

TOWN OF ASHLAND CITY Board of Zoning and Appeals July 01, 2024 5:30 PM Agenda

Chairman: Michael Smith

Committee Members: Nicole Binkley, Vivian Foston, Garrett Mayberry

CALL TO ORDER
ROLL CALL
APPROVAL OF AGENDA
APPROVAL OF MINUTES

1. May 06, 2024 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: Bell 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 May 06, 2024 5:30 PM Minutes

CALL TO ORDER

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

ROLL CALL

PRESENT

Chairman Michael Smith

Committee Member Nicole Binkley

Committee Member Vivian Foston

Committee Member Garrett Mayberry

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. 04/01/2024 BZA Meeting Minutes

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

PUBLIC FORUM

2. None.

NEW BUSINESS

- 3. Variance Request: 111 Gallaher St
 - A motion was made by Committee Member Mayberry, Seconded by Committee Member Binkley, to deny the variance request for Agriculture. Voting Yea: Chairman Smith, Committee Member Binkley, Committee Member Foston, Committee Member Mayberry. Motion passes to deny.
- 4. Variance Request: 116 Forrest St
 - A motion was made by Committee Member Binkley, Seconded by Committee Member Foston, to deny the variance request. Voting Yea: Chairman Smith, Committee Member Binkley, Committee Member Foston, Committee Member Mayberry. Motion passes to deny.

OTHER

Ms. Charlie Springer addressed the board on behalf of 111 Gallaher Street.

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 5:44 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: James Starley Lovell Address:
	Owner: James Stanley Lovell Address: 2411 Bell Street
	Location of Property: 2411 Bell Sted
	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
N	provision from which a variance is requested: Setbacks and Lot Size
	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: <u>Application for a use on Appeal (Special Exception)</u> 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
X	Appellant Date

Email completed application to: amartin@ashlandcitytn.gov

GENERAL NOTES 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 2. G.P.S. EQUIPMENT USED TO ESTABLISH GRID NORTH: CARLSON BRX 5 DUAL FREQUENCY RECEIVER. 3. 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. 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. 5. 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. THIS ENTIRE PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON THE N.F.I.P. FIRM MAP NUMBER 47021C0170 E, DATED: FEBRUARY 26, 2021 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 BOOK NUMBER 622 , PAGE 53 , 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. TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION) CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEM I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED $\underline{\text{SUBDIVISION OF THE LOVELL \& SCHOFILL PROPERTY}} \text{ HAS/HAVE BEEN INSTALLED IN}$ ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN

