



**TOWN OF ASHLAND CITY**  
**Board of Zoning and Appeals**  
**December 06, 2021 5:30 PM**  
**Minutes**

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**CALL TO ORDER**

Committee Member Smith called the meeting to order at 5:28 pm.

**CHAIR NOMINATIONS**

Mrs. Martin stated that a chair could not be nominated because we did not have all members present. She stated that we have had two (2) members that have not been present for several meetings and we have a three (3) meeting attendance rule. Ms. Martin stated that there needed to be a decision made about the absences and removing the members. Committee Member Foston asked if the members have been notified. Ms. Martin stated that from her understanding, they have been. She stated that she could contact them again if they would like. Mr. Rick Gregory stated that the board could only make a recommendation to remove the members. A motion was made by Committee Member Mayberry, seconded by Committee Member Foston, to recommend consideration of removal of the (2) members. Voting Yea: Committee Member Mayberry, Committee Member Foston, Committee Member Smith.

**ROLL CALL**

**PRESENT**

Committee Member Vivian Foston  
Committee Member Garrett Mayberry  
Committee Member Michael Smith

**ABSENT**

Committee Member Drew Johnson  
Committee Member Dwyot Thornton

**APPROVAL OF AGENDA**

A motion was made by Committee Member Foston, seconded by Committee Member Mayberry, to approve the agenda. All approved by voice vote.

**APPROVAL OF MINUTES**

1. September 13, 2021 Board of Zoning and Appeals Meeting Minutes  
A motion was made by Committee Member Mayberry, seconded by Committee Member Foston, to approve the September 13, 2021 Board of Zoning and Appeals Meeting Minutes. All approved by voice vote.

**PUBLIC FORUM**

None.

**OLD BUSINESS**

None.

**NEW BUSINESS**

2. Variance: Setback Requirements 103 Brookhollow  
Mr. Joel Morley stated that he would like to request a variance for 103 Brookhollow. Mr. Morley stated that the current owner came in 2019 to have this variance approved. He stated that if he tore it down and rebuilt a house in the same location, it would be in violation of the setback variance since it is only at 12 feet. Committee Member Smith asked if he was wanting to tear down the existing structure because it was unlivable. Mr. Morley stated it has been condemned and is collapsed in. Mr. Rick Gregory stated that the property itself is 55ft deep with 35ft on the front and 20ft on the rear. Mr. Gregory stated that this same request came before the board in 2019 and was granted a variance specifically to allow a variance for a front set back of 18 feet

with a 35-foot-deep floor plan and undetermined back set back because the back property line was unknown at the time. He stated that it's there and approved and goes with the property so there is nothing for the board to do unless Mr. Morley is asking for something different. Mr. Morley stated that he has some plans for what he would like to do. He stated that he wanted to build a duplex there in the same place it currently sits. Mr. Gregory stated that he could not build a duplex because he cannot increase the density. He stated that R3 requires 10,000 square feet for single-family and the property is only 6500 square feet. Mr. Morley asked if that could change since the neighbor was able to rehab his current house and turn it into a duplex. Mr. Gregory stated that he could not get a permit to do that unless he had 15,000 square feet. A motion was made by Committee Member Mayberry, seconded by Committee Member Foston, to approve variance as it stands. Voting Yea: Committee Member Foston, Committee Member Mayberry, Committee Member Smith.

**OTHER**

None.

**ADJOURNMENT**

A motion was made by Committee Member Mayberry, seconded by Committee Member Foston, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:41 pm.

  
COMMITTEE MEMBER MICHAEL SMITH

  
CITY RECORDER ALICIA MARTIN, CMFO