

SPECIAL CALLED
SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
AUGUST 20, 2018
5:00 p.m.

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

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

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

1. **Joe Floyd** is requesting a 12 foot Side Yard Setback Variance on the subject property for a proposed single family dwelling. Subject property is located on **1202 Lake Marie Road, Gallatin, TN 37066**, is on Tax Map 134D, Group C, Parcel 012.00, contains 1.9 acres, is zoned Residential A, and is in the 3rd Commission Voting District (Alan Driver and Steve Graves).

The adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, August 9, 2018.

Mr. Suddath stated that the lot is 150 feet in width however, there is an TVA Easement that straddles the northern lot line that extends 50 feet from the center of the transmission lines. This only leaves 80 feet of buildable area and the required lot width is 100 feet. Mr. Suddath stated that the applicant provided a set of neighborhood restrictions allowing the side yard setback to be 8 feet. The applicant is requesting to be allowed to adhere to the 8 foot side yard setback.

Mr. Joe Floyd came forward to explain and represent this request.

Mr. Jones asked Mr. Floyd if he had talked to any of his neighbors.

Mr. Floyd stated that he had and that they all agreed that they would like to see a nice home there.

Mr. McKee opened the floor for the public hearing.

After confirming that no one else in the audience wished to speak, Mr. McKee closed the public hearing.

Mr. Rainey made a motion to approve the 12 foot Side Yard Variance due to the extreme circumstances with the power lines, seconded by Mr. Dickerson. Motion passed unanimously.

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

Meeting Adjourned at 5:11 p.m.