

SUMNER COUNTY ZONING BOARD OF APPEALS MEETING

JANUARY 14, 2016

MINUTES

MEMBERS PRESENT: Mark McKee, Jr., Chairman
Bruce Rainey, Vice Chairman
John Wesley Jones, Member
Sandy Webster, Member
Don Dickerson, Member

MEMBERS ABSENT: None

OTHERS PRESENT: Rodney Joyner, Director Of Planning and Stormwater
Linda McCullough, Administrative Assistant

CALL TO ORDER

Chairman McKee called the regular monthly meeting of the Sumner County Zoning Board Of Appeals to order, Thursday, January 14, 2016 at 6:00 P.M. in Chambers at the Sumner County Administration building.

ADDITION TO AGENDA

Motioned by: Mr. Joyner to revise the minutes due to old member being on the minutes and agenda.

Seconded by: Ms. Webster

Motion passed unanimously.

APPROVAL OF AGENDA

Motion to approve: Ms. Webster

Seconded by: Mr. Dickerson

Motion passed: unanimously

APPROVAL OF MINUTES

Motion to approve: Ms. Webster

Seconded by: Mr. Dickerson

Motion passed: unanimously.

A. State Line General Baptist Church

Requested a variance for a 7' X 7' un-illuminated free standing wood and metal two post church sign on the property. Subject property is located at **1740 Rapids Road, Portland, TN** and is on Tax Map 2, Parcel 14 and 14.01, contains 1.38 acres and is zoned Agricultural.

Photos were passed to members of the board showing where the sign would be placed.

PUBLIC RECOGNITION: Fred Greer – Representative for State Line General Baptist Church asking for approval of sign.

Motion to approve: Mr. Rainey (with the condition that sign does not interfere with traffic.

Seconded by: Mr. Dickerson

Motion passed: unanimously

B. Ted Lyon, current owner, and Living To Go Church, Inc. (Purchaser)

Requesting a conditional use permit to construct and operate a 30,000 (approximately) square foot church containing 200 parking spaces, with approximately 600 members. There will not be a daycare in this proposed church but will have a kitchen facility. Subject property is located at **502 Douglas Bend Road, Gallatin, TN** and is on Tax Map 147, part of Parcel 13 and part of Parcel 13.01 and contains approximately 14 acres and is zoned RA.

PUBLIC RECOGNITION FOR APPROVAL OF CHURCH SITE:

Clay Baggett – Representative and Pastor for Living To Go Church asking for approval to move forward with church. Re-addressed the Board saying that the church will go through the proper steps to get the process moving.

Connie Gregory – Member of church stating that the church does a lot for the community such as toy drives, provide supplies for storm victims and oil changes for the elderly of the community and with a bigger church they would be able to do more outreach.

Lisa Martin - Disagrees that the church would not be a benefit to the community. The church has a good relationship with community leaders.

Jess Dillion - Questions raised about the church not being a good fit for the community is not true. The community would benefit from all the outreach the church does for the community.

PUBLIC RECOGNITION AGAINST CHURCH SITE:

Art Williams – Land will not perk in this area and septic system would cause problems with the whole subdivision and will there be run off since land won't perk. Also would like to know the process if motion is approved.

Joseph Alexander - Water flow on Douglas Bend causes wrecks and since the church will cause more traffic with 200+ members there will be more wrecks. Adding to all this when it snows will make it even more dangerous. The other concern will be the sewer problems.

Rita Cook – Adding the church to this community will cause more problems with the sewer and traffic. What gain will the community get with a non-profit causing all the problems.

BOARD MEMBERS RECOGNITION:

Mr. Rainey – There are concerns of drainage at Bradley Road and Dickerson Bay Road and there is no outlets in this area and the County will require that there are no risk to the houses in the community. Traffic is horrible and there is no point of access. County will study this proposal to see what results can be found. The perking of the land will be done by the State not the County and then go to the next process with the planning. Bruce ask the chairman to abstain from voting because of conflict.

Mr. Joyner – Received e-mail from Elaine FrizzeI with concerns about how the development would affect the local tax base of the community. Mr. Joyner stated that when his office receives e-mails on any issues being addressed at a meeting, he is obligated to read them. If this proposal is approved, approval for the septic and traffic conditions will be addressed at a future meeting with the planning commission. Mr. Joyner asked the audience if there were any other questions and if they understood the next process if this was approved. There were no further questions or discussion.

Motion to approve: Ms. Webster

Seconded by: Mr. Dickerson

Motion passed: unanimously

Abstain: Mr. Rainey

MOTION TO ADJOURN:

Mr. Rainey

SECONDED BY:

Mr. Dickerson

ADJOURNMENT:

6:35 P. M.