

**SUMNER COUNTY ZONING BOARD OF APPEALS**  
**MINUTES**  
**July 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  
BRUCE RAINEY, VICE-CHAIRMAN  
SANDY WEBSTER  
DON DICKERSON  
JOHN WESLEY JONES

**MEMBERS ABSENT:**

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**STAFF PRESENT:**

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

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

- 1. Stephen A. and Patricia Gay Claypool** are requesting a continuation of a Conditional Use Permit that was granted on May 10, 2007, to be utilized by Trinity Ministries as office space for up to six employees, primarily using telephone, internet, and fax, and hours of operation will be 8:00 a.m. until 5:00 p.m. Monday thru Friday. Subject property is located at **365 Lee Road, White House, Tn.**, is on Tax Map 075, Parcel 019.00, contains .92 acres, is zoned Residential A, and is in the 12<sup>th</sup> Voting District (Michael Guthrie and Bob Pospisil).  
The adjoining property owners were notified by mail.

Mr. Claypool came forward to explain and represent this request.

Mr. McKee asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office had not received any calls or emails concerning this item.

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 by Mr. Jones, seconded by Ms. Webster. Motion passed unanimously.**

2. **Gerard Averill** is requesting a Setback Variance of 5 feet on the north side yard at the referenced property to build a pole barn. Subject property is located at **1009 Madalyn Way, Portland, TN 37148**, is on Tax Map 052C, Group C, Parcel 005.00, contains .92 acres, is zoned Agricultural, and is in the 1<sup>st</sup> Voting District (Mike Akins and Moe Taylor).

The adjoining property owners were notified by certified mail.

Mr. Averill came forward to explain and represent his request.

Mr. McKee asked Mr. Joyner what are the setbacks for a pole barn.

Mr. Joyner stated that according to the Zoning Resolution, if its an accessory structure, and is behind the line of the primary structure, the setback is 5 feet. Mr. Joyner stated that the Codes Department sent Mr. Averill to our office for a setback variance. Mr. Joyner asked Mr. Averill if the pole barn was going to be behind the line of the primary structure.

Mr. Averill stated that it was.

Mr. Rainey asked Mr. Joyner what the setback was for accessory structure.

Mr. Joyner stated 5 feet.

**Motion to approve setback variance by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.**

Mr. Joyner stated that he wanted to update the Board on the progress of a previous application on Fowler Ford Road. Mr. Joyner stated that the decision from last month's meeting was for the Codes Director to appear at this meeting for an update. Mr. Joyner stated that the Codes Director sent an inspector out to follow up, and he only made pictures of the house and the edge of the woods. The inspector did not go into the woods where Mr. Petersen had been living. Mr. Joyner stated that he will ask the Codes Director to go back out there and go into the woods and make sure Mr. Petersen is living in the house and not in the woods.

Mr. Rainey asked Mr. Joyner why the last person was sent to the Board.

Mr. Joyner stated that the Codes Department would not issue him a permit. Mr. Joyner stated to the Board that if an accessory structure is to the side or front of the primary structure, and permitted in the zoning resolution, that structure must meet the setbacks of a primary structure. If the accessory structure is behind the house, the setback is 5 feet.

There was other discussion.

Mr. Dickerson asked Mr. Joyner if he would look at Long Hollow Baptist Church to see if they are staying within the regulations that were approved in August 2016.

Mr. Joyner stated that he would look into this.

**Motion to adjourn by Mr. Rainey, seconded by Ms. Webster. Motion passed unanimously.**

Meeting Adjourned at 6:12 p.m.