



TOWN OF ASHLAND CITY
Board of Zoning and Appeals
May 06, 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.](#) 04/01/2024 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: 111 Gallaher St
- [4.](#) Variance Request: 116 Forrest St

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
April 01, 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 Foston, Seconded by Committee Member Mayberry, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. March 04, 2024 BZA Meeting Minutes

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

ELECT OFFICERS

Chairman Smith opened the floor for nominations.

Committee Member Binkley nominated Chairman Smith for Chairman. Committee Member Binkley made a motion, Committee Member Foston seconded, to re-appoint Chairman Smith. All approved by voice vote.

Committee Member Foston nominated Committee Member Mayberry for Vice Chairman. Committee Member Foston made a motion, Committee Member Binkley seconded, to appoint Committee Member Mayberry. All approved by voice vote.

Committee Member Binkley nominated Ms. Martin as Secretary. Committee Member Binkley made a motion, Committee Member Mayberry seconded, to re-appoint Ms. Martin. All approved by voice vote.

PUBLIC FORUM

None.

NEW BUSINESS

3. Variance Requests: Helen St

Mr. Troy Gardener spoke on behalf of Helen Street. Mr. Gregory recommended approval. A motion was made by Committee Member Binkley, Seconded by Committee Member Foston, to approve the variance request. Voting Yea: Chairman Smith, Committee Member Binkley, Committee Member Foston, Committee Member Mayberry. Motion Passes.

OTHER

None.

ADJOURNMENT

A motion made by Committee Member Binkley, Seconded by Committee Member Mayberry, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:36 p.m.

CHAIRMAN MICHAEL SMITH

SECRETARY



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: Nancy (Charlie) Springer Address: 111 Gallaher Street, Ashland City, TN

Owner: Nancy Springer Address: 111 Gallaher Street, Ashland City, TN

Location of Property: 111 Gallaher Street and 111 Gallaher Street (off) Ashland City, TN

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:

Residential to become agricultural

Section 2: Application for a variance as provided by the zoning ordinance. The zoning provision from which a variance is requested: Currently deemed residential requesting change to agricultural

Peculiar or unusual conditions which justify the variance requested: Property is completely fenced in with a water source surrounded by hedges. (off) is attached and land locked. Requesting for livestock within reason.

****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: Parcel 017.02 and Parcel 002.01 which is attached.

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

Nancy (Charlie) Springer
Appellant

4/11/24
Date

Email completed application to: amartin@ashlandcitytn.gov

ASSESSMENT CHANGE NOTICE

CHEATHAM COUNTY

TENNESSEE

TaxYear 2024

The assessed value or the classification of your property for property tax purposes has changed. If you wish to discuss this change in assessment or classification, call (615) 792-5371 between APRIL 01 and APRIL 05. The Assessor of Property's staff will be available to answer questions. See additional information below regarding appealing your change in assessment or classification.

General Parcel Data

DI	CTRL MAP	GP	PARCEL	PI	S/I	CITY	SSD1	SSD2
01	055E	A	017.02		000	11030	000	000
Parcel Address						Subdivision	Lot	Block
111 GALLAHER ST						RESUB TURNER ST ADDN	9	
Classification					Deed Acres	Calc Acres		
00 - Residential					0	0		

	Values as of January 1, 2024	Previous Values
Appraised Value:	\$282,200	\$170,600
Greenbelt Appraised Value:	\$0	\$0
Assessment Rate:	25%	25%
Assessment:	\$70,550	\$42,650
Classification:	00 - Residential	00 - Residential

NOT A TAX BILL

This notice shows the appraised and assessed values of your property for property tax purposes. The assessed value is a percentage of appraised value determined by state law according to the classification of the property (residential, commercial/industrial, farm or public utility). A local tax rate is then applied to the assessed value to determine the amount of taxes due. Generally, property taxes become due the first Monday in October each year.

If you believe the appraised value on this notice does not reflect the market value of your property, is not in line with the appraised values of similar properties in the county, or if you believe your property has been erroneously classified, you may contact the Assessor of Property or appear before the local Board of Equalization. The tax rate and tax amount should not be the subject of an appeal, as the tax rate is separately determined by the local governing body.

Owners of agricultural, forest, or open space land may qualify for preferential assessments on the basis of use value rather than market value. For more information regarding your property assessment, contact the Assessor of Property, or visit <http://www.comptroller.tn.gov/pa/>.

CINDY DOZIER BURNEY
 ASSESSOR OF PROPERTY
 354 FREY STREET, SUITE B
 ASHLAND CITY, TN 37015

013992
 SPRINGER NANCY K
 & KATHLEEN SPRINGER
 111 GALLAHER ST

ASHLAND CITY TN 37015

ASSESSMENT CHANGE NOTICE CHEATHAM COUNTY

TENNESSEE

TaxYear 2024

The assessed value or the classification of your property for property tax purposes has changed. If you wish to discuss this change in assessment or classification, call (615) 792-5371 between APRIL 01 and APRIL 05. The Assessor of Property's staff will be available to answer questions. See additional information below regarding appealing your change in assessment or classification.

General Parcel Data

DI	CTRL MAP	GP	PARCEL	PI	S/I	CITY	SSD1	SSD2	
01	055E	A	002.01		000	11030	000	000	
Parcel Address							Subdivision	Lot	Block
GALLAHER ST (OFF)									
Classification					Deed Acres	Calc Acres			
00 - Residential					0	1			

	Values as of January 1, 2024	Previous Values
Appraised Value:	\$59,800	\$13,500
Greenbelt Appraised Value:	\$0	\$0
Assessment Rate:	25%	25%
Assessment:	\$14,950	\$3,375
Classification:	00 - Residential	00 - Residential

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CINDY DOZIER BURNEY
ASSESSOR OF PROPERTY
354 FREY STREET, SUITE B
ASHLAND CITY, TN 37015

013962
SPRINGER NANCY K
& KATHLEEN SPRINGER
111 GALLAHER ST

ASHLAND CITY TN 37015



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: JOHN DAHMS Address: 116 FOREST ST
Owner: JOHN DAHMS Address: 116 FOREST ST
Location of Property: 116 FOREST ST, ASHLAND CITY, TN

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: THAT THE CODE VIOLATIONS BE LIFTED) DUE TO ITS PARKED AT BUSINESS ADDRESS + HAS BEEN SINCE 2017
Peculiar or unusual conditions which justify the variance requested: TRUCKING BUSINESS WAS ESTABLISHED OCT 2017 AND TRUCK HAS BEEN PARKED AT ADDRESS-NO COMPLAINTS

**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

John Dahms Appellant 4-15-24 Date

Email completed application to: amartin@ashlandcitytn.gov