

**SUMNER COUNTY ZONING BOARD OF APPEALS  
MINUTES  
6:00 P.M.  
DECEMBER 14, 2006**

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  
ALTON PERDUE

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

MIKE MOULTON, PLANNING DIRECTOR  
GARY HAMMOCK, BUILDING COMMISSIONER  
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

**MOTION FOR APPROVAL OF THE NOVEMBER MINUTES BY MR. PERDUE, SECONDED BY MS. WEBSTER. MOTION PASSED UNANIMOUSLY.**

**1. BLAIR MORGAN & JOE FREEDLE** WERE REQUESTING A VARIANCE OF THE ENTIRE REQUIRED ROAD FRONTAGE/EASEMENT FRONTAGE, FOR THIS PARCEL. THE INGRESS/EGRESS WAS CREATED THROUGH THE ORIGINAL FARM IN 1950. THIS VARIANCE IS NECESSARY IN ORDER TO OBTAIN ONE (1) BUILDING PERMIT. SUBJECT PROPERTY IS LOCATED OFF KEPLEY LANE (AKA-STEVENS ROAD), PORTLAND, TN., IS ON TAX MAP 13, PARCEL 34, CONTAINS 115.5 ACRES AND IS ZONED AGRICULTURAL. ACRES, IS ON TAX MAP 114, PARCEL 6.01 AND IS ZONED R1A.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON NOVEMBER 13, 2006. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

RICHARD GRAVES CAME FORWARD TO EXPLAIN THIS REQUEST. MR. GRAVES REPORTED THAT THE 30 FOOT EASEMENT RUNS ACROSS THE FARM OVER TO THE CEMETERY, MAYBE 300 YARDS OR LESS. THIS IS JUST AN OLD HISTORICAL ROAD THAT HAS BEEN UNDER USE FOR MANY YEARS.

MR. RAINEY ASKED MR. GRAVES IF THERE WAS ANY DOCUMENTED EASEMENT FOR THIS.

MR. GRAVES RESPONDED TO MR. RAINEY BY SAYING THIS ROAD HAS BEEN UNDER CONSTANT USE FOR MANY YEARS, SINCE 1950. MR. GRAVES STATED THAT SEVERAL PEOPLE HAVE BEEN USING THIS EASEMENT TO GET TO THEIR FARMS, AS WELL AS, GETTING TO THE CEMETERY.

MR. HAMMOCK STATED THAT IN THEIR DEED IT WAS REFERRING TO THIS AS BEING A ROAD IN THE FUTURE, BUT IT WAS NEVER DEDICATED AS A COUNTY ROAD. MR. HAMMOCK STATED THAT THE QUESTION TONIGHT IS ABOUT THE EASEMENT AND WHO EXACTLY HAS THAT RIGHT-OF-WAY USE.

MR. MOULTON REPORTED THAT THE DRIVING FORCE BEHIND THIS ISSUE IS THAT A STRUCTURE HAS BEEN BUILT BACK THERE WITHOUT A PERMIT, AND WE ARE TRYING TO CLEAR THIS MATTER UP.

MR. HAMMOCK STATED THAT NO ROAD WAS EVER ESTABLISHED, SO THE QUESTION IS WHO WOULD HAVE THE AUTHORITY TO GRANT THEM AN EASEMENT FROM KEPLEY LANE BACK TO THE SUBJECT PROPERTY SO THEY CAN OBTAIN A BUILDING PERMIT. MR. HAMMOCK EXPLAINED THAT HE CAN NOT ISSUE A BUILDING PERMIT UNTIL WE HAVE ESTABLISHED THE RIGHT OF INGRESS AND EGRESS TO THAT PROPERTY.

MR. MOULTON STATED, AS FAR AS THE ZONING RESOLUTION, THIS PROPERTY IS LAND LOCKED BECAUSE WE DO NOT HAVE AN ESTABLISHED EASEMENT LEGALLY BY DEED WITH MEETS AND BOUNDS ACCESS TO THAT PROPERTY.

MR. RAINEY STATED THAT HE DID NOT FEEL THAT THE ZONING BOARD OF APPEALS WAS THE RIGHT PLACE TO BRING THIS REQUEST, WE DO NOT HAVE JURISDICTION SINCE THIS 30 FOOT LANE DOES NOT EXTEND OVER TO KEPLEY LANE. THE 30 FEET STOPS SOME THREE HUNDRED FEET SHORT OF KEPLEY LANE. THE ONLY THE WAY THE EASEMENT BY PRESCRIPTION CAN BE DOCUMENTED IS BY A COURT OF LAW, NOT THE BOARD OF ZONING APPEALS. WE DO NOT AS A BOARD HAVE THE RIGHT TO MAKE A LEGAL DETERMINATION ON THAT 300 FEET. MR. RAINEY STATED THAT HIS CLIENT WILL HAVE TO PETITION THE COURT TO GET THE PRESCRIPTIVE EASEMENT.

