

**SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
NOVEMBER 9, 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:

STAFF PRESENT:

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

Motion for approval of the October minutes by Ms. Webster, seconded by Mr. Dickerson, Mr. Rainey abstained. Motion passed unanimously.

1. **Kirsten Matthews** is requesting a continuation of her Conditional Use Permit granted on November 12, 2015 to conduct a wedding venue. Subject property is located at **301 Bob Perry Road, Bethpage, TN 37022**, is on Tax Map 049, Parcel 009.00, contains 1 acre, is zoned Agricultural and is in the 1st Voting District (Mike Akins and Moe Taylor). The adjoining property owners were notified by mail.

Ms. Kirsten Matthews 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 request.

Mr. Joyner stated that he had not received any calls or emails concerning this request, but stated that Ms. Matthews may come back to the Board in the near future to ask that the Conditional Use Permit state an event venue instead of just an wedding venue.

Motion to approve a two-year continuation of the Conditional Use Permit by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

2. **Laura Galbraith and Elisha Payne** are requesting a Hardship Variance for Elisha Payne to live in an existing structure on subject property to assist in the day to day care of parent. Subject property is located at **1050 Old Hopewell Road, Castalian Springs, TN 37031**, is on Tax Map 089, Parcel 063.00, contains 12.95 acres, is zoned Agricultural, and is in the 3rd 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, October 26, 2017.

Ms. Galbraith and Ms. Payne came forward to explain and represent the request.

Mr. Jones asked if this property was still in their parents name and if their mother knew they were having this done.

Ms. Galbraith stated that the property did belong to their parents, that their father was deceased, and that she had Power of Attorney for her mother. Ms. Galbraith also stated that her mother was aware that she and sister were asking for this hardship.

Mr. Jones asked if they went to care for their mother on a daily basis.

Ms. Payne stated that she did this and took her to the doctor and to run errands.

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 request.

Mr. Joyner stated that he had not received any calls or emails concerning this request.

Motion to approve the Hardship Variance by Mr. Rainey, seconded by Ms. Webster. Motion passed unanimously.

3. **Kevin & Martha Akins, current owners and Matthew & Cynthia Fields, purchasers,** are requesting a Conditional Use Permit to conduct a wedding venue in an existing structure on the subject property. Subject property is located at **126 Harsh Lane, Castalian Springs, TN 37031**, is on Tax Map 111, Parcel 055.00, contains 9.75 acres, is zoned Residential 1A and is in the 3rd Voting District (Alan Driver and Steve Graves). The adjoining property owners were notified by mail and was advertised in The Gallatin News on Thursday, October 26, 2017.

ITEM WAS WITHDRAWN BY APPLICANT.

4. **James (Jim) Brinkley** is requesting a Conditional Use Permit to conduct an event venue in an existing structure on the subject property. Subject property is located at **787 Shun Pike, Cottontown, TN 37048**, is on Tax Map 095, Parcel 011.01 & 012.00, contains 14.74 acres, is zoned Agricultural and Residential A, and is in the 4th Voting District (Jerry D Foster and Leslie Schell).

The adjoining property owners were notified by certified mail and was advertised in The Gallatin News on Thursday, October 26, 2017.

Mr. Jim Brinkley came forward to explain and represent the request.

Mr. Rainey asked Mr. Brinkley if the driveway would be treated.

Mr. Dickerson asked Mr. Brinkley if he had a plan for traffic direction.

Mr. Brinkley stated that his plan is for one way in and one way out, but does have a plan for overflow parking if that were ever necessary.

Mr. Brinkley presented a petition of neighbors in favor of this Conditional Use Permit.

Mr. McKee opened the floor for the public hearing.

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

Mr. Jones asked if there was a request for a dust free variance.

Mr. Rainey asked Mr. Joyner if the Board could ask Mr. Brinkley to have this dust free.

Mr. Joyner stated that the Board is allowed to ask Mr. Brinkley to provide a dust free parking lot and that there are products that can be used to provide this service.

There was discussion.

Motion to approve a two-year Conditional Use Permit with Mr. Brinkley to apply product for dust free parking by Mr. Jones, seconded by Mr. Rainey. Motion passed unanimously.

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

Meeting Adjourned at 6:20 p.m.

