

SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
6:00 P.M.
FEBRUARY 11, 2010

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

MEMBERS PRESENT:
MARK MCKEE JR., CHAIRMAN
BRUCE RAINEY, VICE-CHAIRMAN
JAMES COLE
SANDY WEBSTER
DON DICKERSON

MEMBERS ABSENT:

OTHERS PRESENT:

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

**MOTION TO APPROVE THE JANUARY MINUTES BY MS. WEBSTER, SECONDED BY MR. COLE.
MOTION PASSED UNANIMOUSLY.**

1. **BILLY C. AND BETH WILKINSON** WERE REQUESTING A CONDITIONAL USE PERMIT TO HAVE AN OUTDOOR VENUE WITH PAVILION FOR WEDDINGS, FAMILY REUNIONS, AND OTHER GATHERINGS. THIS WILL BE A NON-ALCOHOLIC VENUE WITH STRICT NOISE CONTROL. THEY ARE ALSO REQUESTING PERMISSION FOR UP TO THREE (3) EMPLOYEES, AND A DUST FREE PARKING VARIANCE. SUBJECT PROPERTY IS LOCATED AT 231 WILKINSON ROAD, COTTONTOWN, TN., IS ON TAX MAP 57, PARCELS 6.02 AND 7, TOTAL ACREAGE IS 54.12 AND IS ZONED AGRICULTURAL.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON JANUARY 27, 2010. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

MR. AND MRS. WILKINSON CAME FORWARD TO EXPLAIN THIS REQUEST. MR. WILKINSON EXPLAINED THEY WANT TO HAVE SMALL WEDDINGS, RETREATS, COMMUNITY EVENTS, ETC. HE EXPLAINED THAT THIS HAS BEEN THEIR DREAM FOR 18 YEARS. THIS PROPERTY IS SURROUNDED BY PINE TREES. THERE WILL BE LIGHTING ONLY, A NON-ALCOHOL VENUE AND THERE WILL BE NO POWER FOR ANY AMPS. WE DO HAVE BATHROOM FACILITIES. THIS IS FOR PEOPLE TO COME ENJOY THEMSELVES.

CHAIRMAN MCKEE OPENED THE FLOOR FOR THE PUBLIC HEARING.

JOE FROMM CAME FORWARD TO SPEAK. MR. FROMM STATED THAT HE WAS NOT FOR OR AGAINST THIS REQUEST. HE ASKED IF THEY REALIZED THERE WAS A LOT OF HUNTING IN THIS AREA, AND WAS CONCERNED ABOUT EVERYONE'S SAFETY.

MR. WILKINSON RESPONDED THAT THESE EVENTS WILL NOT BE HELD IN THE WINTER DURING HUNTING SEASON.

JOE FROMM EXPRESSED CONCERN ABOUT SEWER RUN OFF.

MR. WILKINSON STATED THAT THEY HAVE A PERMIT TO ACCOMMODATE THE SEPTIC.

DEBRA SUTTON, CATER, CAME FORWARD TO EXPLAIN HOW THIS WOULD BENEFIT THE WEDDING INDUSTRY. THE RECEPTION WOULD LAST FOR AROUND 2 1/2 HOURS, AND POSSIBLY 2 WEDDINGS A MONTH WOULD BE A GOOD START. THE AVERAGE WEDDING IS 125 TO 150 PEOPLE. I HAVE BEEN AN EVENT PLANNER FOR ABOUT 11 YEARS. THIS WOULD BE A PLUS TO THE COMMUNITY. SUMNER AND ROBERTSON COUNTY GIRLS HAVE TO GO TO DAVIDSON COUNTY TO HAVE A WEDDING OUTSIDE FOR THIS MANY PEOPLE.

MR. RAINEY ASKED MR. WILKINSON IF HE EXPLAINED TO THE ENVIRONMENTAL OFFICE WHAT HE WAS PLANNING TO DO ON THIS PROPERTY.

MR. WILKINSON STATED HE DID EXPLAIN HIS PLANS TO THE ENVIRONMENTAL OFFICE AND ALSO TOLD THEM HE MIGHT ONE DAY WANT TO BUILD A HOUSE THERE.

CHAIRMAN MCKEE CLOSED THE PUBLIC HEARING.

