

**SUMNER COUNTY ZONING BOARD OF APPEALS  
MINUTES  
DECEMBER 14, 2017  
6:00 p.m.**

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

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

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**STAFF PRESENT:**

RODNEY JOYNER, DIRECTOR OF PLANNING AND STORMWATER  
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING & STORMWATER

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

1. **Robert Blankenship** is requesting a continuation of a Conditional Use Permit granted on October 8, 2009, to conduct a gun manufacturing business in an existing barn. Subject property is located at **145 B & L Lane, Portland, TN 37148**, is on Tax Map 059, Parcel 078.00, contains approx. 14.3 acres, is zoned Agricultural, and is in the 12<sup>th</sup> Voting District (Michael Guthrie and Bob Pospisil).  
The adjoining property owners were notified by mail.

Mr. Robert Blankenship came forward to explain and represent the request.

Mr. McKee opened the floor for the public hearing.

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

Mr. McKee asked Mr. Joyner if his office had received any calls or emails concerning this item.

Mr. Joyner stated that his office has not received any calls or emails concerning this item.

*Motion to approve a two-year continuation of his Conditional Use Permit by Mr. Dickerson, seconded by Ms. Webster. Motion passed unanimously.*

2. **Jose Alvarez (represented by Juan Alvarez)** is requesting a side yard variance for a detached structure as required in the Residential A district due to Topographical challenges on the property. Subject property is located at **2435 Center Point Road, Hendersonville, TN 37075**, is on Tax Map 139, Parcel 046.00, contains 1.70 acres, is zoned Residential A and is in the 1<sup>th</sup> Voting District (Scott Langford and Bill Taylor).

The adjoining property owners were notified by certified mail and was advertised in The Gallatin News on Thursday, November 30, 2017.

Mr. Juan Alvarez came forward to explain and represent the request. Due to a language barrier with Mr. Alvarez, Mr. Joyner explained to the Board what the applicant was requesting.

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. Joyner if he would have to get all the proper permits if approved.

Mr. Joyner stated that if approved, Mr. Alvarez would have to apply for all the required permits.

**Motion to approve a Setback Variance by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.**

3. **Derek & Amanda Preston (Henry Holleman, current owner)** are requesting a Conditional Use Permit to conduct an event venue. Subject property is located at **939 Newton Lane, Gallatin, TN 37066**, is on Tax Map 149, Parcel 023.02, contains 8.73 acres, is zoned Residential , and is in the 3<sup>rd</sup> 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, November 30, 2017.

Mr. & Ms. Preston came forward to explain and represent the request.

Mr. Rainey asked if they intended on living on the property.

Ms. Preston stated that they are in the process of purchasing the property.

Mr. McKee opened the floor for the public hearing.

Mr. Timothy Weaver came forward with concerns of traffic. Mr. Weaver stated that it seems like Newton Lane is used as a racetrack and he is afraid that the traffic will get worse with a venue at that location.

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

Mr. Rainey asked Ms. Preston if they have a plan in place for dust free parking, and could she estimate how many events per month would take place.

Ms. Preston stated that if something needed to be put down to control dust, they would gladly do whatever is necessary. Ms. Preston went on to state that she doesn't know exactly how many events that would take place but at the beginning it should only be a couple per month.

Mr. Joyner asked Ms. Preston to explain the conferences that would be held at this location.

Ms. Preston stated that she is an elementary school coordinator and her plans are to conduct conferences so teachers can showcase their ideas to share with other teachers, and to host professional development days for them.

Mr. Joyner asked Ms. Preston if they would have any employees.

Ms. Preston stated that there would not be any one other than them. She stated that any events that would be catered, would be that catering staff.

Mr. Preston stated that they would also like to host small day camps for churches. Mr. Preston stated that most small leadership conferences are usually held thru the week.

**Motion to approve a two-year Conditional Use Permit with a dust free parking area by Mr. Rainey, seconded by Ms. Webster. Motion passed unanimously.**

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

Meeting Adjourned at 6:19 p.m.

