

SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
June 8, 2017
6:00 p.m.

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

MEMBERS PRESENT:
BRUCE RAINEY, VICE-CHAIRMAN
SANDY WEBSTER
DON DICKERSON
JOHN WESLEY JONES

MEMBERS PRESENT:
MARK MCKEE, JR. CHAIRMAN

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

Motion for approval of the April minutes by Ms. Webster, seconded by Mr. Dickerson. Bruce Rainey abstained from voting. Motion passed unanimously.

1. **Kenneth Maxwell** is requesting a Hardship Variance to build an additional structure with kitchenette to accommodate Mr. Maxwell's mother-in-law who can no longer live at her current residence due to medical issues. Subject property is located at **1121 Windsor Drive, Gallatin, TN 37066**, is on Tax Map 147M, Group A, Parcel 006.00, contains 1 acres, and is zoned Residential 1-A, and is in the 6th voting district. The adjoining property owners were notified by certified mail.

Mr. Maxwell came forward to represent and explain this request.

Mr. Rainey asked Mr. Joyner if there had been any calls or email's concerning this item.

Mr. Joyner stated that the Planning office has not had any calls or email concerning this item.

Mr. Rainey opened the floor for the public hearing.

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

Motion to approve a Hardship Variance by Mr. Jones, seconded by Ms. Webster. Motion passed unanimously.

2. **Linda Denning** is requesting a continuation of a Conditional Use Permit that was granted on April 12, 2007, to operate a catering business with nine employees. Food is prepared on site then delivered. She also was granted a dust free parking variance. Subject property is located at **165 West Roberts Road, Portland, TN 37148**, is on Tax Map 072, Parcel 036.00, contains approx. 29.6 acres, is zoned Agricultural, and is in the 4th voting district.

The adjoining property owners were notified by regular mail

Ms. Denning came forward to represent and explain this request.

Mr. Rainey asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office has not had any calls or email's concerning this item.

Mr. Rainey opened the floor for the public hearing.

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

Motion to approve a two-year continuation of the Conditional Use Permit by Mr. Dickerson, seconded by Ms. Webster. Motion passed unanimously.

3. **Ralph Cook** is requesting a continuation of a Conditional Use Permit he received on June 11, 2009, to operate an ice cream shop/restaurant that would include birthday parties/socials with sandwiches, soup and extra food in an existing building. Subject property is located at **185 Wilkerson Lane, Portland, TN 37148**, is on Tax Map 053, Parcel 005.00, contains 087.02 acres, is zoned Agricultural, and is in the 12th voting district.

The adjoining property owners were notified by mail.

Mr. Cook came forward to represent and explain this request.

Mr. Rainey asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office has not had any calls or email's concerning this item.

Mr. Rainey opened the floor for the public hearing.

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

Motion to approve a two-year continuation of the Conditional Use Permit by Mr. Dickerson, seconded by Mr. Jones. Motion passed unanimously.

4. **David Huggins** is requesting a continuation of a Conditional Use Permit that was granted on May 10, 2007, to allow for the hosting of weddings and receptions on his property. This will include the serving of food and beverages and may include alcoholic beverages.

Subject property is located at **2522 Highway 52 East, Portland, Tn.**, is on Tax Map 031, Parcel 047.08 contains approx. 5.01 acres, is zoned Agricultural, and is in the 1st voting district.

The adjoining property owners were notified by mail.

Mr. Huggins was not present when called, moved to end of agenda.

Mr. Huggins never showed up for the meeting, therefore no action was taken.

5. **Alan and Lisa Driver** are requesting a Hardship Variance to build an additional structure to accommodate Mr. Driver's mother who can no longer live at her current residence due to medical issues. Subject property is located at **135 Mount Vernon Road, Bethpage, TN 37022.** Subject property is on Tax Map 068, Parcel 113.03, contains 1.5 acres, is zoned Agricultural, and in the 3rd voting district.

The adjoining property owners were notified by certified mail.

Mr. Driver came forward to represent and explain this request.

Mr. Rainey asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office has not had any calls or email's concerning this item.

Mr. Rainey opened the floor for the public hearing.

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

Motion to approve a Hardship Variance by Mr. Jones, seconded by Ms. Webster. Motion passed unanimously.

6. **Allen D Biggs** is requesting a Conditional Use Permit to conduct an auto repair shop from a detached garage. Subject property is located at **125 Dusty Lane, Cottontown, TN 37048**. Subject property is on Tax Map 074, Parcel 089.03, contains 1 acre, is zoned Residential A, and is in the 12th voting district.
The adjoining property owners were notified by certified mail.

Mr. Biggs came forward to represent and explain this request.

Mr. Rainey asked Mr. Joyner if there had been any calls or emails concerning this item.

Mr. Joyner stated that the Planning office has received one call, but no emails concerning this item.

Mr. Rainey opened the floor for the public hearing.

Mike Honeycutt came forward on behalf of Mr. Biggs stating that he is helping Mr. Biggs to find a new location for his shop since the closing of the prior location of his shop. Mr. Honeycutt stated that Mr. Biggs works on a lot of cars in the community and sometimes at no charge.

Mr. Rainey closed the public hearing.

Motion to approve a two-year Conditional Use Permit by Mr. Dickerson, seconded by Ms. Webster. Motion passed unanimously.

7. **Richard Petersen and Margaret Georgiades** are requesting a Hardship Variance for Mr. Petersen to live in an additional existing structure on said property due to various medical concerns. Subject property located at **1236 Fowler Ford Road, Portland, TN 37148**. Subject property is on Tax Map 051, Parcel 012.03, contains 5.34 acres, is zoned Agricultural, and is in the 1st voting district.
The adjoining property owners were notified by mail.
This item was deferred at the May 11th meeting.

Ms. Geogiades and Mr. Petersen came forward to explain this request.

Mr. Rainey stated that at the May meeting, this item was deferred for one month to get this property up to codes. Mr. Rainey asked if this had been taken care of.

Ms. Georgiades stated that they have made the decision to evict the current tenant. Ms. Georgiades submitted a copy of the eviction letter giving the current tenant until July 10th to move out and Mr. Petersen would be back into his house.

SUMNER COUNTY ZONING BOARD OF APPEALS AGENDA PAGE 3
June 8, 2017

Mr. Rainey asked Mr. Joyner if a decision has been made for Mr. Petersen to move back into his house, does the Board need to act on any request.

Mr. Joyner stated that the Board does not have to act on this request since Mr. Petersen is going to move back into his house. A copy of this letter will be given to the Codes Director and we will ask him to attend the July meeting to address the current situation. Mr. Joyner stated that the Hardship Variance is no longer needed, so at this time, this item is no longer on the table.

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

Meeting Adjourned at 6:24 p.m.