

**SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
JANUARY 11, 2018
6:00 p.m.**

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

MEMBERS PRESENT:

MARK MCKEE, JR. CHAIRMAN
SANDY WEBSTER
DON DICKERSON
JOHN WESLEY JONES

MEMBERS ABSENT:

BRUCE RAINEY, VICE-CHAIRMAN

STAFF PRESENT:

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

Motion for approval of the December 2017 minutes by Ms. Webster, seconded by Mr. Dickerson. Motion passed unanimously.

1. **Eric & Michelle Johnson** are requesting a Conditional Use Permit to operate a tactical training facility. Subject property is located at **HWY 31, Westmoreland, TN 37186**, is on Tax Map 009, Parcel 019.04, contains approx. 15.32 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, December 28, 2017.

Mr. Eric Johnson came forward to explain and represent the request with a presentation.

Mr. McKee opened the floor for the public hearing.

Terry Johnson came forward to ask if this was approved, and would it place restrictions on his property. Mr. Johnson was also concerned about safety.

Rita Gwantley came forward against the item stating that the County does not need a military style gun range.

Michael Maza came forward in favor of item.

Jay Tucker came forward in favor of item.

Heather Elliott came forward in favor of item.

Pat Gooch came forward in favor of item.

Frank Valentine came forward in favor of item.

Ken Babe came forward against the item stating the safety of the location and that the land was zoned agricultural.

Scott Hammock came forward in favor of item.

Preston Hull came forward in favor of item.

Bryan Tucker came forward in favor of item.

Alex Hubey came forward in favor of item.

Mary Babe came forward against the item wondering if the County was funding this project or was the applicant.

Glen Saul came forward against the item asking Mr. Johnson what caliber would be shot at this location and how high the berms would be.

Amanda Kendall came forward against the item stating the safety of the location and that the gun shooting could spook their cattle.

Christy Tucker came forward in favor of item.

Sheila Banning came forward against the item stating the safety of the location and property value.

Michael Crouch came forward against the item stating his concern of the water supply.

Adam Hubey came forward in favor of item.

Chris Thurman came forward in favor of item.

G. A. McGee came forward in favor of item.

Mr. McKee closed the public hearing.

Mr. Johnson was permitted to answer several of the concerns of the public.

There was discussion.

Motion to approve the Conditional Use Permit by Mr. Dickerson, seconded by Ms. Webster.

The motion was not unanimous, therefore a vote was taken:

Mr. McKee - No Mr. Dickerson – Yes

Ms. Webster – Yes Mr. Jones – No

The motion failed to pass.

2. **Timothy McCreary** is requesting a Conditional Use Permit to conduct an auto repair shop from an existing detached garage. Subject property is located at **185 Macedonia Road, Castalian Springs, TN 37031**, is on Tax Map 132, Parcel 044.00, contains 11.87 acres, is zoned Residential , and is in the 3rd Voting District (Alan Driver and Steve Graves).

The adjoining property owners were notified by certified mail and was advertised in The Gallatin News on Thursday, December 28, 2017.

Mr. Timothy McCreary came forward to explain and represent the request.

Mr. McKee opened the floor for the public hearing.

Dana Pogue came forward against the item. Ms. Pogue’s concern was for her parents and the smell of the fumes from the engines that are being worked on. It does not help with their health issues. Ms. Pogue was also concerned with the traffic going to and from the property. Ms. Pogue submitted photos to the board.

Jimmy Anderson, neighboring property owner, came forward against this item. Mr. Anderson stated that vehicles are being worked on after dark and the lights from those vehicles shine into his house. Mr. Anderson was also concerned about the noise.

Mr. McKee closed the public hearing.

There was discussion.

Motion to deny Conditional Use Permit by Mr. Dickerson, seconded by Ms. Webster. Motion passed unanimously.

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

Meeting Adjourned at 8:13 p.m.

