



TOWN OF ASHLAND CITY
Board of Zoning and Appeals
March 03, 2025, 5:30 PM
Agenda

Chairman: Michael Smith

Committee Members: Sandra Braden, Rick Johnson, Garrett Mayberry, Keith Sturges

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. 02.03.2025 BZA Meeting Minutes

PUBLIC FORUM

2. *Procedure for Speaking Before the Board*

- * Speakers must complete the information form and submit it to the transcriber prior to the public forum. Be prepared to speak when your name is called.
- * Each speaker will be allowed 4 minutes.
- * Speakers may comment on issues scheduled for consideration at the meeting or other appropriate concerns pertinent to the operation of the town.
- * Each speaker should state the following:
 - his/her name
 - whether they are an Ashland City resident and/or property owner
- * No person shall be allowed to make obscene, derogatory, or slanderous remarks while addressing the Council/Board. Persons doing so will be asked to stop speaking and will forfeit the remainder of their time.
- * All remarks shall be directed to the Council/Board as a body only.
- * No person shall be allowed to disrupt or interfere with the procedures.
- * Remarks shall end when the speaker's allotted time has expired. No time shall be shared with other speakers.
- * Questions from the council/board members may be asked for clarification as well as council/board members may have brief comments; however, no person shall be permitted to enter any discussion or debate either directly with or through any member of the Council/Board or anyone present at the meeting.
- * No one shall make open comments during the meeting.

NEW BUSINESS

3. Variance Request: 119 N Poole Street

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.



TOWN OF ASHLAND CITY
Board of Zoning and Appeals
February 03, 2025 5:30 PM
Minutes

CALL TO ORDER

Chairman Michael Smith called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT

Chairman Michael Smith
Committee Member Sandra Braden
Committee Member Richard Johnson
Committee Member Garrett Mayberry
Committee Member Keith Sturges

APPROVAL OF AGENDA

A motion was made by Committee Member Mayberry, Seconded by Committee Member Sturges, to approve the agenda. All approved by voice vote. **Motion Passes.**

APPROVAL OF MINUTES

1. BZA Minutes 11/04/2024

A motion was made by Committee Member Mayberry, Seconded by Committee Member Sturges, to approve the November 04, 2024 minutes. All approved by voice vote. **Motion Passes.**

PUBLIC FORUM

2. None.

NEW BUSINESS

3. Variance Request: Hangar 13

A motion was made by Committee Member Johnson, Seconded by Committee Member Mayberry, to approve the variance request. Voting Yea: Chairman Smith, Committee Member Braden, Committee Member Johnson, Committee Member Mayberry, Committee Member Sturges. **Motion Passes.**

OTHER

None.

ADJOURNMENT

A motion was made by Committee Member Mayberry, Seconded by Committee Member Johnson, to adjourn. All approved by voice vote and the meeting adjourned at 5:40 p.m.

CHAIRMAN MICHAEL SMITH

SECRETARY ALICIA MARTIN, CMFO



Town of Ashland City

Building & Codes Department

233 Tennessee Waltz Parkway Suite 103
Ashland City TN 37015
(615) 792-6455

Application for Board of Zoning Appeals

Appellant: _____ Address: _____
Owner: William Mann Address: 134 Melody Ln Sae/Don TN
Location of Property: 119 Poole Street 37080

NOTE: Fill-in Section 1, 2 or 3 as appropriate. Do not fill in more than one of these sections. This application is not acceptable unless all required statements have been made. Additional information should be supplied on separate sheets if the space provided is inadequate. A Justification Statement and supporting documentation is required for Variance and Special Exception applications.

