

**SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
MARCH 8, 2018
6:00 p.m.**

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

MEMBERS PRESENT:

BRUCE RAINEY, VICE-CHAIRMAN
SANDY WEBSTER
DON DICKERSON

MEMBERS ABSENT:

MARK MCKEE, JR. CHAIRMAN
JOHN WESLEY JONES

STAFF PRESENT:

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

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

- 1. Joseph Sinclair** is requesting a continuation of the Hardship Variance granted on March 10, 2016, for his mother-in-law, Estelle Johnson, who is unable to live unattended. Subject property is located at **228 N. Browns Lane, Portland, TN 37066**, is on Tax Map 059, Parcel 111.00, containing 5 acres, is zoned Agricultural, and is in the 3RD Commission District (Alan Driver and Steve Graves).
The adjoining property owners were notified by mail.

Mr. Joseph Sinclair came forward to explain and represent the request.

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 the continuation of the Hardship Variance by Ms. Webster, seconded by Mr. Dickerson. Motion passed unanimously.

- 2. Curtis McMahon** is requesting a continuation of the Conditional Use Permit that was granted on March 11, 2010, to teach the State of Tennessee hand gun carry class from their home. Subject property is located at **140 B&L Lane, Portland, TN 37066**, is on Tax Map 059, Parcel 078.05, contains 5.99 acres, is zoned agricultural, and is in the 12TH Commission District (Michael Guthrie and Bob Pospisil).
The adjoining property owners were notified by mail.

Mr. Curtis McMahon came forward to explain and represent the request.

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

- 3. 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.

Mr. & Mrs. Wilkinson did not appear for the meeting.

Mr. Joyner stated that Mr. & Mrs. Wilkinson did not pay their application fee in order to continue their Conditional Use Permit.

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

Mr. Rainey asked the secretary to send out a letter to the applicant stating that their Conditional Use Permit has been cancelled.

NOTE: Ms. McCullough prepared a letter to Mr. & Mrs. Wilkinson stating that their Conditional Use Permit had been cancelled. Ms. McCullough took the letter to Mr. Anthony Holt for his signature. Mr. Holt asked Ms. McCullough to call the Wilkersons to make them aware of the missed meeting and payment, and to let them come to the April Zoning Board of Appeals meeting if they wish to continue their business. Ms. McCullough called the Wilkinsons on April 2, 2018, to make them aware of this meeting.

- 4. Wesley H Reade** is requesting a Conditional Use Permit to conduct a dog kennel business from an existing structure. Subject property is located at **2915 Oak Grove Church Road, Bethpage, TN 37022**, is on Tax Map 042, Parcel 004.03 and P/O Parcel 004.02, contains 5.68 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. Wesley Reade came forward to explain and represent the request.

Mr. Rainey opened the floor for the public hearing.

Mr. Sam Helms came forward against the business stating that he was concerned with the noise.

Mr. Drew Schriener came forward stating that he was Mr. Reade's insurance agent and the Mr. Reade had no plans to expand the business.

Ms. Carolyn Fohl came forward to state that Mr. Reade was her neighbor and that he was an outstanding person.

Ms. Diane Miller came forward to state that she lives next to the kennel and has no problem with the business.

Ms. Kathy Vandiver came forward stating that she is the current owner of the kennel and that she has had no problems with the neighbors in the past.

Ms. Staci Hollis came forward stating that the kennel is a much needed business.

Ms. Kimberly Smith came forward stating that she lives across the road from the kennel and rarely hears the dogs barking.

Mr. Rainey closed the public hearing.

Mr. Rainey asked Mr. Reade if he bought the adjoining lot by the kennel.

Mr. Reade stated that he bought the property that the kennel is on and the adjoining lot to have 5.68 acres.

There was discussion.

Mr. Rainey stated that this business demonstrates a need in the community, and asked the Board for any questions or a motion.

Motion to approve Conditional Use Permit by Mr. Dickerson, 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.

Mr. Joyner stated that tonight is just a discussion and if the Board wants to move on for a vote, the item would need to be advertised and a public hearing be held.

Mr. Rainey stated that he asked for this item to be put on the agenda. Mr. Rainey stated that a positive for the time change would be convenient for staff and for the members to be able to have the meeting at an earlier time.

Motion to put time change on the April agenda with a public hearing by Mr. Dickerson, seconded by Ms. Webster. Motion passed unanimously.

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

Meeting Adjourned at 6:30 p.m.

