



**CHEATHAM COUNTY BOARD OF ZONING APPEALS
MINUTES FOR AUGUST 25, 2014**

Meeting was called to order at 6:12 p.m. by Chairman Larry Nash.

Mr. Nash led the Pledge of Allegiance.

Mr. Miles led the Prayer.

Members Present: Larry Nash, Roy Miles, and Mary Sneed

Members Absent: Mark Whitworth, and Burt Adcock

Others Present: Cheatham County Building Department Director Chris Atkins, Cheatham County Attorney Michael Bligh, Diane Sanders, Jennifer Noe, Elsie Frazier, Lori Rochelle, Donna Hunter, Walter Weakley, Michael Allen, Sandra Hudgins, and Donnie Jordan

Approval of Minutes and Agenda:

Chairman Nash asked if there was a motion to approve the minutes from the last meeting (i.e. July 28, 2014 meeting) and the agenda for tonight's meeting. ****Motion**** made by Mr. Miles to approve the Minutes for the July 28, 2014 meeting and the Agenda for tonight's meeting as presented and circulated; second by Ms. Sneed. **Voice vote carried unanimously by all members present. Motion passed.**

Agenda Item To Be Heard:

1. Ms. Diane Sanders, owner, applicant, requesting approval of replacement of an existing legal, non-conforming dwelling with another dwelling of higher classification. Specifically, she wishes to replace her existing single-wide mobile home with a stick built, on-site dwelling in accordance with the International Residential Building Code. Her primary dwelling is to remain on the property. This is in reference to the Cheatham County Zoning Resolution, Sections 7.020 (A) and 8.050. Property is located at 2870 Mosley Ferry Rd., map 16 parcel 5.08 and is zoned Agriculture. Property is in the 4th voting district and is not in the Flood area.

ITEM #1: Chairman Nash read the item into the record as advertised. Ms. Sanders addressed the board. She stated she wished for this home to be used as a home for her mother so she may care for her more easily. Discussion was had concerning the footprint for such a replacement home being limited to the footprint of the existing single-wide trailer. Discussion was had concerning the option of replacing the single-wide trailer under the resolution allowing "Mother-in-Law" accessory dwellings in Cheatham County. Mr. Michael Allen spoke expressing doubt as to whether Ms. Sanders had fee simple property out to Mosley Ferry Road or an easement. Mr. Atkins presented evidence casting doubt upon the legal status of the existing single-wide trailer. After further discussion in light of the questions raised, the applicant requested that her application be indefinitely differed until she could answer the questions

raised and then reapply for consideration. ****Motion**** made by Mr. Miles to Differ item indefinitely until applicant reapplies for consideration after she get her questions answered; second by Ms. Sneed; Roll Call Vote Taken; Voting Yes- Larry Nash, Roy Miles, and Mary Sneed; Voting No- None; Absent – Mark Whitworth and Burt Adcock; **Motion to differ item indefinitely passed unanimously by all members present.**

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

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