

SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
September 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:

STAFF PRESENT:

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

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

1. **Frank and Donna Kirkbride** are requesting a continuation of their Conditional Use Permit granted on 8/15/2015 to operate a wedding and event venue and are requesting a dust free parking variance. This operation would be primarily from April thru October with an average of two weddings and events per month with up to approximately 100 people per event. There is parking for one hundred plus cars. Subject property is located at **318 Corinth Road, Portland TN 37148**, is on Tax Map 31, Parcel 79, contains 92.5 acres, is zoned Agricultural, and is in the 1st Voting District (Mike Akins and Moe Taylor).
The adjoining property owners were notified by regular mail.

Frank and Donna Kirkbride came forward to explain and represent the request.

Mr. McKee asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office had not received any calls and no emails concerning this item.

Mr. McKee opened the floor for the public hearing.

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

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

2. **Robert and Reba Sullivan** are requesting a continuation of a Conditional Use Permit that they were granted on September 13, 2007, to operate a wood recycling business for a period of two (2) years. Subject property is located at **6460 Old Highway 31-E, Bethpage, TN 37022**, is on Tax Map 64, Parcel 66.01, contains approximately 1.87 acres, is zoned Agricultural, and is in the 1st Voting District (Mike Akins and Moe Taylor).
The adjoining property owners were notified by regular mail.

Robert and Reba Sullivan came forward to explain and represent the request.

Mr. McKee asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office had not received any calls and no emails concerning this item.

Mr. McKee opened the floor for the public hearing.

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

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

3. **Mary Katherine Lorance** is requesting a continuation of a Conditional Use Permit to operate a wedding and reception venue and a bed and breakfast, a dust free parking variance and permission for two un-illuminated signs which she received on September 12, 2013. The operational months for the weddings will be April thru October, and there will be no more than 3 weddings per month. The food and possible alcohol beverages will be catered. They are asking for the possibility of up to seven (7) employees to help with the weddings if need be. Subject property is located at **475 Dry Fork Creek Road, Gallatin, Tn.**, is on Tax Map 83, Parcel 20.06, contains 34.75 acres, is zoned Agricultural, and is in the 3rd Voting District (Alan Driver and Steve Graves)
The adjoining property owners were notified by regular mail.

Mary Katherine Lorance came forward to explain and represent the request.

Mr. McKee asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office had not received any calls and no emails concerning this item.

Mr. McKee opened the floor for the public hearing.

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

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

- 4. AAA Auto Glass LLC** is requesting a Conditional Use Permit to conduct an auto glass repair shop. Subject property is located at **4030 HWY 31W, Cottontown, TN 37048**, is on Tax Map 056, Parcel 053.01, contains 6.4 acres, is zoned Agricultural and is in the 12th Voting District (Michael Guthrie and Bob Pospisil). The adjoining property owners were notified by certified mail.

Phillip Fulmer, Jr. came forward to explain and represent the request.

Mr. McKee asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office had not received any calls and no emails concerning this item.

Mr. McKee opened the floor for the public hearing.

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

Motion to approve a two-year Conditional Use Permit by Mr. Rainey, seconded by Ms. Webster. Motion passed unanimously.

5. **D. E. and Jeanette Bennett** are requesting a Setback Variance of 5 feet on the North side of the front yard to build a 32' x 24' garage. Subject property is located at **1222 Bayview Drive, Gallatin, TN 37066**, is on Tax Map 157J, Group A, Parcel 004.00, contains 1.03 acres, is zoned Residential A, and is in the 6th Voting District (Kevin Pomeroy and Jim Vaughn).

The adjoining property owners were notified by certified mail.

D.E. and Jeanette Bennett came forward to explain and represent the request.

Mr. McKee asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office had not received any calls and no emails concerning this item.

Mr. McKee opened the floor for the public hearing.

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

Motion to approve a Setback Variance of 5 feet by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

6. **Charles Roberts** is requesting a Conditional Use Permit to store commercial equipment. Subject property is located at **2340 New Hope Road, Hendersonville, TN 37075**, is on Tax Map 122, Parcel 018.18, is zoned Residential 1A, contains 6.28 acres, and is in the 11th Voting District (Scott Langford and Bill Taylor). The adjoining property owners were notified by certified mail.

Charles Roberts came forward to explain and represent the request.

Mr. Rainey asked Mr. Roberts if he lived at this property.

Mr. Roberts stated that he does not currently live at this property, stating that he can not get a building permit.

Mr. Rainey asked Mr. Roberts what happens when it floods and everything is washed down the creek.

Mr. Roberts stated that he has insurance in case that should happen.

Mr. Rainey stated that his concern would be the oil and fluids from the machinery leaking into the creek when it floods.

Mr. Jones addressed the audience to please give Mr. Roberts a chance to speak and they would have their turn.

Mr. Rainey asked Mr. Roberts how much equipment would be stored at the property.

Mr. Roberts stated that he does not plan to run his business from that location, just store his equipment.

Mr. Rainey stated that the Board has been handed restrictions for the subdivision that states property is for single family residence only.

Mr. Roberts stated that he had not seen these restrictions when he purchased the property.

There was discussion.

Mr. Rainey asked Mr. Roberts if he would like to change his request after reading the restrictions.

Mr. Joyner asked Mr. Rainey if the restrictions were in the packet they received or given to the Board by someone in the audience.

Mr. Rainey stated that the Board was handed this information by someone in the audience.

Mr. Roberts stated that he would like to defer this item to the October meeting.

Motion to defer item to the October meeting by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

Since Mr. Roberts deferred this item to the October meeting, there was no public hearing.

- 7. Charles Roberts** is requesting a Conditional Use Permit to store commercial equipment. Subject property is located at **2342 New Hope Road, Hendersonville, TN 37075**, is on Tax Map 122, Parcel 018.17, is zoned Residential 1A, contains 5.77 acres, and is in the 11th Voting District (Scott Langford and Bill Taylor). The adjoining property owners were notified by certified mail.

Motion to defer item to the October meeting by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

8. **Kathy Vandiver** is requesting a Conditional Use Permit to conduct a Dog Kennel business. Subject property is located at **2915 Oak Grove Church Road, Bethpage, TN 37022**, is on Tax Map 042, Parcel 004.03, contains 5.01 acres, is zoned Agricultural, and is in the 1st Voting District (Mike Akins and Moe Taylor). The adjoining property owners were notified by certified mail.

Kathy Vandiver came forward to explain and represent the request.

Mr. McKee asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office had not received any calls and no emails concerning this item.

Mr. McKee opened the floor for the public hearing.

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

Motion to approve a two-year Conditional Use Permit by Mr. Rainey, seconded by Ms. Webster.
Motion passed unanimously.

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

Meeting Adjourned at 6:32 p.m.