CHAIRMAN MCKEE OPENED THE FLOOR FOR THE PUBLIC HEARING.

MS. RIPPY EXPLAINED THAT SHE OWNED THE PROPERTY AT THE END OF KEPLEY LANE. THEY HAVE COME OUT OF THE WOOD WORK SINCE MY HUSBAND HAS DIED, AND MR. FREEDLE WAS OUT MEASURING MY PROPERTY. MS. RIPPY STATED THAT HER DEED DOES NOT MENTION ANY EASEMENT, BUT NO ONE HAS EVER TRIED TO KEEP THEM FROM USING THIS EASEMENT, AND THIS EASEMENT IS USED BY SEVEN (7) DIFFERENT PEOPLE.

JERRY PERDUE CAME FORWARD TO SPEAK. MR. PERDUE STATED THAT HE WAS BORN ON KEPLEY LANE. MR. PERDUE EXPLAINED THAT ACCORDING TO MR. HERSHEL BRADLEY'S DEED THERE WAS SET ASIDE THIRTY FEET FROM GREGORY ROAD BACK TO THE CEMETERY. NO ONE HAS EVER BEEN DENIED ANY USE OF THIS EASEMENT. MR. PERDUE STATED THAT SOME REAL ESTATE AGENT STARTED HARASSING MS. RIPPY ABOUT THE EASEMENT. HE STATED THAT IF THEY JUST SAT DOWN WITH MS. RIPPY THEY COULD WORK OUT SOME KIND OF A DEAL.

MR. MOULTON STATED IF SHE GRANTED THEM A FIFTY (50) FOOT EASEMENT IT WOULD HAVE TO GO ALL THE WAY OUT TO A PUBLIC ROAD. THE PROBLEM IS THAT THERE IS SEVEN (7) PEOPLE CURRENTLY USING THIS EASEMENT.

MR. MOULTON STATED IF YOU TAKE THIS MATTER TO CHANCERY COURT, JUDGE GRAY, AND HE GRANTS THIS AND MAKES IT A LEGAL EASEMENT ACCESS TO THE PROPERTY, THEN MR. HAMMOCK, BUILDING COMMISSIONER, CAN ISSUE A BUILDING PERMIT ON THAT COURT ORDER.

MR. MOULTON STATED WE CAN NOT DO WHAT THEY ARE ASKING THIS BOARD TO DO, BECAUSE IT DOES NOT MEET THE ZONING RESOLUTION.

MR. RAINEY STATED THAT WE CAN NOT GRANT AN EASEMENT OVER PRIVATE PROPERTY.

MR. MOULTON REPORTED THAT ULTIMATELY THEY NEED A BUILDING PERMIT TO COVER THE EXISTING HUNTING LODGE.

DON SCRUGGS CAME FORWARD TO EXPLAIN THIS SITUATION FOR MS. RIPPY. MR. SCRUGGS STATED THAT EVERY YEAR THEY HAVE A DECORATION AT THE CEMETERY, SO IN FACT THEY STILL USE THE CEMETERY. THIS PROPERTY IN QUESTION TONIGHT WAS SOLD TO MR. HERSHEL GREGORY IN 1954, WHO THEY SINCE NAMED GREGORY ROAD AFTER. AT THIS POINT MR. GREGORY'S BROTHER WANTED THE BACK SIDE OF THE PROPERTY, WHICH IS IN QUESTION TONIGHT. WHAT HAPPENED THEN WAS HIS BROTHER BOUGHT THE PROPERTY ON CREDIT, WITH THE RESTRICTION THAT THE ROAD WENT ALL THE WAY FROM THE PERDUE PROPERTY TO GREGORY ROAD FOR CEMETERY USE. MR. SCRUGGS STATED THAT SINCE THAT TIME HE HAS FOUND THAT NOBODY HAS PAID TAXES ON THE ROAD FROM THE HASKEL PERDUE PROPERTY TO THE CEMETERY, THEREFORE THE ROAD IS NOBODY'S EXCEPT THE CEMETERY'S. MR. SCRUGGS STATED THAT MR. HERSHEL GREGORY MADE THE ROAD THIRTY FEET WIDE FROM GREGORY ROAD TO THE CREEK THEN FROM THE CREEK TO MS. RIPPY'S LINE. IN OTHER WORDS THE THIRTY FEET IS JUST WHAT MR. GREGORY LAID OUT FOR THE CEMETERY ROAD. MR. SCRUGGS SAID HE FELT THAT MS. RIPPY AND MR. FREEDLE CAN WORK OUT THIS SITUATION WITHOUT COMING TO THE ZONING BOARD OF APPEALS.

