

**TULLAHOMA BOARD OF ZONING APPEALS
MEETING MINUTES**

March 20, 2023

The Tullahoma Board of Zoning Appeals met in a Regular session on Monday, March 20, 2023, at 4:30 p.m. in the Board Room of the Tullahoma Municipal Building at 201 West Grundy Street.

1. **Call to Order:** Chairman Paul Schwer called the meeting to order and welcomed commissioners, staff, and guests.
2. **Determination of a Quorum:** Mr. Paul Schwer, Mr. Alex Rice, Mr. Bill Comer, Mandy Hall, Mr. Marvin Sellers, Mr. Daniel Berry, and Ms. Jenna Amacher. Seven (7) members were present. Other City and Staff Representatives present: Planning Director/Planning Commission Secretary Ms. Mary Samaniego, Senior Planner Mr. Charles Rush, and Ms. Nena Abbott, Recording Secretary. City Attorney Mr. Steve Worsham entered the meeting late.
3. **Read and Approve Minutes:** On a motion by Mr. Andy Hall seconded by Mr. Daniel Berry, the minutes of the December 19, 2022, meeting were approved as submitted. Motion passed 7-0.
4. **Unfinished Business:** None
5. **New Business with Public Hearing**

a) *Variance 226*

Staff received a request to reduce the rear yard setback for an accessory structure from 10' to 0' for property located at 100 Sims Lane (Coffee County Tax Map 127K, Group C, Parcel 026.00) to accommodate an accessory building in the rear yard setback. The accessory structure was constructed at some point between 2018 and 2021 without a building permit. The proposed site plan illustrated the accessory structure in the rear yard setback up to the rear property line. Zoning Ordinance Section 503 requires non-residential accessory structures to be 10' from the rear property line. The specific variance request is to reduce the minimum setback from 10' to 0'. In accordance with Zoning Ordinance Section 1002 – Variances, the applicant is requesting that a variance to the setback standards be granted by the Tullahoma Board of Zoning Appeals (*Applicant: Greater Faith Community Church*)

STAFF COMMENTS: Staff recommends disapproval of this variance request based on Staff's findings of facts.

PUBLIC COMMENTS: Mr. Donald Smith, Pastor of Greater Faith Community Church was present to answer any project questions. There were no public comments.

A motion was made by Ms. Jenna Amacher seconded by Mr. Daniel Berry to postpone voting on this item until the next scheduled meeting to give the City Attorney time to do research on the codes and acts cited by Ms. Jenna Amacher (Tennessee Code Title 4-1-407 Preservation of Religious Freedom and the Religious Land Use and Institutionalized Persons Act (RLUIPA)). Motion passed 7-0.

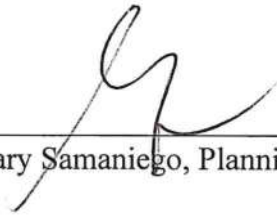
6. Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,



Paul Schwer, Chairman



Mary Samaniego, Planning Director, and Planning Commission Secretary



Nena Abbott, Recording Secretary