

SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
FEBRUARY 11, 2016
6:00 p.m.

SUMNER COUNTY ADMINISTRATION BUILDING
COMMITTEE ROOM # 112
355 N. BELVEDERE DRIVE
GALLATIN, TN. 37066

MEMBERS PRESENT:

MARK MCKEE, JR. CHAIRMAN
BRUCE RAINEY, VICE-CHAIRMAN
SANDY WEBSTER
DON DICKERSON
JOHN WESLEY JONES

STAFF PRESENT:

RODNEY JOYNER, DIRECTOR OF PLANNING AND STORMWATER
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT

Motion for approval of the January minutes by Mrs. Webster, seconded by Mr. Dickerson. Motion passed unanimously.

1. **Basim and Jean Khoury, current owners, and Jay Beasley, purchaser,** were requesting a conditional use permit to operate a Veterans Equine Therapy Ranch and a request for a dust-free parking variance. This will be a full-time residential home, which will be located in an existing home, there will be 5-7 staff members available on all 3 shifts. There will be ten to twelve patients at any one time. Subject property is located at 225 Chipman Road, Bethpage, Tn., contains 10.01 acres, is on Tax Map 84, Parcel 68.03, and is zoned Agricultural. This was a public hearing and was advertised in the Gallatin News on January 28, 2016. The adjoining property owners were notified by certified mail.

Mr. Rainey stated that he had a conflict of interest therefore he would recuse himself from the meeting.

Sam Gee came forward to represent and explain this request. This operation is for people to get their lives back. The horses are involved with the therapy. They will be grooming the horses, not riding them. A lot of referrals come from family doctors and families themselves. Mr. Gee explained the qualifications that were required for the staff.

Chairman McKee opened the floor for the public hearing.

Lisa Linville came forward to state why she was opposed to this request. These people can be dangerous to themselves and others. She presented a petition for the record of adjoining property owners in the area that were against the application.

Timothy Linville came forward to state that he was opposed to this request. He felt this facility should belong in town.

David Satterfield came forward to state if you have ever lived next to one of these facilities it is life changing. Please consider this to be placed somewhere besides Chipman Road.

Bill Williams, Consulting Advisor to this facility, came forward to state that this operation will have a sprinkler system, and a security system. There will be no sexual offenders, nor any psychic diagnosis in this facility. He explained in depth more about this facility.

Gerald Austin came forward to state his reasons why he was opposed to this request. He asked the audience for a show of hands who received a certified letter about this request. Three people raised their hands. Then he asked for a show of hands of the people that saw the public notice in the paper. No one raised their hand. They shoot fireworks here, helicopters fly over periodically and a man shoots a cannon in this area. This area would not be conducive for a trauma patient.

Daniel Shook came forward to explain the reasons he is opposed to this request. He does not believe that Chipman Road is where this facility needs to be. He explained that he was concerned that there is not enough security for this facility.

Steve Graves, 3rd District County Commissioner, came forward to state that the people in this area are against this request. He asked for the people in the audience to raise their hands if they are against this request. There were approximately 70 people that raised their hands in opposition. He stated his reasons why this request should be denied. This is not an easy place for emergency vehicles to get to. The existing home is not designed for a nursing home. They are getting the cart before the horse. He asked the board to turn this request down.

Judy and Lee Oates, who live next door to where this facility, stated that they did not have any objections to living next door to this facility.

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There was discussion

Motion by Mr. Jones to deny request due to concerns about the overall business model and security specifics associated with the facility; seconded by Mr. Dickerson. Motion passed unanimously.

Meeting Adjourned at 7:15p.m.