MR. RAINEY EXPLAINED TO MR. GRAVES IN ORDER TO SOLVE THE PROBLEM TO GET A BUILDING PERMIT, THEY ARE GOING TO HAVE A GET A COURT ORDER DECLARING THIS AN EASEMENT AND IF THEY DO THIS IT WILL PRECLUDE THE COUNTY ORDINANCE AND TAKES THE ZONING BOARD OUT OF THE LOOP AND PUT THE CODES DEPARTMENT IN THE POSITION TO HONOR THE PERMIT.

MR. GRAVES SUGGESTED THAT THEY COULD SIDE STEP THE ROAD THAT CROSSED MS. RIPPY AND HAVE A FIFTY (50) FOOT EASEMENT BESIDE THAT ROAD IN TO THE PROPERTY OFF OF GREGORY ROAD. WE WOULD NOT BE STACKING EASEMENTS IF WE LAID OFF TO THE SIDE OF GREGORY ROAD, THEY COULD USE THE ROAD THEY ALWAYS USE. MR. GRAVES STATED HE DID NOT KNOW IF THEY COULD WORK SOMETHING OUT LIKE THAT.

THERE WAS EXTENSIVE DISCUSSION REGARDING THIS EASEMENT.

**MOTION BY MR. RAINEY THAT THIS REQUEST DOES NOT FALL WITHIN THE JURISDICTION OF THE BOARD OF ZONING APPEALS, SECONDED BY MS. WEBSTER. MOTION PASSED UNANIMOUSLY.**

**2. JACKIE RAY GAMBRELL** WAS REQUESTING TO HAVE HIS SPECIAL USE PERMIT REINSTATED. SUBJECT PROPERTY IS LOCATED AT 3706 HWY. 76, COTTONTOWN, TN., IS ON TAX MAP 74, PARCEL 31, CONTAINS 1.10 ACRES AND IS ZONED AGRICULTURAL.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON DECEMBER 1, 2006. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

MR. GAMBRELL CAME FORWARD TO EXPLAIN THAT HIS SPECIAL USE PERMIT WAS TAKEN AWAY BECAUSE OF CAR PARTS IN HIS YARD. HE STATED HE HAD CLEANED UP HIS PROPERTY. HE APOLOGIZED AND STATED HE UNDERSTOOD THAT YOU ALL HAVE A JOB TO DO.

MR. MOULTON REPORTED THAT THIS BOARD RESCINDED HIS SPECIAL USE PERMIT IN AUGUST 2006 . MR. MOULTON STATED THAT WE CITED MR. GAMBRELL AND HE HAD THE OPTION OF BRINGING HIS PROPERTY INTO COMPLIANCE IN TEN (10) DAYS OR APPEAR BEFORE THE HEALTH AND SAFETY BOARD. MR. GAMBRELL DID SIGN UP AND APPEAR BEFORE THE HEALTH AND SAFETY BOARD. THE WAY THE HEALTH AND SAFETY BOARD WORKS IS IF YOU GET COMPLIANT PRIOR TO THE MEETING, YOU WOULD NOT HAVE TO APPEAR BEFORE THAT BOARD. MR. MOULTON STATED THAT HE MET WITH MR. GAMBRELL AND EXPLAINED TO HIM WHAT NEEDED TO BE DONE. MR. GAMBRELL WENT TO WORK ON HIS PROPERTY AND IS NOW COMPLIANT TO THE ZONING RESOLUTION PER MR. MOULTON. MR. MOULTON STATED THAT MR. GAMBRELL HAS WORKED HARD ON HIS PROPERTY FOR AT LEAST TWO WEEKS. MR. MOULTON STATED THAT HE DID NOT HAVE A PROBLEM WITH THIS BOARD REINSTATING THIS SPECIAL USE PERMIT WITH SOME CONDITIONS. MR. MOULTON SUGGESTED THAT WE KEEP THE SAME CONDITIONS THAT WE PUT ON HIM TO START WITH. MR. MOULTON SUGGESTED THAT WE PUT HIM ON A NINETY DAY TRIAL BASIS, THEN A 180 DAY BASIS, AND THEN A ONE YEAR REVIEW FOR FIVE YEARS. IF HE STAYS COMPLIANT WE WOULD PUT HIM ON A AS NEEDED BASIS. MR. MOULTON STATED THAT MR. GAMBRELL IS AT THE MERCY OF THIS BOARD AND HE UNDERSTANDS THAT HE MESSED UP. MR. MOULTON STATED THAT HE EXPLAINED TO MR. GAMBRELL THAT IT IS STRICTLY UP TO THE BOARD TO DECIDE WHETHER TO REINSTATE THIS SPECIAL USE PERMIT.

