



## RUTHERFORD COUNTY BOARD OF ZONING APPEALS

Regular Meeting, February 13, 2013

Location: Commission Chambers, 2<sup>nd</sup> Floor, Historic Courthouse

### PUBLIC WORKS REPORT

- I. Call to Order: 4:30 PM
- II. Invocation
- III. Pledge of Allegiance
- IV. Deferred Items
- V. Roll Call & Determine Quorum
- VI. Approval of January 9, 2013 Meeting Minutes  
**MOTION TO APPROVE JANUARY 9, 2013 Minutes as presented**  
**Motion Carried (Unanimous Voice Vote)**  
**January 9, 2013 Minutes were approved**
- VII. Old Business
- VIII. New Business
  - A. **Avent Lane and Gerald Sullivan – BZA 2013-004**

Appealing the determination of the Planning Director that the Rogers Group's activities at 5920 Burnt Knob Road are a non-conforming use as defined by State and County Law, the Chief Building Official's decision not to cite Rogers Group and Jenny Justice, Property Owner, for violating the Rutherford County Zoning Resolution and the Rutherford County Regional Planning Commission's approval of the Rogers Group Site Plan at their December 10, 2012 meeting.

**MOTION TO TAKE NO ACTION BASED ON RECOMMENDATION OF COUNTY ATTORNEY**  
**Motion Carried (5 For, 0 Against)**  
**No action taken on Appeal**
  - B. **Almaville Market – BZA 2013-005**

Location: 7586 Almaville Road, Map No.:76, Parcel: 29, Request for variance relief to reduce the front yard setback to 18' for a property located in the CN- Commercial Neighborhood zoning district.

**MOTION TO APPROVE REQUEST AS PRESENTED BY STAFF**  
**Motion Carried (4 For, 0 Against)**  
**Request was Approved**

C. **James Soyster – BZA 2013-006**

Location: 646 Cottonfield Lane, Map No.:100E, Group: B, Parcel: 10.00, Request for special exception approval for an accessory dwelling unit that does not meet the design standards for ADUs for a property located in the RM- Medium Density Residential zoning district.

**MOTION TO APPROVE REQUEST AS PRESENTED BY STAFF**

Motion Carried (5 For, 0 Against)

**Request was Approved**

D. **Rutherford County Planning and Engineering Department – BZA 2013-007**

Request Board of Zoning Appeals to assign an activity classification for the uses of "gun range" and "Construction and Demolition (C&D) debris landfill".

**MOTION TO APPROVE REQUEST AS PRESENTED BY STAFF**

Motion Carried (5 For, 0 Against)

**Request was Approved**

IX. Adjournment

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**M E M O R A N D U M**

**Rutherford County Regional Planning Commission**

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**DATE:** February 15, 2013

**TO:** Public Works Committee and Board of Commissioners

**FROM:** Rutherford County Regional Planning Commission

**SUBJECT:** The following requests were granted approval by the Rutherford County Regional Planning Commission at the January 28, 2013 meetings.

Plat/ Bond Extension	Staghorn	Request Details:	1 year plat extension
Subdivision Plats	Waldron Farms, Sec 5, Phase 2 (Preliminary)	Site Details:	79 lots on 41.08 acres, Zoned RM with PRD
	Waldron Farms, Sec 5, Phase 2a (Final)	Developer:	Mary Waldron Baird
		Property Location:	Off of Stones River Road
		Site Details:	14 lots on 4.129 acres, Zoned RM with PRD
		Developer:	Mary Waldron Baird
		Property Location:	Off of Stones River Road