



TOWN OF ASHLAND CITY
Board of Zoning and Appeals
February 07, 2022 5:30 PM
Agenda

Chairwoman: Melody Sleeper

Committee Members: Vivian Foston, Garrett Mayberry, Mike Smith

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) December 06, 2021 Board of Zoning and Appeals Meeting Minutes

PUBLIC FORUM

OLD BUSINESS

NEW BUSINESS

- [2.](#) Variance: Beacon Properties
- [3.](#) Appeal Request: Indigo Tile 1219 Hwy 12S

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
December 06, 2021 5:30 PM
Minutes

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.

CHAIRWOMAN MELODY SLEEPER

INTERIM CITY RECORDER ALICIA MARTIN, CMFO



Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015
Fire & Life Safety: (615) 792-4531 – Building Codes (615) 792-6455

Application for Board of Zoning Appeals

Appellant: SOCAYR Inc. Address: 1244 S 4th St., Louisville, Ky. 40203

Owner: Drivers Group, LLC Address: 101 Eastwood Dr. Dickson, Tn. 37055

Location of Property: East side of Frey St., West side of Brookhollow Dr., 1200 feet south of Bell Street

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. 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: (See Attached)

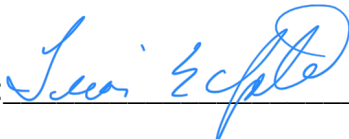
Peculiar or unusual conditions which justify the variance requested: (See Attached)

**** 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**

Appellant Signature: 

STATUS

Building Permit _____ Date _____

Date this application filed _____

Notice of Hearing _____

Date of Hearing _____

Notice mailed to _____

Application or appeal Granted / Denied in accordance with the terms of the following resolution: _____

Building Inspector Signature: _____ Date: _____

AUTHORIZATION TO APPLY FOR A ZONING ACTIONS OF PROPERTY

This authorization to petition for a zoning change of property is made as of the 12th day of NOVEMBER, 2021 by Drivers Group LLC, with an address of 101 Eastwood Drive, Dickson, Tennessee 37055 for the property known as:

Frey Street

Ashland City, TN 37015

I certify and attest that I am the rightful owner of this property and give full authority for the purpose of petitioning zoning changes/actions of the above listed property to SOCAJR, INC., a Kentucky not-for-profit corporation and/or assigns, with an address of 1244 South 4th Street, Louisville, Kentucky 40203.

Signed:

Patricia A Driver
Drivers Group LLC By
By Patricia Driver authorized member
Drivers Group LLC

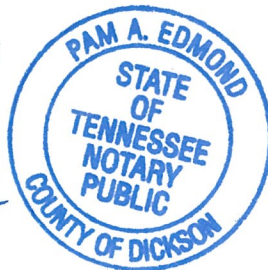
Email: sjdriver@att.net

Notarized:

Signature:

Date:

Pam A. Edmond
Nov 15, 2021
Commission Expires 7/23/22



TOTAL LOT AREA: 8.8 ACRES +/-
 TOTAL PARKING: 102 SPACES
 TOTAL APARTMENT UNITS: 63

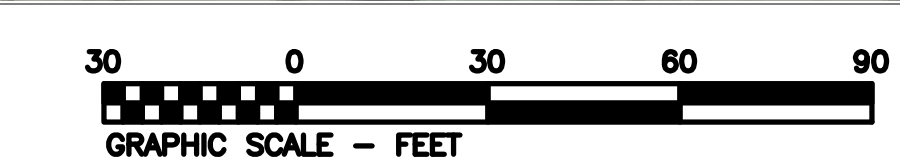
P.O. Box 30271
 18054 Alpine Drive
 Clarksville, Tenn. 37040
 Ph # (615) 920-1750
 & Land Planning, Inc. Fax # (615) 920-8990
Suiter Surveying
 CIVIL ENGINEERING & LAND SURVEYING

**FREY STREET APARTMENTS
 PRELIMINARY SITE PLAN
 ASHLAND CITY, TENNESSEE**



- LEGEND**
- IP(O) = IRON PIN OLD FOUND
 - IP(N) = 1/2" IRON PIN NEW SET CAP NO. 1837
 - PP=POWERPOLE
 - GA=GUY ANCHOR
 - OUL=OVERHEAD UTILITY LINE
 - LP=LIGHT POLE
 - WV=WATER VALVE
 - FH=FIRE HYDRANT
 - MH=MANHOLE
 - TE=TOP ELEVATION
 - IE=INVERT ELEVATION
 - CB=CATCH BASIN
 - SPOT ELEVATION +96.17
 - PP = POWER POLE
 - WM = WATER METER
 - GM = GAS METER
 - AC = AIR CONDITIONER PAD
 - FFE = FINISH FLOOR ELEVATION
 - R.O.W. = RIGHT OF WAY
 - M.B.S.L. = MINIMUM BUILDING SETBACK LINE
 - P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 - POINT OF CURVATURE: O
 - CONCRETE MONUMENT: □
 - EASEMENT LINE: ————
 - MINIMUM BUILDING SETBACK LINE: - - - - -
 - CENTERLINE: ————
 - BOUNDARY LINE: ————
 - RIGHT-OF-WAY LINE: ————

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN, WERE TAKEN FROM VISIBLE FEATURES 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 SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE RELIANCE UPON THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTANCE, 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.



REVISION NO.	DATE	REVISION

DATE: 01-05-22

C-1

SOCAYR Inc. is requesting the following variances from the zoning ordinances:

- 1) We are requesting a Special Exception to use the site as a Planned Unit Development as the property is currently Zoned R-3. We would like to construct a 63 unit, 4 story apartment building which is not currently permitted in a R-3 Zone.
- 2) We would like to request a 1.2 acre +/- variance from the required 10 acre minimum area for a Planned Unit Development. The site is approximately 8.8 acres since the state acquired some additional right of way off of the original property.
- 3) We are requesting a variance from the required 2 parking spaces per dwelling unit to a 1.62 parking spaces per dwelling unit in order for us to have a total of 102 parking spaces for 63 dwelling units. The apartments are for elderly tenants and a good portion of the units are 1 bedroom. From past developments of this nature, we have seen that a parking ratio of 1.5 spaces per unit is more than enough for the residents with a few extra spaces for visitors, etc. Topography is also an issue since the more parking we are required to have the further the improvements / building is pushed down a steep slope.

We appreciate the board's consideration of these requests.



Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015

Fire & Life Safety: (615) 792-4531 – Building Codes (615) 792-6455

Application for Board of Zoning Appeals

Appellant: Indigo Granite & Tile, LLC

Address: 230 A Cumberland Bend
Nashville, TN ~~37002~~ 37228

Owner: Kristen Kelly, President

Address: 7103 Levereche Dr.
Fairview, TN 37062

Location of Property: 1219 Highway 125

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. Decision of the building inspector to be appealed: Interpretation of the existing zoning to verify that "limited Manufacturing" will cover our Marble stone fabrication all done under roof. Can we operate our business from this Location?

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

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: _____

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Appellant Signature: 

STATUS

Building Permit _____ Date _____

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Notice of Hearing _____

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Date of Hearing _____

Application or appeal Granted / Denied in accordance with the terms of the following resolution: _____

Building Inspector Signature: _____ Date: _____