Section 1: Appeal from decision of Building Inspector relating to the enforcement of the zoning ordinance or adopted code. Decision of the building inspector to be appealed:

Section 2: Application for a variance as provided by the zoning ordinance. The zoning provision from which a variance is requested: 10' Rear setBack variance

Peculiar or unusual conditions which justify the variance requested: _____

****There is a \$50.00 fee for a request for a variance. Submit a Justification Statement and any supporting documentation to support the Variance.**

Section 3: Application for a use on Appeal (Special Exception) The zoning provision which allows a use on appeal to be considered: _____

The type, description, and size of the use to be considered: _____

****There is a \$50.00 fee for a Special Exception variance**

[Signature]
Appellant

2-6-25
Date

Email completed application to: amartin@ashlandcitytn.gov

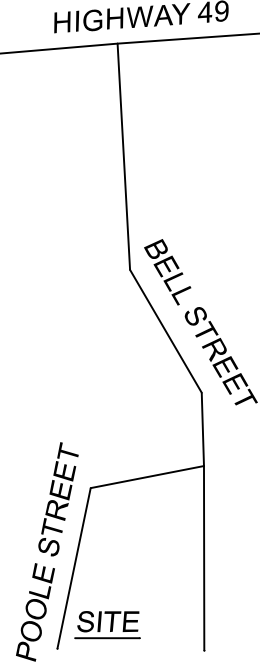
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS.
2. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83) ZONE 4100, UNLESS OTHERWISE NOTED DISTANCES AND COORDINATES RECITED ARE BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.
3. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: TRIMBLE R-8 DUAL FREQUENCY RECEIVER AND T.D.O.T. GNSS REFERENCE NETWORK.
4. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THE INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.
7. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 1 AS SHOWN ON THE FINAL PLAT OF GOLDIE TOLER SUBDIVISION AS OF RECORD IN PLAT BOOK 14, PAGE 196. ALL OTHER INFORMATION SHALL REMAIN THE SAME.
10. THIS ENTIRE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM MAP 47021C0170D, DATED: SEPTEMBER 17, 2010.

