

**SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
FEBRUARY8, 2018
6:00 p.m.**

SUMNER COUNTY ADMINISTRATION BUILDING
COUNTY CHAMBERS
355 N. BELVEDERE DRIVE
GALLATIN, TN. 37066

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

RODNEY JOYNER, DIRECTOR OF PLANNING AND STORMWATER
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING & STORMWATER

*Motion for approval of the January 2018 minutes by Ms. Webster, seconded by Mr. Dickerson.
Motion passed unanimously.*

- 1. Max Dae** is requesting a Side Yard Accessory Variance for a detached structure as required in the Residential 1A district due to topographical challenges and approved soil locations on the property. Subject property is located at **1716 Highway 25W, Gallatin, TN 37066** is on Tax Map 103, Parcel 020.04, contains approx. 1.5 acres, is zoned Residential 1A, and is in the 4th Voting District (Jerry Foster and Leslie Schell). The adjoining property owners were notified by certified mail and was advertised in The Gallatin News on Thursday, January 25, 2018.

Mr. Max Dae came forward to explain and represent the request.

Mr. McKee opened the floor for the public hearing.

Since no one was present to speak, Mr. McKee closed the public hearing.

Mr. Joyner told the Board that Mr. Dae was zoned Residential 1A and in that zoning, accessory structures are required behind the primary structure. Due to soil and topographical challenges, Mr. Dae would have to build this structure on the side of his property. Mr. Joyner stated that there has not been any calls or emails in opposition to this item.

There was discussion.

Motion to approve the variance by Mr. Dickerson, seconded by Ms. Webster. Motion passed unanimously.

2. **Jeremy & Courtney Ledford** are requesting a Conditional Use Permit to conduct a small body shop from an existing detached garage. Subject property is located at **207 Pond Road, Cottontown, TN 37048**, is on Tax Map 074, Parcel 147.00, contains 1 acre, is zoned Agricultural , and is in the 12th Voting District (Michael Guthrie and Bob Pospisil).

The adjoining property owners were notified by certified mail and was advertised in The Gallatin News on Thursday, January 25, 2018.

Mr. & Mrs. Ledford came forward to explain and represent the request.

Mr. McKee opened the floor for the public hearing.

Since no one was present to speak, Mr. McKee closed the public hearing.

Mr. Jones asked Mr. Ledford how many cars would be parked in the drive, if he was going to ask for a sign, and if he would be changing oil or using any chemicals.

Mr. Ledford stated that the cars would be inside the garage and there could be one parked outside on occasion but no more than that. Mr. Ledford stated that he does not want a sign at this time and if he decides to put one up, it would be a small sign at the end of the driveway. Mr. Ledford stated that there would be no oil changes done there except for his personal vehicles and the only chemicals would be for the paint and body work.

Mr. Joyner stated that there has not been any calls or emails in opposition to this item.

Motion to approve Conditional Use Permit with the condition of only one vehicle parked outside the garage at any time by Mr. Rainey, seconded by Mr. Jones. Motion passed unanimously.

3. **Baker Donelson (Carol Akins, Property Owner)** is requesting a Conditional Use Permit to construct a 199' wireless telecommunication monopole with a 100' X 100' leased area. Subject property is located along **Highway 52E, Bethpage, TN 37022**, is on Tax Map 029, Parcel 061.01, contains P/O 71.50 acres, is zoned Agricultural, and is in the 1st Voting District (Mike Akins and Moe Taylor).

The adjoining property owners were notified by certified mail and was advertised in The Gallatin News on Thursday, January 25, 2018.

Mr. Joey Hargis, with Baker Donelson, came forward to explain and represent the request.

Mr. Dickerson asked Mr. Hargis if this tower would have any effect on EMS calls.

Mr. Hargis stated that this tower would not block any signals from EMS but would actually help with signals.

Mr. McKee opened the floor for the public hearing.

Since no one was present to speak, Mr. McKee closed the public hearing.

Mr. Joyner stated that if the applicant is approved by the Board, the next step for the applicant would be to submit a site plan at the next Planning Commission Meeting.

Motion to approve Conditional Use Permit by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

- 4. Mary Elizabeth Nelson** is requesting a Conditional Use Permit to conduct an event venue in an existing structure to host weddings, family reunions, picnics, etc. Subject property is located at **300 Hurt Road, Hendersonville, TN 37075**, is on Tax Map 139, Parcel 082.00, contains 74 acres, is zoned Residential, and is in the 11th Voting District (Scott Langford and Bill Taylor).

The adjoining property owners were notified by certified mail and was advertised in The Gallatin News on Thursday, January 25, 2018.

Ms. Mary Elizabeth Nelson came forward to explain and represent the request.

Mr. McKee opened the floor for the public hearing.

Ms. Jamie Carmack came forward with concerns about traffic because Hurt Road was so narrow. Ms. Carmack was also concerned that the noise and the lights could be heard and seen from their property.

Ms. Nelson asked Mr. Joyner if the Highway Department had been notified about her request.

Mr. Joyner stated that typically improvements to the roads would fall on the business owner. Mr. Joyner suggested Ms. Nelson contact Judy Hardin.

Mr. McKee closed the public hearing.

Mr. Joyner asked Ms. Nelson if she had any idea of how many would be in attendance at the venues.

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Ms. Nelson stated that there are no plans to have large events and the venue would not be ready to host events until 2019. Ms. Nelson stated that she needs to get a lot of work done on the property before the events could happen.

Motion to approve Conditional Use Permit with the condition that the business would not start until 2019 by Mr. Rainey, seconded by Mr. Jones. Motion passed unanimously.

Motion to adjourn by Mr. Dickerson, seconded by Ms. Webster. Motion passed unanimously.

Meeting Adjourned at 6:32 p.m.