CHAIRMAN MCKEE OPENED THE FLOOR FOR THE PUBLIC HEARING.

MR. GARY BROADRICK CAME FORWARD TO SPEAK REGARDING MR. GAMBRELL. MR. BROADRICK ASKED IF HE WAS GOING TO STAY COMPLAINT. MR. BROADRICK ASKED WHY MR. GAMBRELL USES SIGN LANGUAGE TOWARD HIM, AND WHY ARE THERE EXPLOSIONS ON MR. GAMBRELL'S PROPERTY. MR. BROADRICK STATED THAT HE WAS NOT AGAINST HIM MAKING A LIVING.

MRS. JUDY BROADRICK CAME FORWARD TO SAY SHE HAD NOTHING AGAINST MR. GAMBRELL, BUT WOULD LIKE TO ASK HIM PUBLICLY FOR HIM TO NOT SPREAD RUMORS THAT ARE NOT TRUE. MRS. BROADRICK STATED THAT SHE FELT HIS PROPERTY HAS AN ADVERSE AFFECT ON HER PROPERTY VALUE.

CHAIRMAN MCKEE CLOSED THE PUBLIC HEARING.

THERE WAS EXTENSIVE DISCUSSION.

MR. RAINEY STATED HE DID NOT REMEMBER HOW MANY TIMES MR. GAMBRELL HAS BEEN BEFORE THIS BOARD AND PROMISED THAT HE WOULD KEEP HIS PROPERTY IN COMPLIANCE. MR. RAINEY SAID HE MADE THE MOTION THE LAST TIME TO LET HIM STAY IN BUSINESS, AND THE ONLY THING HE HAS GOING FOR HIM TONIGHT IS THAT HE HAS CLEANED UP HIS PROPERTY SOME IN THE LAST TWO WEEKS. MR. RAINEY STATED IF THIS HAPPENS AGAIN HE WILL BE PUTTING HIMSELF OUT OF BUSINESS.

MOTION BY MR. RAINEY THAT WE REINSTATE HIS CONDITIONAL USE PERMIT WITH ITEMS # 1, 2, 3 AND 4 OF THE ORIGINAL MOTION FOR A PERIOD OF NINETY (90) DAYS, AT THIS TIME YOU ARE TO READVERTISE AND COME BACK BEFORE THIS BODY, SECONDED BY MR. PERDUE. MOTION PASSED.

3 AYES: PERDUE, RAINEY AND WEBSTER  
1 ABSTENTION: COLE

FYI: MR. MOULTON READ ITEMS # 1, 2, 3 AND 4 OF THE ORIGINAL MOTION: 1) THAT THERE BE ZERO (0) DISMANTLED VEHICLES ON SITE AT ANY TIME, NOT EVEN FOR A MINUTE OR FOR AN HOUR 2) THAT THERE BE NO PILES OF CAR PARTS, HE CAN HAVE A DUMPSTER DELIVERED TO PUT THE CAR PARTS IN, BUT THESE PARTS CANNOT BE OUTSIDE 3) AND HE WILL HAVE TO PREPARE A SITE PLAN TO BE APPROVED BY THE SUMNER COUNTY REGIONAL PLANNING COMMISSION AS TO HIS PARKING, ETC., LET THEM (PLANNING COMMISSION) LOOK AT HIS SITE PLAN AND LET THEM (PLANNING COMMISSION) CONTROL THIS 4) THAT THIS USE ON APPEAL WILL CEASE WITHIN TWENTY FOUR HOURS OF THE TIME THAT ANYBODY THAT IS AN OFFICIAL THAT WORKS FOR SUMNER COUNTY SEES A DISMANTLED VEHICLE ON SITE.

MR. RAINEY ASKED MR. MOULTON IF MR. GAMBRELL'S PROPERTY IS 100% IN COMPLIANCE WITH THE SITE PLAN.

