

SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
April 13, 2017
6:00 p.m.

SUMNER COUNTY ADMINISTRATION BUILDING
COMMITTEE ROOM # 112
355 N. BELVEDERE DRIVE
GALLATIN, TN. 37066

MEMBERS PRESENT:
MARK MCKEE, JR. CHAIRMAN
SANDY WEBSTER
DON DICKERSON
JOHN WESLEY JONES

MEMBERS PRESENT:
BRUCE RAINEY, VICE-CHAIRMAN

STAFF PRESENT:
RODNEY JOYNER, DIRECTOR OF PLANNING AND STORMWATER
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING & STORMWATER

Motion for approval of the March minutes by Ms. Webster, seconded by Mr. Dickerson. Motion passed unanimously.

1. **Willie Goad** is requesting a continuation of a Conditional Use Permit granted on April 12, 2007 to conduct a part time sawmill. Subject property is located at **1905 Old Gallatin Road, Portland, TN 37148**, is on Tax Map 071, Parcel 006.00, contains 104.95 acres, is zoned Agricultural, and is in the 3rd voting district. The adjoining property owners were notified by mail.

Mr. Goad came forward to represent and explain the request.

Mr. Joyner stated that there has not been any calls concerning this property.

Mr. McKee opened the floor for the public hearing

Since no one was present to speak, Mr. McKee closed the public hearing

Motion to approve a two-year continuation of the Conditional Use Permit as conditioned by Mr. Jones, seconded by Mr. Dickerson. Motion passed unanimously.

2. **Scott Gage** is requesting a Setback Variance of 10 feet on the West side yard at the referenced property for a garage addition. Subject property is located at **1449 Dickerson Bay Drive, Gallatin, TN 37066**, is on Tax Map 147K, Group C, Parcel 022.00, contains 0.50 acres, is zoned Residential A, and is in the 6th voting district. The adjoining property owners were notified by certified mail.

Mr. Gage came forward to represent and explain the request.

Mr. McKee opened the floor for the public hearing

Catherine Rector came forth on behalf of Freda Ledbetter, neighbor, in regards to Mr. Gage's proposed addition and encroachment into the setback. Ms. Rector stated that by Mr. Gage building this garage, Ms. Ledbetter would be looking at a brick wall, and would become an eye-sore for her. Ms. Rector submitted pictures and a letter from Ms. Ledbetter.

Mr. Joyner asked Ms. Rector if the letter and pictures were to be submitted for the record.

Ms. Rector stated that they were.

Mr. McKee asked Mr. Gage how close he was to the property line.

Mr. Gage stated that he is 12.9 feet on the west side and 18.2 feet on the backside and will add a three car on the front of the house. He is going to remodel the house and would like to get the variance to build the garage first. The value for the home will increase by about \$350,000.00. Mr. Gage stated a lot of the homes in the Dickerson Bay area have asked for variances to upgrade their homes. Mr. Gage stated that they need the extra space and if they can't build the garage, there would be no need to remodel.

Ms. Webster asked if the lake-view would be obstructed by the garage.

Mr. and Ms. Gage both stated that the lake view is in the back and the garage would not obstruct Ms. Ledbetter's view of the lake.

Ms. Rector stated that the front setback is in violation because it should be 80 feet.

Mr. Gage stated that the restriction for that front yard setback expired in 1999 and has not been reinstated, and other homes have encroached on that front yard setback since the restriction has expired.

There was discussion.

Mr. McKee closed the public hearing

There was discussion among the Board members.

Motion to approve setback variance by Mr. Jones, seconded by Ms. Webster. Motion passed unanimously.

3. **Yvonne Leggett** is requesting a rear yard Setback Variance of 22.5 feet, and an overall Lot Size Variance on the referenced property to rebuild the home and add a rear deck. Subject property is located at **350 Sunset Island Trail, Gallatin, TN 37066**, is on Tax Map 157J, Group C, Parcel 013.00, contains 0.537 acres, is zoned Residential A, and is in the 6th voting district.
The adjoining property owners were notified by certified mail.

Ms. Leggett came forward to represent and explain the request.

Mr. Joyner stated that Ms. Leggett is going to remove the original home and rebuild, thus being the reason for the lot size variance. Mr. Joyner asked Ms. Leggett if that was correct.

Ms. Leggett stated that Mr. Joyner was correct.

Mr. McKee opened the floor for the public hearing

Since no one was present to speak, Mr. McKee closed the public hearing.

Mr. Dickerson asked Ms. Leggett if they would be using the current foundation.

Ms. Leggett stated that they would be using the same foundation.

Mr. Joyner asked Ms. Leggett if they have ran into any problems with septic.

Mr. Leggett stated that they have everything worked out for the septic.

There was discussion among the Board members.

Motion to approve Setback Variance and Lot Size Variance by Ms. Webster, seconded by Mr. Dickerson. Motion passed unanimously

Motion to adjourn meeting by Ms. Webster, seconded by Mr. Jones. Motion passed unanimously.

Meeting Adjourned at 6:27 p. m.