OWNER_

OWNER

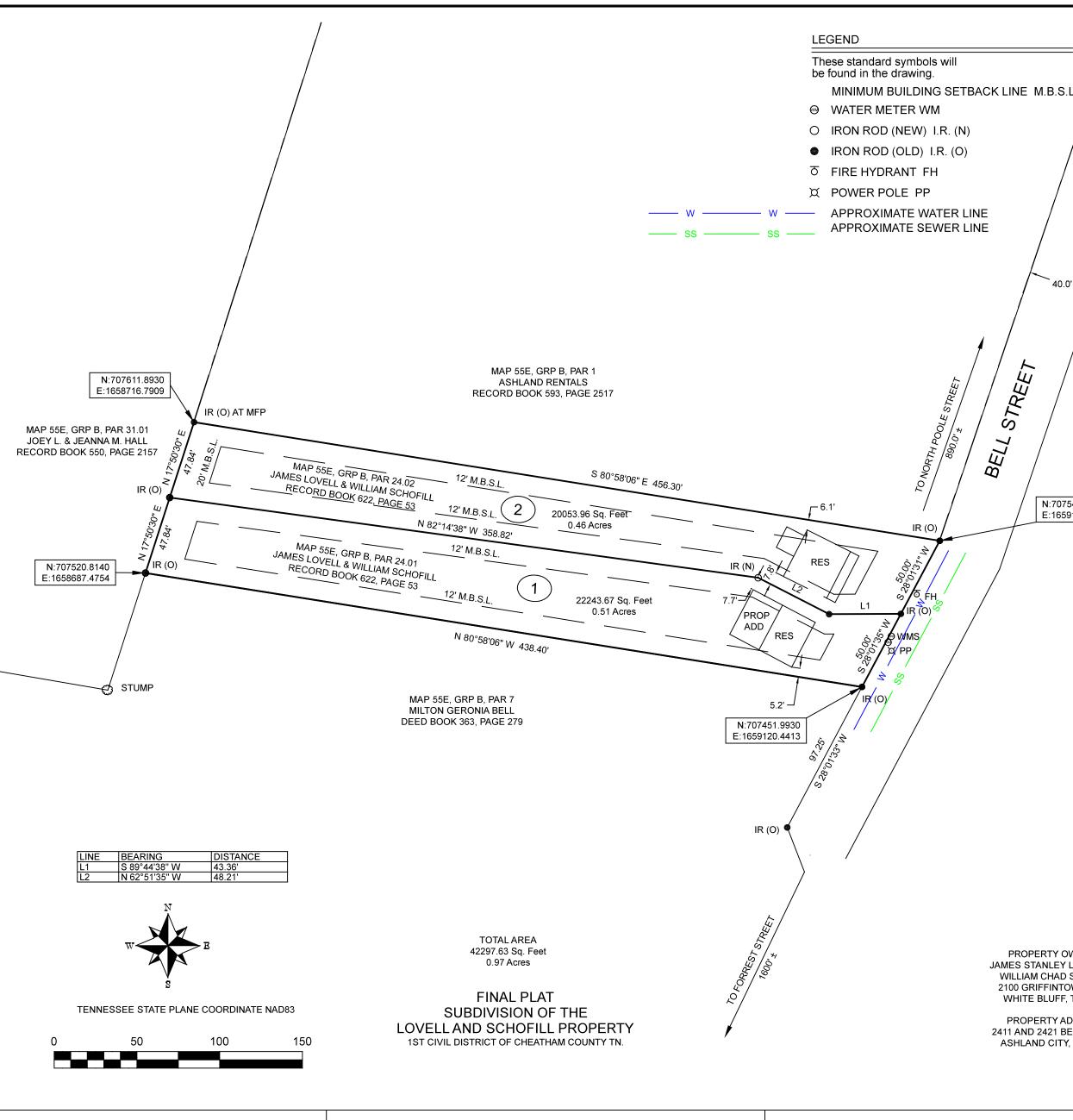
FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE

NAME, TITLE, AND

AGENCY OR AUTHORIZED

APPROVING AGENT



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.

> SECRETARY, PLANNING COMMISSION

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 <u>1:10000</u> 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.

APPROPRIATE GOVERNMENTAL REPRESENTATIVE

PROPERTY OWNERS:

JAMES STANLEY LOVELL AND WILLIAM CHAD SCHOFILL

2100 GRIFFINTOWN ROAD

WHITE BLUFF, TN 37187

PROPERTY ADDRESS:

2411 AND 2421 BELL STREET

ASHLAND CITY, TN 37015

40.0'

N:707540.2100

E:1659167.1700

	FINAL	FINAL PLAT
NW	DATE	MAP AND PARCEL
) <u>-</u>	JUNE 7, 2024	MAP 553, GR B, PARS 24.0
ROVED	DATE	CURRENTLY ZONED
- C	JUNE 7, 2024	R3
3 7	SHEET	PROJECT NO.

	FINAL	FINAL PLAT
DRAWN	DATE	MAP AND PARCEL
JEFF C	JUNE 7, 2024	MAP 553, GR B, PA
APPROVED	DATE	CURRENTLY ZON
JEFF C	JUNE 7, 2024	R3
SCALE	SHEET	PROJECT NO.
1" = 50'	ONE OF ONE	2-830-3

.146) 746-6420

EW, TN. 371 FAX (615)

COOPER N ASANT VIEV 746-5900 F

PLEA((615)

chandlersurv@yahoo.

email:

HOLSON ROAD

WATER SYSTEM_