

**SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
APRIL 12, 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
JOHN WESLEY JONES
DON DICKERSON

MEMBERS ABSENT:

STAFF PRESENT:

LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING & STORMWATER

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

1. **Michael Stinson** is requesting continuation of a Conditional Use Permit granted on March 13, 2008, to operate White House Machine, LLC. Subject property is located at **375 Martin Lane, Cottontown, TN** is on Tax Map 075, Parcel 011.03, contains 6.265 acres, is zoned Agricultural, and is in the 12th Commission Voting District (Michael Guthrie and Bob Pospisil).

The adjoining property owners were notified by regular mail.

Mr. Stinson 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.

Motion to approve the continuation of the Conditional Use Permit by Mr. Rainey, seconded by Ms. Webster. Motion passed unanimously.

2. **Billy and Beth Wilkinson** are requesting a continuation of a Conditional Use Permit that was granted on February 11, 2010, to have an outdoor venue with pavilion for weddings, family reunions, and other gatherings. Subject property is located at **231 Wilkinson Road, Cottontown, TN 37048**, is on Tax Map 057, Parcel 006.02 & 007.00, and is zoned agricultural, and is in the 12TH Commission District (Michael Guthrie and Bob Pospisil).

The adjoining property owners were notified by regular mail.

Motion to defer the continuation of the Conditional Use Permit to May by Mr. Rainey, seconded by Ms. Webster. Motion passed unanimously.

3. **Hope Walker** is requesting a Conditional Use Permit to conduct educational animal programs and tours. Subject property is located at **329 Fern Valley Road, White House, TN 37188**, is on Tax Map 077, Parcel 057.03, contains 15.12 acres, is zoned Residential (RA), and is in the 12th Commission 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, March 29, 2018.**

Ms. Hope Walker came forward to explain and represent the request.

Mr. Gabriel Liger, business partner of Ms. Walker, explained that he has a facility in Louisiana that is a mobile animal education program and educate students and teachers about different aspects of animals and science. Mr. Liger stated that he has worked with other zoos in different cities and countries. They plant trees and plants on the property to vegetate the animals and would do this on Ms. Walkers property. The tours would be scheduled 20 to 30 people tours. The group has Federal licensing, has safe capture training, and trainer handlers for all animals that would be at this location.

Mr. Rainey asked how many facilities did he have.

Mr. Liger stated that he had the location in Louisiana and a training facility in Delaware. Mr. Liger stated that this area is growing in tourism and he felt that this facility would be a great addition for his facility.

Mr. McKee opened the floor for the public hearing.

Mr. Louis Horton, 103 Devonshire Trail, came forward against the item stating that he is putting his lot next to Ms. Walker's property on the market and is concerned with the effect this business will have on the resale value of his property.

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

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

4. **Bryant Green** is requesting a Side Yard Variance for a detached structure as required in the Residential 1A (R1A) district due to Topographical and Soil challenges on the property. Subject property is located at **1020 Wildwood Street, White House, TN 37188**, is on Tax Map 099, Parcel 019.02, contains 5.03 acres, is zoned Agricultural, and is in the 12th Commission 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, March 29, 2018.**

Mr. Green 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. Rainey asked Mr. Green about the adjoining property.

Mr. Green stated that he owned that property and is currently leasing it out.

Mr. Rainey stated that he had a problem with a zero lot line, however, since Mr. Green owns the adjoining property he would move to approve the variance with a condition.

Motion to approve the Setback Variance with the condition that if Mr. Green ever sales either property, the building would have to be removed by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

There was discussion.

5. **Charles Crook** is requesting a Setback Variance due to soil challenges on the property to build a proposed house. Subject property is located at **25 Old Hwy 31E #1, Bethpage, TN 37022**, is on Tax Map 090, Parcel 079.00, contains 1.2 acres, is zoned Agricultural, and is in the 3rd Commission 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, March 29, 2018.**

Mr. Crook came forward to explain and represent the request.

Mr. Rainey asked Mr. Crook what kind of setback was he needing.

Mr. Crook stated that the setback along Old Highway 31E and South Dry Fork Road to be moved.

Mr. Rainey asked why couldn't the house be moved towards South Dry Fork Road.

Mr. Crook stated that the topo slopped down at the 50 foot make.

There was discussion.

Mr. McKee opened the floor for the public hearing.

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

Motion to approve Setback Variance by Mr. Rainey, seconded by Ms. Webster. Motion passed unanimously.

OTHER BUSINESS:

Discuss time change for Zoning Board of Appeals meeting from 6:00 P.M. to 5:00 P.M.
This was advertised in The Gallatin News on Thursday, March 29, 2018.

Mr. Rainey stated that he would like to see the time changed to 5:00 p.m. in order to accommodate staff so that they would not have to stay around since they get off at 4:30 p.m.

Motion to approve time change by Mr. Rainey, seconded by Mr. Dickerson. The motion was not unanimous, therefore a vote was taken:

Mr. McKee - No Mr. Rainey – Yes

Ms. Webster – Yes Mr. Jones – Yes

Mr. Dickerson – Yes

The motion passed.

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

Meeting Adjourned at 6:34 p.m.

