

SUMNER COUNTY ZONING BOARD OF APPEALS

MINUTES

6:00 P.M.

JUNE 9, 2005

SUMNER COUNTY ADMINISTRATION BUILDING

ROOM 210

355 N. BELVEDERE DRIVE

GALLATIN, TN. 37066

MEMBERS PRESENT:

MARK MCKEE JR., CHAIRMAN

BRUCE RAINEY, VICE-CHAIRMAN

JAMES COLE

ALTON PERDUE

MIKE WILLIAMS

OTHERS PRESENT:

LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

MOTION FOR APPROVAL OF MAY MINUTES BY MR. RAINEY, SECONDED BY MR. COLE. MOTION PASSED UNANIMOUSLY.

1. MOUNT VERNON HOUSE OF PRAYER WAS REQUESTING A SPECIAL USE PERMIT TO CONSTRUCT A NEW CHURCH AND FOR PERMISSION FOR ONE (1) FREE STANDING UN-ILLUMINATED 4" X 8" WOODEN SIGN. SUBJECT PROPERTY IS LOCATED AT 969 MOUNT VERNON ROAD, BETHPAGE, TN., CONTAINS 1.94 ACRES, IS ON TAX MAP 49, PARCEL 18 P/O AND IS ZONED AGRICULTURAL.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON MAY 20, 2005. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

MR. NEWSOME CAME FORWARD AND STATED HE HAD A REVISED SITE PLAN FROM CARROLL CARMAN.

MR. RAINEY STATED AFTER REVIEWING THE REVISED SITE PLAN ,THAT THEY HAD ADDED SOME LANDSCAPING AND DECREASED THE PARKING SPACES FROM 12 TO 10 IN THE NEW REVISED SITE PLAN.

MR. NEWSOME STATED THEY HAD APPROXIMATELY 32 MEMBERS OF THE MOUNT VERNON HOUSE OF PRAYER.

MR. RAINEY STATED THAT HE DID NOT FEEL 10 PARKING SPACES WAS SUFFICIENT FOR 32 MEMBERS.

THERE WAS NO OPPOSITION PRESENT.

THERE WAS DISCUSSION.

MR. RAINEY STATED THAT HE HAD A PROBLEM WITH THE NUMBER OF PARKING SPACES. MR. RAINEY THAT HE WOULD LIKE TO SEE AN ALTERNATE PLAN WHERE WHEN AT SUCH TIME THE CHURCH DOES EXPAND OR THEY REACH THE SEATING CAPACITY OF 50, 10 PARKING SPACES WILL NOT BE ENOUGH. MR. RAINEY STATED ALSO HE THEY DID NOT SHOW ON THE SITE PLAN THE WHERE THE SEPTIC TANK OVERFLOW FIELD IS GOING TO BE LOCATED.

MR. NEWSOME STATED THAT THIS HAD BEEN PERKED.

MR. RAINEY STATED THAT THEY NEED TO SHOW WHERE THE SEPTIC SYSTEM WILL BE LOCATED, AND SHOW WHERE THE FUTURE OVERFLOW PARKING WILL BE. THESE REQUESTED ADDITIONS TO THE PLAN CAN BE REVIEWED BY OUR STAFF AND DO NOT NEED TO BE BROUGHT BACK BEFORE THIS BODY,

MOTION FOR APPROVAL OF THE CONDITIONAL USE PERMIT WITH TWO STIPULATIONS BEING THAT THEY SHOW THE SEPTIC AREA AND SHOW WHERE THE FUTURE PARKING WILL BE, AND APPROVAL FOR THE REQUESTED SIGN BY MR. RAINEY, SECONDED BY MR. COLE. MOTION PASSED UNANIMOUSLY.

MR. NEWSOME ASKED MR. RAINEY HOW MANY MORE PARKING SPACES DO WE NEED?

MR. RAINEY STATED THAT YOU JUST NEED TO PREPARE FOR FUTURE GROWTH.

