



## RUTHERFORD COUNTY BOARD OF ZONING APPEALS

Regular Meeting, February 13, 2013

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

### AGENDA

- 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
- 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.
  - 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.
  - 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.
  - 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".
- IX. Adjournment