

**SUMNER COUNTY BOARD OF ZONING APPEALS
MINUTES
DECEMBER 12, 2019**

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

MEMBERS PRESENT:

BRUCE RAINEY, CHAIRMAN
SANDY WEBSTER, VICE-CHAIRMAN
MAC HOLT
MATT STAMPER

MEMBERS ABSENT:

DON DICKERSON

STAFF PRESENT:

JOSH SUDDATH, DIRECTOR OF DEVELOPMENT SERVICES
KATHY YOUNG, ASSISTANT TO THE DIRECTOR

Mr. Rainey opened the meeting with the announcement that Mr. Dickerson has resigned from the Planning Commission effective December 12, 2019.

Mr. Rainey called for the approval of the November minutes.

Ms. Webster made a motion to approve the November BZA Minutes, seconded by Mr. Holt. Motion passed unanimously with Mr. Stamper abstaining.

Upon confirming that there were no changes to the Agenda, Mr. Rainey turned the floor over to Mr. Suddath for staff presentation.

1. Robert Blankenship is requesting a continuation of a Conditional Use Permit originally granted October 2009 to operate a gun manufacturing business. Subject property is located at **145 B&L Lane, Portland, TN, 37148**, is on Tax Map 059, Parcel 078.00, contains 14.3 acres, is zoned Agricultural (A) and is in the 12th Commission Voting District (Michael Guthrie and Justin Nipper).

The adjoining property owners were notified by mail.

Mr. Suddath provided an overview of the property and stated that no comments regarding this request have been received by his office.

Mr. Suddath provided aerial and street-view photos of the property, as well as the minutes from the 2009 BZA meeting which granted the original Conditional Use Permit. Mr. Suddath stated that there are no specific conditions attached to the original approval, but there were questions regarding the possibility of solvents and/or chemicals being stored on the property.

Mr. Suddath concluded his presentation with example motions.

Mr. Rainey called Mr. Robert Blankenship forward, asking if he had anything to add.

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Mr. Robert Blankenship, 145 B&L Lane, Portland, TN, stated that he just wants to continue his business.

Announcing that this is a public hearing, Mr. Rainey opened the floor for public comment. Seeing that no one wished to speak, Mr. Rainey closed the public hearing and asked if anyone had questions for Mr. Blankenship.

Mr. Holt inquired about the traffic created by this business.

Mr. Blankenship stated that there is no more traffic than usual, stating that a semi-truck makes deliveries on occasion.

Upon a call for a motion, Ms. Webster made a motion to approve a request to continue a Conditional Use Permit for 145 B&L Lane, Portland for a period of two years, allowing the property owner to conduct a gun manufacturing business on the premises, seconded by Mr. Stamper. Motion passed unanimously.

Mr. Rainey turned the floor over to Mr. Suddath for staff presentation.

2. Kristen Intress and Joyce Williams are requesting to provide an update of the status of their existing Conditional Use Permit to hold special events accommodating up to 1,000 people, open to members of the general public. The original Conditional Use Permit was approved on July 14, 2016, was renewed July 12, 2018, expanded December 13, 2018 and amended April 11, 2019. Subject property is located at **732B Rock Springs Road, Castalian Springs, TN, 37031**, is on Tap Map 089, Parcel 055.00, contains 156.06 acres, is zoned Agricultural, and is in the 3rd Commission Voting District (Alan Driver and Steve Graves). **The adjoining property owners were notified by mail.**

Mr. Suddath provided an overview and history of the property, stating that the applicants have brought this property to the BZA multiple times since the original approval in 2016, seeking to expand and evolve the business, known as The Fit Farm. Mr. Suddath added that the BZA approved the expansion in April 2019, allowing special events on-site that would allow food trucks and vendors to be brought in, with the condition that the applicant return in January, 2020, to provide an update to the Board.

Mr. Suddath stated that the applicant requested the update early, because they are seeking approval to hold a special event accommodating up to 1,000 people, open to members of the general public in April.

At this point, **Ms. Williams** interjected that the company wishing to hold the event has decided not to pursue this venue for the event.

Mr. Suddath continued, providing an event proposal summary, provided by the applicant, stating that the proposed, one-day event would be a corporate picnic for between 500-1000 people who would be bussed in for the time frame of 10am to 10 pm. Further explaining the event summary,

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Mr. Suddath stated that the event property would erect a tent for music and would have food trucks on-site.

Mr. Suddath displayed aerial photos of the property, as well as photos of the entrance sign and buildings.

Concluding his presentation with example motions, Mr. Suddath stated that this hearing may be more of an update, than a request for approval, citing the applicant's information that the event is no longer requested.

Mr. Rainey called Joyce Williams forward.

Ms. Joyce Williams stated that a company had come to them with a proposal to hold a large corporate event. Knowing that the BZA would need to provide approval, Ms. Williams stated that that she is here, prior to the required review date, to seek that approval.

Ms. Williams further stated that The Fit Farm did not get the bid for the event.

Upon this information, Mr. Rainey stated that the request is now a moot point.

Mr. Rainey asked if Mr. Intress had anything to add.

Mr. Intress stated that he has nothing further to add.

Mr. Rainey opened the floor for the public hearing.

Mr. Robert R. Copeland, Jr. stated that he owns property adjacent to the applicant's property and wants to know how this would affect the neighbors.

Mr. Rainey answered that there would be no effect because this request is no longer needed, as the applicant has stated that they did not get the bid.

Mr. Rainey conferred with Mr. Suddath for confirmation that a vote will not be taken on this request.

Mr. Copeland asked how big of an event is planned.

Mr. Rainey answered that they are approved, now, for one event per month of a certain size.

Mr. Rainey further stated that if another large event is proposed, the landowners will be required to make a request to the BZA at such time.

Mr. Rainey closed the public hearing.

Ms. Williams asked for information regarding required BZA approval for larger events.

Mr. Rainey directed Ms. Williams to make an appointment to discuss that with Mr. Suddath's staff.

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Mr. Stamper expressed appreciation for the applicant's appeal to the BZA regarding this matter.

**3. SUMNER COUNTY BOARD OF ZONING APPEALS RESOLUTION 2019-03:
Approval of the 2020 BZA submittal and meeting calendar.**

Mr. Rainey asked for a motion.

Ms. Webster made a motion to approve Board of Zoning Appeals Resolution 2019-03, related to the 2020 Submittal and Meeting Calendar, seconded by Mr. Stamper. Motion passed unanimously.

Mr. Suddath added that the agenda for this month was light because the cutoff date for submittals was a week early due to the Thanksgiving holiday. Therefore, Mr. Suddath informed the Board members, the January meeting will be a bit lengthier.

Motion to adjourn by Mr. Stamper, seconded by Mr. Holt. Motion passed unanimously.

Meeting adjourned at 5:16pm.