

SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
6:00 P.M.
OCTOBER 13, 2011

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
DON DICKERSON
MARSH RAGLAND, ALTERNATE
SANDY WEBSTER

MEMBERS ABSENT:

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

1. ROBERT S. BLANKENSHIP-Mr. Blankenship was requesting a continuation permit for the conditional use permit he received on October 8, 2009, to operate a gun manufacturing business in his existing barn. Subject property is located at 145 B & L Lane, Portland, Tn., is on tax map 59, parcel 78, and contains approx. 14. 3 acres and is zoned agricultural. The adjoining property owners were notified by regular mail.

Mr. Blankenship came forward to represent this request and to answer any questions.

Mr. Rainey asked Mr. Blankenship if he had registered with the Construction and Development Department about him using any chemicals.

Mr. Blankenship stated he believed that he registered on line about his use of chemicals. He stated that he used very little chemical but, he does use magnesium phosphate occasionally.

Mr. Rainey stated that this information was online and he thought he remembered seeing that Mr. Blankenship had registered on line.

Chairman McKee opened the floor for the public hearing and there was no one present to speak. Chairman McKee closed the public hearing.

There was discussion.

Motion to approve the conditional use permit for two more years by Mr. Dickerson, seconded by Ms. Webster. Motion passed unanimously.

2. **EDWARD GREEN**-Mr. Green was requesting a continuation permit for the conditional use permit he received on October 11, 2007, to operate an interior design business located in an existing building. He received a continuation permit on October 8, 2009. Subject property is located at 796 New Shackle Island Road, Hendersonville, Tn., is on tax map 138, parcel 41.01 p/o, contains 15 acres approx., and is zoned residential A.

Mr. Green came forward to represent this request and to answer any questions.

Chairman McKee opened the floor for the public hearing and there was no one present to speak. Chairman McKee closed the public hearing.

Mr. Hammock stated that his office had not had any complaints on this operation.

There was discussion.

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

Other business:

JACKIE RAY GAMBRELL- 3706 Highway 76 - Staff report per request of the Zoning Board of Appeals members at the September 8, 2011, meeting to ascertain if any more progress has been made pertaining to the cleanup of Mr. Gambrell's property. Subject property is located on 3706 Highway 76, Cottontown, Tn., is on tax map 74, parcel 31, contains 1.10 acres, and is zoned agricultural.

Mr. Hammock reported that the condition of Mr. Gambrell's property has improved. He stated that Mr. Gambrell has removed two truck loads of items from this property and has cleaned up a lot of the weeds. Mr. Hammock also explained that there is one vehicle still left on the property which he will be placing a mechanical lien on.

JASON WORD- 578 and 580 BRAZIER LANE-Mr. Hammock discussed the recent events surrounding this illegal mobile home. Mr. Hammock stated that he had issued a warrant for him, but did not think it had been served at this time due to the fact that Mr. Word's address is in Davidson County. Mr. Hammock stated that Mr. Word told him that he is in the process of moving the mobile home.

JOSEPH GORE-2911 Hwy 25-Mr. Hammock explained that Mr. Gore was granted a conditional use permit to repair and store ladders at 2911 Highway 25. Mr. Hammock further explained that Mr. Gore is now storing and repairing ladders on 165 Circle Drive, which is a zoning violation and asked for some guidance from this board. He went on to explain that he had asked him to remove the ladders at 165 Circle Drive and at a later date I revisited this site again he had added many more ladders and is trying to construct a privacy fence. Mr. Hammock stated that he had issued a warrant for Mr. Gore.

There was discussion.

Motion by Mr. Rainey to have Mr. Gore appear before this body to show cause why the conditional use he received for the property located at 2911 Highway 25 should not be revoked, seconded by Mr. Dickerson. Motion passed unanimously.