

**SUMNER COUNTY ZONING BOARD OF APPEALS**  
**MINUTES**  
**6:00 P.M.**  
**JANUARY 14, 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

**A) MOTION FOR APPROVAL OF THE DECEMBER MINUTES BY MS. WEBSTER,  
SECONDED BY MR. DICKERSON. MOTION PASSED UNANIMOUSLY.**

1. RONALD W. HUNTSMAN, ETUX, OWNERS, AND AT&T LESSEE WERE REQUESTING A CONDITIONAL USE PERMIT TO CONSTRUCT A 195 FOOT CELL TOWER AT 150 PEA RIDGE ROAD. SUBJECT PROPERTY IS ON TAX MAP 10, PARCEL 27, AND IS ZONED AGRICULTURAL. THIS IS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON NOVEMBER 25, 2009. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL. THIS WAS DEFERRED AT THE DECEMBER 2009 MEETING DUE TO NO ONE BEING PRESENT TO REPRESENT THIS ITEM.

FRANK McGONAGILL CAME FORWARD TO REPRESENT AND EXPLAIN THE REQUEST.

MR. RAINEY STATED THAT WE HELD THE PUBLIC HEARING LAST MONTH, THEREFORE THERE IS NO REASON TO HOLD ANOTHER ONE.

THERE WAS DISCUSSION.

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

2. RALPH COOK WAS REQUESTING A CONDITIONAL USE PERMIT ON APPEAL TO OPERATE A HAUNTED WOODS AKA "THE BIG WOODS AT BOTTOM VIEW FARM" DURING THE MONTH OF OCTOBER. THIS WILL BE IN OPERATION ON FRIDAY, SATURDAY AND SUNDAY NIGHTS, FROM DARK UNTIL MIDNIGHT. HE IS ALSO REQUESTING A DUST FREE PARKING VARIANCE, AND PERMISSION FOR 2 SIGNS (2' x 4'). SUBJECT PROPERTY IS LOCATED AT 185 WILKERSON LN., PORTLAND TN., IS ON TAX MAP 53, PARCEL 5.00 AND CONTAINS 87.02 ACRES, AND IS ZONED AGRICULTURAL.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON DECEMBER 25, 2009. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

MR. COOK CAME FORWARD TO EXPLAIN AND REPRESENT THIS REQUEST.

MR. COLE ASKED IF THERE WOULD BE ANY ALCOHOLIC BEVERAGES SERVED.  
MR. COOK REPLIED NO, THERE WOULD NOT BE ANY ALCOHOLIC BEVERAGES SERVED.

CHAIRMAN MCKEE OPENED THE FLOOR FOR THE PUBLIC HEARING. SINCE THERE WAS NO ONE PRESENT TO SPEAK THE PUBLIC HEARING WAS CLOSED.

THERE WAS DISCUSSION.

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

**3. RONALD E. FOSTER AND WIFE CHRISTINA L. WERE REQUESTING A CONDITIONAL USE PERMIT TO BUILD A CHURCH (ST. MICHAELS ANGLICAN CHURCH) AT 2618 AND 2622 HIGHWAY 25-E, CASTALIAN SPRINGS, TN. SUBJECT PROPERTY IS ON TAX MAP 111, PARCEL 127 AND 128, CONTAINS FOUR (4) ACRES AND IS ZONED R1A.**

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE NEWS EXAMINER ON DECEMBER 25, 2009. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

MR. RAINEY RECUSED HIMSELF FROM VOTING AND CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST. MR. RAINEY EXPLAINED THAT HE HAS CHECKED OUT THE HEALTH DEPARTMENT AND THEY CAN PULL THEIR PERMITS, AND THE PRIVATE RESTRICTIONS HAVE BEEN ALTERED TO ALLOW A CHURCH. IF THIS CONDITIONAL USE PERMIT IS GRANTED THE FOSTERS WILL SELL THIS PROPERTY TO THE ST. MICHAELS ANGLICAN CHURCH IF THIS REQUEST IS APPROVED. AT SOME POINT IN THE FUTURE IF THIS REQUEST IS APPROVED, THERE WILL BE A MORE ELABORATE SITE PLAN SUBMITTED TO THE PLANNING COMMISSION FOR APPROVAL.

THERE WAS DISCUSSION.

CHAIRMAN MCKEE OPENED THE FLOOR FOR THE PUBLIC HEARING.  
GEORGE HONCHAR CAME FORWARD TO ASK QUESTIONS AND EXPRESS CONCERN FOR POSSIBLE TRAFFIC CONGESTION, AND THE IMPACT TRAFFIC WOULD HAVE ON HARSH LANE WITH THE THIRD CHURCH BEING BUILT IN THIS AREA.

MR. HAMMOCK REPORTED THAT IF THERE WAS A TRAFFIC ISSUE IT WOULD BE ADDRESSED WITH THE SITE PLAN AT THE PLANNING COMMISSION MEETING.

MR. COLE REPLIED TO MR. HONCHAR THAT HIS BODY DID NOT CONTROL TRAFFIC.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. COLE, SECONDED BY MR. DICKERSON.  
MOTION PASSED UNANIMOUSLY.**

**MEETING ADJOURNED AT 6:20 P.M.**

