



**CHEATHAM COUNTY BOARD OF ZONING  
MEETING MINUTES JULY 23, 2012**

**MEMBERS PRESENT:** Larry Nash, Roy Miles, Mary Sneed, and Burt Adcock

**MEMBERS ABSENT:** Mark Whitworth

**OTHERS PRESENT:**

Chris Atkins	Alan Johnson
Tarea Sheladoch	Ken Grice
Terry Forrest	Ben Skeen

Meeting was called to order by Larry Nash, Chairman. **Motion** was made by Sneed to Approve the Minutes for the June 25, 2012 meeting and the Agenda for this meeting as presented, second by Adcock. Voice vote carried.

**NOTE:** Item #1 was heard last due to the applicant being late.

1. Mr. Benjamin Skeen, requesting a Special Exception to have an online retail home occupation in the home of Richard and Debra Skeen. This is in reference to the Cheatham County Zoning Regulation Section 4.040. Property is located at 1116 Ellis Ct., Chapmansboro, TN., map 8 parcel 32.18 and is zoned R-1. Property is in the 3<sup>rd</sup> voting district and is not in a flood area.

**Motion** made by Miles to approve a Special Exception to have an online retail home occupation in the home of Richard and Debra Skeen. This is in accordance with section 4.040 of the Cheatham County Zoning Resolution, second by Adcock and other votes as follows: Nash – Yes, Miles – Yes, Whitworth – Absent, Sneed – Yes, and Adcock – Yes. The vote was 4 – Yes and 1 – Absent. **Motion** (as stated above) **passed**.

2. Mr. Yacoub E.A. Alhajeri, requesting a Variance of 10' from the 35' minimum front building setback required per the recorded plat of the Country Village – Section 4 subdivision. This Variance is being requested due to topographical constraints in order to build a new doublewide dwelling outside of the AE Floodplain. This is in reference to the Cheatham County Zoning Regulations Sections 7.050 and 8.060. Property is located on Deerfoot Drive, Pegram, TN., map 78 parcel 19 and is zoned E-1. Property is in the 5<sup>th</sup> voting district and is partially in the AE Flood area.

**Motion** was made by Sneed to approve a Variance of 10' from the 35' minimum front setback required per the recorded plat of the County Village, Section 4 Subdivision due to topographical constraints caused by steepness across the creek and the flood area at the rear of the lot. This is in accordance with section 8.060 (C) (1) of the Cheatham County

Zoning Resolution, second by Miles and other votes as follows: Nash – Yes, Miles – Yes, Whitworth – Absent, Sneed – Yes, and Adcock – Yes. The vote was 4 – Yes and 1 – Absent. **Motion** (as stated above) **passed**.

3. Mr. Terry and Mrs. Donna Forrest. Requesting a Variance of 20' to the minimum required permanent access easement width of 50' in order to construct a new, stick built home to replace an existing damaged single-wide trailer. This is in reference to the Cheatham County Zoning Regulations Sections 3.030 (D) and 8.060. Property is located at 1097 Kimbrough Road, Ashland City, TN., map 34 parcel 52.01 and is zoned E-1. Property is in the 4<sup>th</sup> voting district and is not in a flood area.

**Motion** was made by Miles to approve a Variance of 20' to the minimum required permanent access easement width of 50' in order to construct a new stick built home to replace an existing damaged single-wide trailer. This is in accordance with section 8.060 (C) (3, 5, 6 and 7) of the Cheatham County Zoning Resolution, second by Adcock and other votes as follows: Nash – Yes, Mile – Yes, Whitworth – Absent, Sneed – Yes, and Adcock – Yes. The vote was 4 – Yes and 1 – Absent. **Motion** (as stated above) **passed**.

**Motion** made by Miles to Adjourn, second by Adcock. Voice vote carried.

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