

SUMNER COUNTY ZONING BOARD OF APPEALS

MINUTES

JUNE 13, 2013

6 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

MARSH RAGLAND

MEMBERS ABSENT:

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STAFF PRESENT:

LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT

MOTION FOR APPROVAL OF THE MAY MINUTES BY MS. WEBSTER, SECONDED BY MR. DICKERSON. MOTION PASSED UNANIMOUSLY.

1. **Jennings Hyde, etals** were to show cause why the conditional use permit they received on October 9, 2008, to operate a multi-resident adult care facility (Biblical Concepts) should not be rescinded. ***This conditional use was approved with the following conditions, which are to be provided to staff at this meeting:***

**MOTION BY MR. RAINEY FOR APPROVAL OF THIS CONDITIONAL USE PERMIT WITH STANDARD EXCEPTIONS WITH THE FOLLOWING CONDITIONS: 1) THEY MUST GET THE PROPER BUILDING PERMIT FROM THE CODES DEPARTMENT, 2) THE CODES DEPARTMENT MUST TREAT THIS AS NEW CONSTRUCTION AS MUCH AS POSSIBLE, UNDER THE R4 CODES INSPECTIONS, INCLUDING THE ROOM,**

WIRING, INGRESS AND EGRESS, ADA COMPLIANCE, ETC. AND MUST PROVIDE A COPY OF ALL REQUIRED PERMITS DELIVERED TO THE PLANNING DEPARTMENT STAFF PRIOR TO THE OPENING OF THIS FACILITY, (WE DO NOT KNOW WHAT ALL PERMITS ARE REQUIRED, BUT WE WANT A LIST OF WHAT PERMITS ARE REQUIRED, THEY WILL BE REQUIRED TO APPLY FOR A NEW SEPTIC LETTER, AND A FIRE HYDRANT MUST BE PLACED IN FRONT OF THE PROPERTY, SECONDED BY WEBSTER. MOTION PASSED UNANIMOUSLY. Subject property is located at 3523 Hwy 25 East, Castalian Springs, Tn., is on tax map 130, parcel 29.01, contains 5.11 acres and is zoned R1A.

**THERE WAS ACTION TAKEN THIS WAS DEFERRED BY LEGAL COUNSEL UNTIL AUGUST 2013.**

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**2. RALPH COOK**-was requesting a continuation of a conditional use permit he received on June 11, 2009, to operate an ice cream shop that would include birthday parties/socials with sandwiches, soup and extra food in an existing building. Subject property is located at 185 Wilkerson Lane, Portland, Tn., is on tax map 53, parcel 5, contains 87.02 acres, and is zoned agricultural.

The adjoining property owners were notified by regular mail.

Mr. Glenn Cook (Ralph Cook's son) came forward to represent and explain this request.

Chairman McKee opened the floor for the public hearing  
There was no one present to speak for or against.

Mrs. DiOrio stated that staff has not received any complaints on the ice cream shop.

There was discussion.

**Motion for approval for two more years by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.**

**3. DAVID AND WANDA TIMPANI ( BETHPAGE UNITED METHODIST CHURCH)**-were requesting a continuation of the conditional use permit they received on June 14, 2007, to host weddings and receptions, will have up to six (6) employees and alcoholic beverages to be served. Subject property is located at 500 Old Highway 31-E, Bethpage, Tn., is on tax map 68, parcel 86.01, and contains two (2) acres.

The adjoining property owners were notified by regular mail.

Mrs. Timpani came forward to represent and explain this request.

Mrs. DiOrio stated that staff has not received any complaints on this application.

Chairman McKee opened the floor for a public hearing.  
No one was present to speak for or against this request.

There was discussion.

Motion for approval for two more years by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

**Meeting Adjourn at 6:15 p.m.**