

SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
JUNE 14, 2018
5:00 p.m.

SUMNER COUNTY ADMINISTRATION BUILDING
COUNTY CHAMBERS
355 N. BELVEDERE DRIVE
GALLATIN, TN. 37066

MEMBERS PRESENT:

MARK MCKEE, JR. CHAIRMAN
BRUCE RAINEY, VICE-CHAIRMAN
SANDY WEBSTER
DON DICKERSON

MEMBERS ABSENT:

JOHN WESLEY JONES

STAFF PRESENT:

JOSH SUDDATH, DIRECTOR OF PLANNING & STORMWATER
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING & STORMWATER

**Motion for approval of the May 2018 minutes by Ms. Webster, seconded by Mr. Dickerson.
Motion passed unanimously.**

- 1. Bradley Singleton, etal** are requesting a continuation of a Conditional Use Permit granted on May 8, 2014, to employ two (2) people and for a dust free parking variance for a brewery in an existing 40' x 30' building. Permit would allow applicant to manufacture and package alcoholic beverages for resale to Sumner County retailers and will not be open to the public. Subject property is located at **544 Bursby Branch Road, Gallatin, TN 37066**, is on Tax Map 080, Parcel 002.04, is zoned Agricultural, contains 9.49 acres, and is in the 4th Commission Voting District (Jerry Foster and Leslie Schell). **The adjoining property owners were notified by regular mail.**

Mr. Suddath stated that the applicant is requesting a continuation of his Conditional Use Permit granted on May 8, 2014, to employ two (2) people and for a dust free parking variance for a brewery in an existing 40' x 30' building. Permit would allow Mr. Singleton to manufacture and package alcoholic beverages for resale to Sumner County retailers and would not be open to the public. Mr. Suddath stated the Mr. Singleton has renewed his permit every two years since 2014, and that the Planning office has not received any complaints regarding this item.

Mr. Brad Singleton came forward to explain and represent the request.

Mr. Rainey asked Mr. Singleton if there had been any changes.

Mr. Singleton stated that there were no changes.

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 the continuation of the Conditional Use Permit by Mr. Rainey, seconded by Ms. Webster. Motion passed unanimously.

2. **Doyle Glasgow** is requesting a continuation of a Hardship Variance granted on June 10, 2010, to keep a mobile home on their property for Ms. Glasgow's daughter, Deborah Johnson, to live in and care for Ms. Glasgow. Subject property is located at **189 Vantrease Lane, Gallatin, TN 37066**, is on Tax Map 102, Parcel 008.00, is zoned Residential 1-A, and is in the 4th Commission Voting District (Jerry Foster and Leslie Schell).

The adjoining property owners were notified by regular mail.

Mr. Suddath stated that the applicant is asking for a continuation of a Hardship Variance granted on June 10, 2010, to keep a mobile home on their property so a relative to live in the mobile home to care for Mr. Glasgow's wife. Mr. Suddath stated Mr. Glasgow has renewed his permit every two years since 2010, and that the Planning office has received a physician's note related to this request, and has not received any complaints regarding 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 the continuation of the Hardship Variance by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

3. **James Maxwell** is requesting a Side Yard Variance for a detached garage as required in the Residential 1A (R1A) district due to soil challenges. Subject property is located at **1309 Barry Lane, Gallatin, TN 37066**, is on Tax Map 127E, Group A, Parcel 032.00, contains 1 acre, is zoned Residential 1A, and is in the 3rd Commission Voting District (Alan Driver and Steve Graves).

The adjoining property owners were notified by certified mail and was advertised in The Gallatin News on Thursday, May 31, 2018.

Mr. Suddath stated that the applicant is asking for a side yard variance to construct a detached garage. Property is a corner lot and requires a 30 foot setback, and is currently 59 feet from LBJ Drive. Applicant would encroach at least 7 feet into the required setback. The zoning ordinance requires the structure to be behind the rear line of the house but due to septic drain lines, this is not possible. Mr. Suddath stated that the Planning office has not received any complaints on this issue.

Mr. McKee opened the floor for the public hearing.

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

Mr. Rainey asked Mr. Maxwell how far was the proposed structure from the house and why couldn't the structure be closer to the house.

Mr. Maxwell stated that he could move the structure closer to the house but he would still need a variance.

Mr. Suddath stated that since this lot is a corner lot, it makes it a little more difficult because he actually needs a side yard setback and a front yard setback.

Mr. Rainey stated that the Zoning Resolution does not allow a provision for a side yard variance on a corner lot so you end up having two front yards. Mr. Rainey asked how far would he be encroaching into the required front yard of LBJ Drive.

Mr. Suddath stated that he measured 59 feet from the road and Mr. Maxwell is proposing a 36 foot wide structure. It is really unclear of how much Mr. Maxwell encroach into the setback since there are no designs for the structure.

Mr. Maxwell stated that he would like to build the 36 foot wide structure to hold his tools that he used at a previous job and for their vehicles. Mr. Maxwell stated that the new structure would match the current house as close as possible.

Mr. Rainey was troubled of how much the variance would be off of LBJ Drive.

Mr. Suddath stated that the minimum would be 7 feet and maximum would be 15 feet. Mr. Suddath stated that it would be hard to get the exact measurements without knowing how big the structure will be.

Mr. Rainey asked Mr. Maxwell if he could build a smaller structure.

Mr. Maxwell stated that he could.

Mr. Rainey asked Mr. Suddath how close were the other structures along LBJ Drive.

Mr. Suddath stated that once you past Mr. Maxwell's house the homes transition to double wide mobile homes on 1 to 1.5 acre lots.

There was discussion about placement of the structure because of this property being a corner lot and the size of the proposed structure.

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Mr. Rainey expressed concern about allowing the structure to encroach into the setback along LBJ Drive, but stated that he was fine with the building not being to the rear of the house.

Motion to approve the Setback Variance to allow applicant to put structure forward of the rear of the house by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

Motion to adjourn by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

Meeting Adjourned at 5:23 p.m.