

Agenda

Greene County Board of Zoning Appeals

Greene County Courthouse Annex, Conference Room

204 North Cutler Street, Greeneville, TN 37745

November 26, 2024 at 8:30 a.m.

1. Call to order.
2. Welcome of visitors.
3. Approval of minutes of the October 29, 2024, meeting.
4. Consider granting a variance decreasing the required front yard setback from 55' to 46' for an existing mobile home that was recently replaced with a newer model located at 620 Links Mill Road (tax parcel 036.01, map 134).
5. Other business
6. Adjournment

Minutes of the Greene County Board of Zoning Appeals

A meeting of the Greene County Board of Zoning Appeals was held on Tuesday, October 29, 2024.

Members Present/Members Absent

Kathy Crawford, Chairman
Beth Douthat, Vice-Chairman
~~Holly Brooks, Secretary~~
~~Jason A. Smith, Member~~
Robert Wilhoit, Member
Bill Dabbs, Associate Member
David Crum, Associate Member

Staff Representatives Present/Absent

Tim Tweed, Building Commissioner
Amy Tweed, Planning Coordinator
~~Deborah Collins, Building Dept.~~
~~Kevin Morrison, County Mayor~~
~~Roger Woolsey, County Attorney~~

Also Present: Interested citizens

The Chairman called the meeting to order and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the August 27, 2024 meeting. A motion was made by Bill Dabbs, seconded by Beth Douthat, to approve the minutes as written. The motion carried unanimously.

Swearing in of witnesses. Chairman Crawford swore in Byron Pitcher, Sheila Pitcher, and Building Commissioner Tim Tweed.

1885 Old Mountain Road. The Board considered a request to decrease the front yard setback for a proposed garage to be constructed at 1885 Old Mountain Road (tax parcel 147-040.00), from fifty-five (55) feet to forty-two (42) feet. Tim Tweed stated the proposal was to install a 24' x 40' garage to the side of, but in front of, the home located on the property. Issues limiting where the garage could be located included: the location of a power line on the property, the septic system, and the location of both rock and a slope on the property. A letter from Bradley Holt of the Greeneville Energy Authority was presented, stating that the garage would be in violation of the National Electrical Safety Code (NESC) if it was built to County setback standards. David Crum asked what the regulations were for uses permitted in garages in rural areas of the County, and if the required public notice had been provided. Staff stated that businesses were not permitted in garages, and notice had been provided as required. After discussion, a motion was made by David Crum, seconded by Bill Dabbs, to grant the variance, based on the following rationale:

1. The presence of rock, the location of the septic system, and the power line, constitute “exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property” if the variance were not granted; and

2. "Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution"; and
3. "Special circumstances are attached to the property which do not generally apply to other property in the neighborhood". Specifically, meeting the setback requirement is only possible if the garage is constructed in violation of the NESC.

The motion carried unanimously.

There being no further business, a motion was made by Bill Dabbs, seconded by David Crum, to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at 8:45 a.m.

Approved as written (date) _____

Secretary _____

Chairman/Vice Chairman _____

MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Lyn Ashburn, Research/Special Projects
Date: November 21, 2024
Subject: Front yard setback variance request
Address: 620 Links Mill Rd.
Tax parcel: 134-036.01
Owner: William Brobeck
Applicant: Christy Gedelman
Zoning: A-1, General Agriculture District
Size: 0.32 acres
Proposed use: Residential garage
Required: 55' from road centerline
Requested: 46' from road centerline
Result: 9 foot variance

Notes: The property owner recently removed a mobile home and replaced it with a newer model. They had spoken with the Building Department about doing so, but there was some confusion about needing to obtain a front yard setback variance before placing the home on the site.

Based on the Greene County GIS map for the property, the previous mobile home was located approximately thirty-five (35) feet from the centerline of the road. The new home is located forty-six (46) feet from the centerline, an improvement of nine feet. The proposal is decreasing the degree of nonconformity.

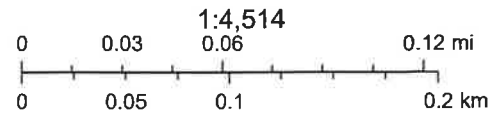
- Options:
- A. Grant the variance, as:
 - 1. The new mobile home decreases the degree of nonconformity.
 - 2. "Relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution".
 - 3. There is a special circumstance attached to the property which does not generally apply to other property in the neighborhood, i.e., placement of the mobile home improved the situation by increasing the setback from thirty-five (35) feet from road centerline, to forty-six (46) feet.
 - 4. Moving the support structure for the mobile home, to increase the setback by nine feet, would have resulted in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property.
 - B. Deny the variance request, as the property owner could have moved the supports for the mobile home farther from the road when the mobile home was replaced.

Greene County - Parcel: 134 036.01



Date: November 21, 2024

County: Greene
Owner: BROBECK WILLIAM
Address: LINKS MILL RD 620
Parcel Number: 134 036.01
Deeded Acreage: 0
Calculated Acreage: 0



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620 Links Mill Road

1": 50'