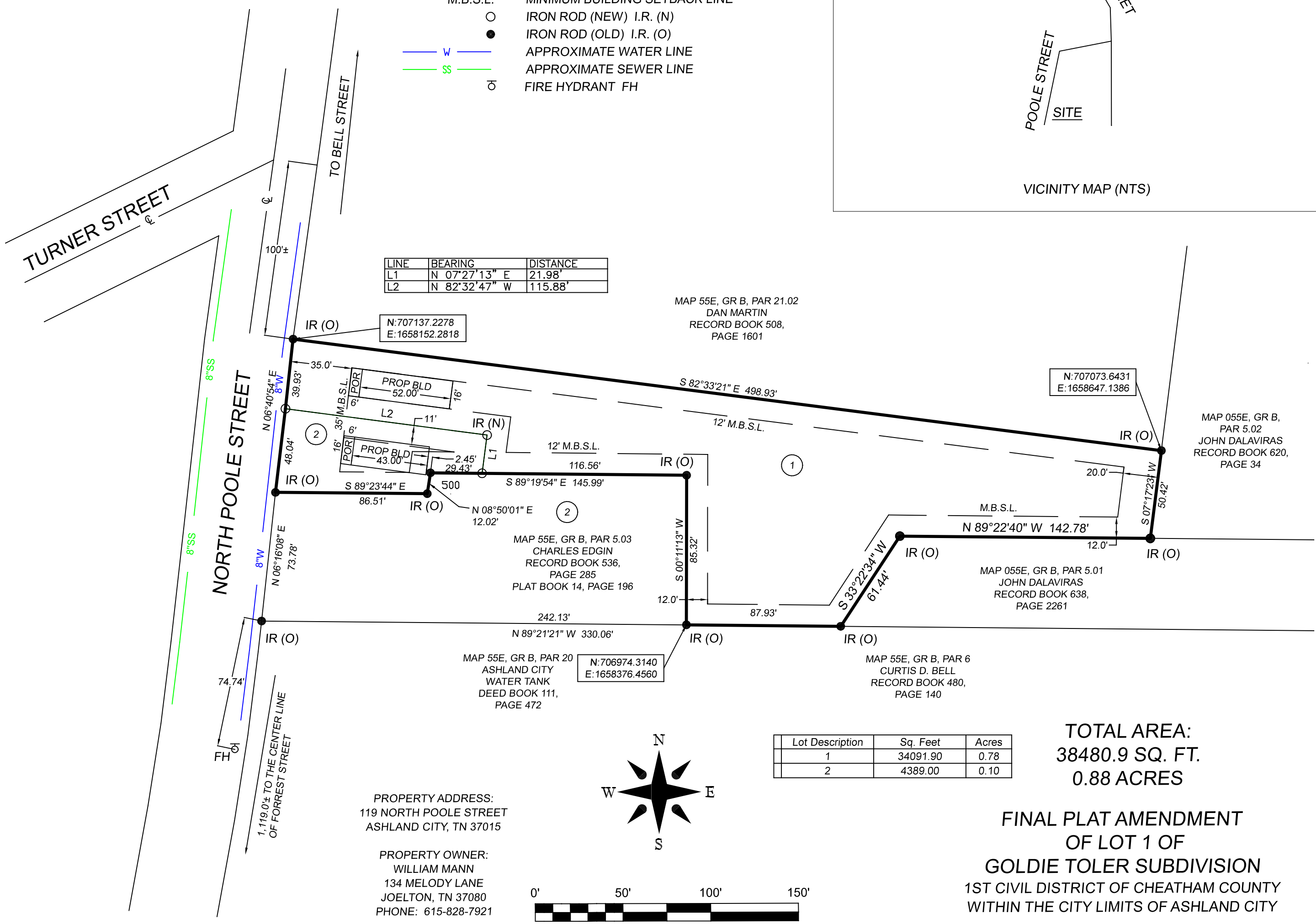
LEGEND

These standard symbols will be found in the drawing.

- M.B.S.L. MINIMUM BUILDING SETBACK LINE
○ IRON ROD (NEW) I.R. (N)
● IRON ROD (OLD) I.R. (O)
— W — APPROXIMATE WATER LINE
— SS — APPROXIMATE SEWER LINE
⊕ FIRE HYDRANT FH



VICINITY MAP (NTS)



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD RECORD BOOK NUMBER 634, PAGE 1488, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ OWNER _____

DATE _____ OWNER _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISIONS PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TOWN OF ASHLAND CITY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE _____

SECRETARY,
PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED PLAT AMENDMENT OF LOT 1 OF GOLDIE TOLER SUBDIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

WATER SYSTEM _____ DATE _____ NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED PLAT AMENDMENT OF LOT 1 OF GOLDIE TOLER SUBDIVISION HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HASE BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

SEWER SYSTEM _____ DATE _____ NAME, TITLE, AND AGENCY OR AUTHORIZED APPROVING AGENT _____

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

JEFFREY P. CHANDLER
RLS 2353



CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF ASHLAND CITY SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ APPROPRIATE GOVERNMENTAL REPRESENTATIVE _____

CHANDLER SURVEYING
3421 COOPER NICHOLSON ROAD
PLEASANT VIEW, TN. 37146
(615) 746-5900 FAX (615) 746-6420
email: chandlersurv@yahoo.com

PROJECT INFORMATION:
BEING THE PROPERTY DESCRIBED IN RECORD BOOK 634, PAGE 1488 AND KNOWN AS LOT 1 FINAL PLAT OF GOLDIE TOLER SUBDIVISION AS OF RECORD IN PLAT BOOK 14, PAGE 196, REGISTER'S OFFICE OF CHEATHAM COUNTY, TN

CLIENT INFORMATION:
WILLIAM MANN
134 MELODY LANE
JOELTON, TN 37080

REVISIONS

FINAL PLAT

DRAWN	DATE	MAP AND PARCEL	PROJECT NO.
JEFF C	FEB 11, 2025	MAP 55E, GR B, PAR 5	2-486-2
APPROVED	DATE	CURRENTLY ZONED	SHEET
JEFF C	FEB 11, 2025	R3	ONE OF ONE
SCALE	1" = 50'		