OTHER BUSINESS:

- **TERESA RITTENBERRY-TO DISCUSS CONTINUATION OF HARDSHIP VARIANCE- SUBJECT PROPERTY IS LOCATED AT 277 LAKE ROAD, WESTMORELAND, TN., IS ON TAX MAP 27, PARCEL 32.01, CONTAINS 8 ACRES, AND IS ZONED AGRICULTURAL.**

MS. RITTENBERRY CAME FORWARD TO STATE THAT HER MOTHER, WHO IS 90 YEARS OLD, STILL NEEDS THE HARDSHIP VARIANCE.

MRS. WILLIAMS ASKED MS. RITTENBERRY IF SHE HAD A DOCTOR'S NOTE WITH HER AT THIS TIME.

MS. RITTENBERRY STATED THAT SHE DID NOT HAVE THE LETTER FROM THE DR. VERIFYING THE HARDSHIP. SHE STATED THAT HER MOTHER'S DR. (DR. HILL) IS IN THE PROCESS OF LEAVING AND SHE HAVING TO CHANGE DOCTORS.

MR. RAINEY STATED THAT AFTER SHE SEES THE DOCTOR WE DO NEED A LETTER FOR OUR FILES.

MOTION TO CONTINUE THE HARDSHIP VARIANCE CONTINGENT UPON RECEIVING THE LETTER FROM THE DOCTOR BY MR. RAINEY, SECONDED BY MR. WILLIAMS. MOTION PASSED UNANIMOUSLY.

- WADE LYLES-TO DISCUSS PLACEMENT OF SIGNS PER MINUTES OF THE ZBA FEBRUARY 10, 2005.

MRS. WILLIAMS EXPLAINED THAT MR. LYLES WAS NOT GOING TO BE PRESENT TONIGHT DUE TO THE FACT THAT HE DID NOT RECEIVE HIS INFORMATION FROM T.D.O.T. MRS. WILLIAMS STATED THAT ACCORDING TO MR. MOULTON, MR. LYLES HAS COMPLIED WITH EVERYTHING HE HAD BEEN ASKED TO DO. THE PLACEMENT OF THE SIGNS WOULD BE A CONTINGENCY UPON HIM RECEIVING THE REQUIRED INFORMATION FROM THE STATE.

MR. WILLIAMS STATED THAT WE COULD MAKE A MOTION FOR APPROVAL OF PLACEMENT OF THE SIGNS CONTINGENT UPON RECEIVING DATA FROM THE STATE.

MR. RAINEY STATED THAT WE HAD SOME DISCUSSION LAST MONTH DISCUSSING THE NATURE OF THE SIGNAGE AND THE FACT OF WHAT WE ARE GOING TO ALLOW. MR. RAINEY STATED HE IS NOT IN FAVOR OF GRANTING AUTOMOBILE SALES, IF HE WANTS A CAR LOT HE NEEDS TO GET HIS PROPERTY REZONED. MR. RAINEY STATED HE DID NOT MIND HIM ADVERTISING HIS AUTOMOTIVE REPAIR BUSINESS, THE THINGS HE GOT ORIGINAL APPROVAL FOR AND A SIGN FOR THAT. MR. RAINEY STATED THAT HE DID NOT HAVE A PROBLEM WITH TIRE SALES INSIDE THE BUILDING. MR. RAINEY STATED THAT THIS BODY DOES NOT HAVE THE RIGHT TO MAKE THIS A COMMERCIAL ENTERPRISE.

MOTION FOR APPROVAL OF SIGN # 1 ON MR. WADE'S APPLICATION "WADE'S AUTOMOTIVE REPAIR ALIGNMENT AND TIRE SALES, GENERAL AND MAJOR REPAIR- 451-1026" (4' X 6' ILLUMINATED METAL SIGN) CONTINGENT UPON RECEIVING INFORMATION FROM THE STATE BY MR. RAINEY, SECONDED BY MR. COLE. MOTION PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 6:40 P.M.