

SUMNER COUNTY ZONING BOARD OF APPEALS

MINUTES

NOVEMBER 14, 2013

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

MEMBERS ABSENT:

MARSH RAGLAND

STAFF PRESENT:

GARY L. HAMMOCK, DIRECTOR OF CONSTRUCTION AND DEVELOPMENT
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT

APPROVAL OF THE OCTOBER MINUTES

1. **Rayme and Wendy Phillips** were requesting a conditional use permit to allow for weddings and receptions in an existing barn, a dust free parking variance, and to employ up to four (4) seasonal employees. The operational months for the weddings would be from February thru October (Thursday thru Saturday). The food will be catered, and the alcohol will be the responsibility of the client. There will be a portable restroom trailer provided at the side of the barn. Subject property is located at **1249 Willis Branch Road**, Goodlettsville Tn., is on Tax Map 143, Parcel 45.01, contains 7.18 acres and is zoned RA.

This was a public hearing and was advertised in the Gallatin News Examiner on October 18, 2013. The adjoining property owners were notified by certified mail.

Chairman McKee opened the floor for the public hearing.

There was no one present to speak for or against.

Mr. Rainey mentioned that regarding the dust free parking area this body may require the applicant to use polymer on the gravel driveways in the future if this operation is successful. Polymer is an additive mix that you mix with water and spray on driveways once a year.

There was discussion

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

2. James E. and Reba Thompson were requesting permission for White House Utility District to create a non-conforming lot (0.7 acres) to construct a water tank. They are also requesting a non-conforming 50 foot ingress/egress to provide access to the lot.

Subject property is located at **146 Thompson Lane**, Portland, Tn., is on Tax Map 73, Parcel 36 (p/o), will contain 0.7 acres, and is zoned Agricultural.

This was a public hearing and was advertised in the Gallatin News Examiner on October 30, 2013. The adjoining property owners were notified by certified mail.

Chairman McKee opened the floor for the public hearing.

Lonnie Carroll adjoining property owner came forward to state that he was against this request. He did not want to live next to this water tank.

Mr. Rainey stated that this White House Water Tank belongs to a Governmental Agency and is technically like a cell tower, if we turn them down they have the right to file a law suit. This body has no choice but to approve this request.

There was discussion.

Motion for approval by Mr. Rainey, seconded by Ms. Webster. Motion passed unanimously.

Meeting Adjourned at 6:30 p.m.