building Commissioner Wilkinson called the Roll of Members

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

Members Absent: Mark Whitworth,

Chairman Nash declared a quorum present.

Others Present: Edwin Hogan, Diana Pike

Approval of Minutes and Agenda

Chairman Nash called for a motion to approve the minutes for the last meeting (i.e. April 27, 2015) and to approve the agenda for tonight's meeting. ****Motion**** made by Roy Miles to approve the minutes for the meeting from April 27, 2015; and the agenda for tonight's meeting as presented and circulated; second by Burt Adcock; Voice Vote Taken; Motion carried unanimously by all members present; Motion passed; Minutes from April 27, 2015 meeting and the Agenda for tonight's meeting approved as presented and circulated.

Agenda Items to be Heard:

1. Mr. Edwin Hogan, representing the Cheatham County Emergency Services, requesting a Special Exception to construct a Fire Department Facility and for Site Plan Approval. This is in reference to the Cheatham County Zoning Resolution, Sections 5.042 (D) (1), 8.030 (B&C), and 8.070 (A). Property is located on Little Pond Creek Road, Pegram, TN.; Map 77 Parcel 55.00 and is zoned E-1. Property is in the 5th voting district and part of property is in the AE flood area.

ITEM#1:

Chairman Nash read the item into record as advertised. Edwin Hogan addressed the Board and stated that his intent was to construct a two-bay fire station in the rural area of Pegram. Mr. Hogan stated that he is concerned with the landscaping requirements. The existing site plan shows 32 trees to be planted around the site. Four 5" caliper trees, and ten 3" caliper trees are specified. The remaining trees are not specified. The proposed site consist of a 20' x 46' concrete pad in front of the bay and includes ADA Accessible parking and entrance to the building. Concrete curb stops and signage will designate additional parking in the front of the building in the graveled area. The building will have living and sleeping quarters and will be manned by volunteers during the week and on weekends. This site represents the first of three stations under the proposed fire plan to cover the rural areas of Cheatham County. Part of this plan is to provide reduced response times to the residents and business in the area and produce a more favorable ISO ratings in the area to assist in lowering property insurance rates. After further discussion, Wilkinson stated that staff planning services had a conflicting schedule and is not able to attend tonight's meeting. Wilkinson read into the record the planning service's comments for

the site. The Site Plan complies with all checklist per section 8.030. Section 4.010 requires dustless parking, but does this apply to this particular use? BZA needs to make an interpretation and if it does apply, simply grant a variance to this requirement. However, it is questionable whether a gravel parking lot can hold up to the heavy loads and turning radii of firetrucks. – Has this been done on other fire stations? Show accessible route from striped aisle into building (could be door at the end of strip aisle, just represent entire path of travel). Show the proposed contours tying into the headwalls under the entrance drive and ensure coverage. It is recommended, not required, that the landscaping along the northwestern property line (adjacent to existing residential) be all evergreen materials. Also, the shrubs along the northeastern side of the parking lot could be placed along the right-of-way frontage. Also, it is suggested that the trees be grouped by species and additional varieties be introduced for better biodiversity and design. Also, the 5” caliper materials could be located closer to the building or more visible areas. Wilkinson read into the record the reply to the staff comments from the engineer designing the site plan. 1. Radii have been checked for the size of vehicle at this location. Gravel is used at various volunteer fire locations within Cheatham and Robertson County without any problems. Subgrade preparation is key. 2. Door shown at end of stripe zone. 3. Proposed contours shown at inlet headwall. RCP used to minimize cover requirement. 4. 5” caliper tree moved closer to entrance. Wilkinson stated the most recent site plan as presented addresses staff requirements and comments. After further discussion, the Commission concluded that section 4.010 Off – Street Parking Requirements does not apply to the use of a Fire Department Facility and leaves parking requirements to the discretion of the Board of Zoning Appeals. After further discussion, Diana Pike, District 5 representative of the Cheatham County Commission, expressed her community’s anticipated welcome for the addition of the new fire station and is looking forward to its service to the community. In consideration of the possible obstruction of trees near the ingress / egress of the site for a fire truck or fire vehicle, and the required attention of maintenance for the new trees from a volunteer fire department, ****Motion**** made by Mary Sneed to grant a variance from the strict requirements of section 3.110 Landscaping and Buffer Strips, and limit the trees to no less than one-third of the required landscaping , and screening be provided at the northwestern border of the site to buffer the adjacent single family dwelling, and leave additional landscaping requirements to the discretion the Cheatham County Emergency Management Director, Edwin Hogan; second by Burt Adcock. Motion to grant the landscaping variance passed by roll call vote. Voting yes- Larry Nash, Roy Miles, Burt Adcock, Mary Sneed; voting no – None; Absent - Mark Whitworth ; Yes – 4, No – none, Absent 1; Motion Passed.

The Board concluded that section 4.010 Off – Street Parking Requirements does not apply to the use of a Fire Department Facility and gravel parking for the site is acceptable.

****Motion**** made by Roy Miles to grant the special exception of a Fire Department Facility in the E-1 zoning district for Map 77, parcel 55, and to approve the site plan with a variance granted for landscaping requirements; second by Burt Adcock. Motion to grant the special exception an approve the site plan passed by roll call vote. Voting yes- Larry Nash, Roy Miles, Burt Adcock, Mary Sneed; voting no – None; Absent - Mark Whitworth ; Yes – 4, No – none, Absent 1; Motion Passed.

OTHER

The Board conducted a general discussion on member attendance at scheduled meetings. The Board concluded that every member should make reasonable effort to attend each meeting and if not able to attend, make every reasonable effort to contact the Chairman of the Board of Zoning Appeals informing the Chairman of the planned absence.

The Board had a general discussion of the Cumberland Heights home at 1020 West Sears Rd. in Pegram. It was determined that the use of the home falls under the TCA 13-24-201 & 13-24-103 and is permitted for use as a single family dwelling.

There being no further business, ****Motion**** was made to adjourn the meeting by Burt Adcock with a second by Mary Sneed. Voice vote carried unanimously by all members present. Motion passed. Meeting adjourned at 5:58 PM.

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