

**Board of Zoning Appeals  
Minutes  
June 8<sup>th</sup>, 2023**

The Board of Zoning Appeals met on Thursday, June 8<sup>th</sup>, 2023, at 5:15 p.m. in the Council Chambers located at 45 E. Broad Street, Cookeville, Tennessee.

**Members Present:** Michael Detwiler, James Dial & Elwood Ervin.

**Members Absent:** Nancy Bohannon, & Connie McCormick.

**Staff Present:** Haley Dickson, Christopher Phillips, & Jon Ward

**Staff Absent:** Ken Young & James Mills.

**Others Present:** Thad Drake, TJ Overstreet & Nick Duncan.

**Consider for Approval the Agenda as Submitted.** Michael Detwiler made the motion to approve the agenda as submitted. Elwood Ervin seconded the motion, and the motion was carried unanimously. **Approved.**

**Consider for Approval the Minutes of May 11<sup>th</sup>, 2023.** Michael Detwiler made the motion to approve the minutes of May 11<sup>th</sup>, 2023 as submitted. Elwood Ervin seconded the motion, and the motion was carried unanimously. **Approved.**

**Consider a request for a variance to reduce the front yard setback from 50 feet to 33 feet for a total variance of 17 feet for the expansion of an existing nonconforming structure located at 1000 England Drive (Tax Map 066, Parcel 039.01). Request submitted by Thad Drake on behalf of Seek Ye First Ministries.** Mr. Christopher Phillips stated that Mr. Thad Drake, on behalf of Seek Ye First Ministries, has submitted a request for a variance to reduce the front yard setback from 50 feet to 32 feet for a total variance of 18 feet for the expansion of an existing nonconforming structure located at 1000 England Drive. The request was submitted to allow for the construction of a secured front vestibule and covered walkway.

**Analysis:** The subject property is identified as Parcel 039.01 on Tax Map 066 and contains approximately 12.08 acres. The property is zoned CR, “Regional Commercial” as are the adjacent properties to the east and north. The property is bordered by CG, “General Commercial” to the west and by Interstate 40 and LM, “Light Manufacturing” to the south. An existing nonconforming structure is located on the subject property.

Mr. Drake has submitted a site plan depicting the addition of a vestibule to the south entrance of the building. The property was recently purchased as the new location for Highland Rim Academy. The new vestibule will provide a secure ingress/egress to the school. The southern building footprint currently encroaches into the front yard setback by two (2) feet, with an existing entrance and elevator area that encroaches into the setback for approximately for 11 feet for a distance of approximately 19 feet. The proposed expansion includes the existing elevator shaft, and the addition of a secured lobby/vestibule and a covered walkway for the school entrance. This expansion will increase the front yard setback encroachment to a total of 18 feet. Specifically, the 18 feet encroachment would be for a distance of approximately 21 feet. The remaining addition includes the remaining lobby area and a covered walkway to the west of the lobby that would encroach into the setback by approximately 14 feet for a total distance of approximately 82 total feet.

**Board of Zoning Appeals  
June 8<sup>th</sup>, 2023 Minutes**

As determined from a submitted survey, the southern property line boundary is approximately 56 feet from the edge of the England Drive pavement. The street inventory list England Drive with 75 feet of right-of-way. England Drive is a three (3) lane facility and is classified as a Major Collector Street. Annual Average Daily Traffic Counts (AADT) from January 2023 were 1,291 vehicles per day.

In the opinion of the Planning Division, the requested variance would not be detrimental to the public welfare or injurious to other property in the area.

**Recommendation:** Approval of the request to reduce the front yard setback from 50 feet to 32 feet for the addition as depicted on the submitted site plan.

Elwood Ervin made the motion to approve the variance request as recommended by staff. Michael Detwiler seconded the motion, and the motion was carried unanimously. **Approved.**

**Adjournment:** 5:23 P.M.

Submitted for Approval

Submitted for Recording

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Haley Dickson  
Planning Assistant

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James Dial, Chairman  
Board of Zoning Appeals