DEBRA SUTTON EXPLAINED THAT THESE WEDDINGS WOULD TAKE PLACE FROM THE END OF APRIL UNTIL THE MIDDLE OF OCTOBER, DUE TO THE WEATHER PERMITTING.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL FOR TWO YEARS BY MR. RAINEY, SECONDED BY MR. DICKERSON.
MOTION PASSED UNANIMOUSLY.**

OTHER BUSINESS:

A.. **RONALD HUMPHRYS**- WAS REQUESTING A CONTINUATION OF A SPECIAL USE PERMIT GRANTED FEBRUARY 14, 2008, TO OPERATE A WHOLESALE NURSERY WHICH WILL ALSO BE USED TO SUPPLEMENT A FAMILY OWNED LANDSCAPING SERVICE ON A 40.02 ACRE TRACT OF LAND. SUBJECT PROPERTY IS LOCATED AT 1755 ROCK BRIDGE ROAD, BETHPAGE, TN., IS ON TAX MAP 50, PARCEL 46.01, CONTAINS 40.02 ACRES AND IS ZONED AGRICULTURAL. **THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.**

MR. HUMPHRYS CAME FORWARD TO ASK FOR A CONTINUATION PERMIT FOR A WHOLESALE NURSERY.

THERE WAS DISCUSSION.

MR. RAINEY STATED THAT THE ENVIRONMENTAL PROTECTION AGENCY AND THE STATE DEPARTMENT OF ENVIRONMENT AND CONSERVATION HAVE CHANGED OUR RULES. THIS WILL NOT PROHIBIT THIS OPERATION AT ALL, BUT IT IS GOING TO REQUIRE SOME MORE PAPER WORK ON YOUR PART. THERE IS A FORM YOU WILL NEED TO FILL OUT BECAUSE OF POTENTIAL RUN OFF SITUATIONS. THE COUNTY WILL BE ASKING EVERY BUSINESS TO FILL THIS FORM OUT OVER THE NEXT COUPLE OF WEEKS. THIS DOES NOT HAVE ANYTHING TO DO WITH THE ZONING BOARD OF APPEALS.

MR. HUMPHRYS REPORTED WE HAVE PLACED THE FARM IN A FAMILY PARTNERSHIP ARRANGEMENT WHICH MEANS IT IS NOW 35 ACRES INSTEAD OF THE PREVIOUS 40 ACRES.

MOTION FOR APPROVAL FOR TWO YEARS BY MR. RAINEY, SECONDED BY MS. WEBSTER. MOTION PASSED UNANIMOUSLY.

B. BOBBY BRILEY -TO CONTINUE HARDSHIP HE RECEIVED ON FEBRUARY 14, 2008. SUBJECT PROPERTY IS LOCATED AT 279 RUNNING MEADOWS, PORTLAND, TN., IS ON TAX MAP 51, PARCEL 28.02, CONTAINS 1.97 ACRES AND IS ZONED AGRICULTURAL. THIS HARDSHIP IS FOR THEIR SON SO HE CAN TAKE CARE OF THEM (FYI- THIS PROPERTY COULD NOT BE SUBDIVIDED DUE TO THE FACT THAT PUBLIC WATER IS NOT AVAILABLE. **THE MOTION WAS AT SUCH TIME THAT PUBLIC WATER IS AVAILABLE THIS PROPERTY SHOULD BE SUBDIVIDED.**)

MR. BRILEY CAME FORWARD TO STATE THE HARDSHIP VARIANCE IS STILL NEEDED AND ALSO PROVIDED A LETTER FROM HIS PHYSICIAN. MR. BRILEY STATED THAT HIS DAUGHTER IS THERE NOW INSTEAD OF HIS STEPSON.

THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. RAINEY, SECONDED BY MR. DICKERSON. MOTION PASSED UNANIMOUSLY.

FYI: ANDY AND MARTHA FAYE PAGE SR. RECEIVED A CONDITIONAL USE PERMIT ON FEBRUARY 14, 2008, TO OPERATE A PRESSURE WASHING SERVICE, PRESSURE WASHING EQUIPMENT SALES AND CHEMICAL SALES. SUBJECT PROPERTY IS LOCATED ON 100 HIGHCLIFF DRIVE, HENDERSONVILLE, TN.

DUE TO THE FACT MR. PAGE IS IN INTENSIVE CARE, MR. HAMMOCK HAS GIVEN THEM UNTIL MARCH 2010, TO APPEAR BEFORE THIS BOARD TO ASK FOR A CONTINUATION OF THEIR CONDITIONAL USE WHICH WAS GRANTED FOR A PERIOD OF TWO (2) YEARS. **UNDER NORMAL CIRCUMSTANCES THEY WOULD HAVE BEEN SCHEDULED TO APPEAR AT THIS MEETING TO ASK FOR A CONTINUATION.**

NO ACTION REQUIRED

MR. RAINEY STATED IF ANDY PAGE IS STILL SICK WE SHOULD PUT THIS CONTINUATION OFF FOR ANOTHER MONTH.

MEETING ADJOURNED AT 6:15 P.M.