

**SUMNER COUNTY ZONING BOARD OF APPEALS  
MINUTES  
6:00 P.M.  
JUNE 9, 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  
SANDY WEBSTER  
DON DICKERSON  
MARSH RAGLAND, ALTERNATE MEMBER**

**MEMBERS ABSENT:**

**JAMES COLE**

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**STAFF PRESENT:**

**GARY L. HAMMOCK, DIRECTOR OF CONSTRUCTION AND DEVELOPMENT  
RODNEY JOYNER, COUNTY PLANNER  
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT**

**Motion for approval of May Minutes by Ms. Webster, seconded by Mr. Dickerson. Motion passed unanimously.**

**1. Ralph Cook**-Mr. Cook was requesting a continuation of the conditional use permit he received on June 11, 2009, to operate an ice cream shop that would include birthday parties/socials with sandwiches, soup and extra food in an existing building. Subject property is located at 186 Wilkerson Lane, Portland, Tn., is on tax map 53, parcel 5.00, contains 87.02 acres and is zoned agricultural. The adjoining property owners were notified by regular mail.

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

Mr. Hammock passed around pictures of this site and stated that we have not had any complaints on this operation and everything is in compliance.

There was discussion.

**Motion to approve for two more years by Ms. Webster, seconded by Mr. Dickerson. Motion passed unanimously.**

**2. Shelly Norris**-Ms. Norris is requesting a continuation of the hardship that she received on April 6, 1999, to care for her father. Subject property is located at 578 Brazier Lane, is on tax map 93, parcel 8.01, and is zoned agricultural.

**This item was moved to the end of the agenda due to the fact that Ms. Norris was present at the time her case was ready to be heard.**

Ms. Norris was present to represent and answer questions regarding this hardship. Ms. Norris stated that nothing has changed.

Chairman McKee asked Ms. Norris about the property being sold?

Ms. Norris stated that she sold it to a family member.

Mr. Rainey asked what the family members name was.

Ms. Norris replied to Mr. Rainey that the family members name was Jason Word.

Mr. Rainey asked Ms. Norris if she still lived there.

Ms. Norris stated that she did not live at the property, but her father did.

Mr. Rainey explained that the only reason this board granted you a hardship is that you came before us and specifically asked to take care of your father on your property where you lived.

Ms. Norris replied to Mr. Rainey by saying that she did live there at that time.

Mr. Rainey stated that we granted a hardship variance on that set of conditions since you lived there.

Ms. Norris stated that her father lives in the doublewide with another family member.

Mr. Rainey asked Ms. Norris who lives in the house.

Ms. Norris stated to Mr. Rainey that she was not sure who lives in the house.

Mr. Rainey stated that this is a real problem and that a hardship request does not run with the property.

Mr. Rainey explained that you (Ms. Norris) did not tell us everything that went on with this property.

Ms. Norris stated that she did not realize that if she was not the owner of the property where her father lived that the mobile home would have to be removed as soon as she sold the property.

Mr. Rainey explained to Ms. Norris that the hardship variance was granted to her as the property owner to allow the placement of the second dwelling (mobile home) to allow her to take care of her father who was in bad health.

There was extensive discussion.

Motion by Mr. Rainey to deny the hardship and demand removal of the mobile home from the property and who ever lives in the trailer, move them out of it as soon as the law will allow, and to notify the property owner of this decision, seconded by Mr. Dickerson. Motion passed unanimously.

3. **David and Wanda Timpani**-**"BETHPAGE WEDDING CHAPEL"**-They were requesting a continuation of the conditional use permit they received on June 14, 2007, to host weddings and receptions, will have up to six (6) employees and alcoholic beverages to be served. Subject property is located at 500 Old Highway 31-E, Bethpage, Tn., is on tax map 68, parcel 86.01 and contains two (2) acres. Adjoining property owners were notified by regular mail.

Mrs. Timpani came forward to represent this request and to answer any questions.

Mr. Hammock passed around pictures of subject property and stated that we have not had any complaints and everything was in compliance.

There was discussion.

Motion to continue for two more years by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

**Meeting adjourned at 6:45 p.m.**