MR. MOULTON REPLIED TO MR. RAINEY HE WOULD VERIFY THAT HIS PROPERTY IS 100% COMPLIANCE WITH THE SITE PLAN.

MR. COLE STATED THAT HE HAD A FEELING FOR THE PROPERTY OWNERS THAT LIVE IN THIS AREA. THIS IS NO PLACE FOR A JUNK YARD. MR. COLE STATED THE REASON WE DID NOT SHUT HIM DOWN LAST TIME IS BECAUSE COUNTY COMMISSIONER JOHN SMART TOOK THIS UP AND WAS GOING TO DO BIG WORK AND HE DID NOTHING TO HELP THIS SITUATION. THE MAJORITY OF PEOPLE WOULD NOT LIKE TO HAVE THIS NEXT TO THEIR HOUSE.

MR. MOULTON STATED THAT THERE ARE VERY SPECIFIC CONDITIONS SET FORTH, AND MR. MOULTON STATED THAT MR. GAMBRELL UNDERSTANDS THESE CONDITIONS.

**3. WILLIAM S. NORMAN** WAS REQUESTING A CONDITIONAL USE PERMIT FOR CONSTRUCTION OF A NEW CONCRETE GROUND STORAGE WATER TANK. SUBJECT PROPERTY IS LOCATED AT 140 SPYGLASS WAY, HENDERSONVILLE, TN., IS A 1.47 ACRE PORTION OF THE TOTAL 70 ACRE PARCEL, IS ON TAX MAP 138, PARCEL 28.02 P/O, AND IS ZONED AGRICULTURAL.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON DECEMBER 4, 2006. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

MR. CHRISTOPHER SIMS WITH WHITE HOUSE UTILITY CAME FORWARD TO STATED THAT THEY WISHED TO PULL THIS ITEM FROM THE AGENDA SO THEY COULD RE-LOOK AND ADJUST THIS REQUEST AND THEN REAPPLY AT A LATER DATE.

MR. MOULTON STATED THAT SINCE THIS WAS ADVERTISED WE SHOULD GO AHEAD AND CONDUCT A PUBLIC HEARING.

CHAIRMAN MCKEE OPENED THE PUBLIC HEARING.

BOB JOHNSON CAME FORWARD TO STATE THAT HE WAS NEITHER FOR OR AGAINST THIS, BUT JUST HAD QUESTIONS.

MR. MOULTON STATED THAT THEY PURCHASED A PARCEL ON THE NORMAN FARM WHICH IS IN THE COUNTY'S JURISDICTION TO PLACE ONE (1) TWO MILLION GALLON WATER TANK WITH THE FOOT PRINT TO EXPAND TO A SECOND IN SOME FUTURE DATE. THE ACCESS FOR THE TANK WAS PROPOSED ORIGINALLY TO COME OFF OF SPY GLASS WAY WHICH IS IN THE CITY OF HENDERSONVILLE LIMITS. THIS REQUEST WILL BE SIMULTANEOUSLY SUBMITTED TO THE CITY OF HENDERSONVILLE FOR REVIEW/ APPROVAL. WHITE HOUSE UTILITY DISTRICT AS DIRECTED BY THE PLANNING COMMISSION HAD A PUBLIC HEARING WITH THE SURROUNDING PROPERTY OWNERS AND AFTER THAT MEETING WHITE HOUSE UTILITY DISTRICT HAS DECIDED TO TAKE A DIFFERENT APPROACH.

TIM FARRIS CAME FORWARD TO ASK QUESTIONS IF WE COULD DO THIS IN ANOTHER LOCATION IN THE BUILDING NOT TO TAKE UP THIS BODY'S TIME.

FOR THE RECORD, SINCE THERE WERE SEVERAL PEOPLE PRESENT WITH QUESTIONS, MR. SIMS MET WITH THESE PEOPLE IN THE BREAK ROOM TO TRY TO ANSWER THEIR QUESTIONS.

**THERE WAS NO ACTION TAKEN SINCE THIS REQUEST WAS PULLED FROM THE AGENDA.**

**OTHER BUSINESS:**

**MRS. KAREN BERRY-** TO DISCUSS THE CONTINUANCE OF THE SPECIAL USE PERMIT SHE RECEIVED ON DECEMBER 11, 2003. MRS. BERRY WAS GRANTED A SPECIAL USE PERMIT TO OPERATE A LANDSCAPING/CONSTRUCTION COMPANY. SUBJECT PROPERTY IS LOCATED AT 513 LEE ROAD, COTTONTOWN, TN., IS ON TAX MAP 75, PARCEL 85, CONTAINS 2.95 ACRES, AND IS ZONED RA (**PROPERTY WAS SUBDIVIDED APRIL 21, 2004, WAS PREVIOUSLY MAP 75 PARCEL 20.04 CONTAINED 5.00 ACRES, WITH A 515 LEE ROAD ADDRESS**).

FOR THE RECORD, MS. BERRY WAS NOT PRESENT, AS WELL AS, ANY OF THE ADJOINING PROPERTY OWNERS.

MR. MOULTON STATED THAT HE VISITED THIS PROPERTY TODAY, THE GREENHOUSES WERE REMOVED, AND HE DID NOT SEE ANY TREES, SHRUBS, ETC. IT DOES NOT APPEAR THAT THEY ARE RUNNING A LANDSCAPE BUSINESS.

**SINCE THERE WAS NO ONE TO REPRESENT THIS REQUEST, MR. RAINEY MADE A MOTION TO DISCONTINUE THE SPECIAL USE PERMIT, SECONDED BY MR. PERDUE. MOTION PASSED UNANIMOUSLY.**

**MR. JOSEPH GORE-** DISCUSSED THE CONTINUANCE OF THE SPECIAL USE PERMIT HE RECEIVED ON DECEMBER 11, 2003. MR. GORE WAS GRANTED A SPECIAL USE PERMIT TO REPAIR AND/OR STORE LADDER SUPPLIES AND TOOLS FOR HIS LADDER REPAIR BUSINESS IN TWO EXISTING BUILDINGS ON HIS PROPERTY. SUBJECT PROPERTY IS LOCATED AT 2911 HIGHWAY 25, COTTONTOWN, TN AND IS ON TAX MAP 74, PARCEL 123, CONTAINS 1 ACRE, AND IS ZONED AGRICULTURAL.

MR. GORE CAME FORWARD TO REPRESENT HIS REQUEST.

MR. MOULTON STATED HE HAD RECEIVED A LETTER FROM MR. JERRY D. WRIGHT, JR., WHO LIVES ACROSS THE ROAD. THE JEST OF THIS LETTER WAS THAT HE WAS OPPOSED TO THIS BEING GRANTED TO BEGIN WITH. SINCE THIS WAS GRANTED MR. GORE'S BUSINESS HAS EXPANDED AND HE WAS CONCERNED ABOUT HIS PROPERTY VALUES.

MR. MOULTON STATED THAT MR. GORE HAS EXPANDED HIS BUSINESS QUITE A BIT AND HAS PUT UP ABOUT A DOZEN PRIVACY PANELS. IN THE BEGINNING THESE PANELS VISUALLY BUFFERED THE STUFF ON THE GROUND AND AROUND THE BUILDING. MR. MOULTON SUGGESTED THAT HE BE REQUIRED TO COMPLETELY SCREEN ALL THE MATERIALS VISIBLE FROM HIGHWAY. THIS IS VERY VISIBLE FROM THE ROAD AND LOOKS LIKE JUNK, NOT LADDER PIECES.

MR. GORE STATED THAT MOST OF HIS WORK IS DONE ON THE JOB SITES, NOT AT HIS HOME. HE DID AGREE THAT IT NEEDS CLEANING UP.

CHAIRMAN MCKEE OPENED THE FLOOR FOR THE PUBLIC HEARING AND THERE WAS NO ONE PRESENT TO SPEAK FOR OR AGAINST.

MR. RAINEY STATED HE MIGHT CONSIDER SOME LANDSCAPING IN FRONT OF THE FENCE AND MAKE IT LOOK A LITTLE BETTER.

THERE WAS DISCUSSION.

**MOTION BY MR. RAINEY TO CONTINUE THE SPECIAL USE PERMIT FOR NORMAL TIME OF TWO YEARS WITH THE CONDITION THAT YOU EITHER GET RID OF THE EXCESS MATERIAL OR YOU CAN PUT UP AN ADDITIONAL FENCE WITH LANDSCAPING IN FRONT OF IT TO LOOK BETTER, AND FOR MR. MOULTON TO MEET WITH MR. GORE TO DISCUSS THE BEST WAY TO LANDSCAPE IN FRONT OF THE FENCE, SECONDED BY MR. PERDUE. MOTION PASSED UNANIMOUSLY.**

**MEETING ADJOURNED AT 7:25 P.M.**