

**SUMNER COUNTY ZONING BOARD OF APPEALS**  
**MINUTES**  
**5:00 P.M.**  
**JANUARY 8, 2009**

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

**MEMBERS PRESENT:**  
**MARK MCKEE JR., CHAIRMAN**  
**BRUCE RAINEY, VICE-CHAIRMAN**  
**JAMES COLE**  
**SANDY WEBSTER**  
**ALTON PERDUE**  
**OTHERS PRESENT:**  
**MIKE MOULTON, PLANNING DIRECTOR**

**MEMBERS ABSENT:**

**MOTION FOR APPROVAL OF THE DECEMBER MINUTES BY MS. WEBSTER, SECONDED BY MR. COLE. MOTION PASSED UNANIMOUSLY.**

**1. SHANNON LYNCH-** TO DISCUSS CONTINUATION OF A CONDITIONAL USE PERMIT TO OPERATE A COOKING CLASS FACILITY IN AN EXISTING BUILDING ON HER PROPERTY, AND A DUST FREE PARKING VARIANCE THAT SHE WAS GRANTED FOR TWO YEARS. SHE RECEIVED THIS CONDITIONAL USE PERMIT ON JANUARY 11, 2007. ALTHOUGH MS. LYNCH HAS NOT USED THIS CONDITIONAL USE PERMIT, SHE PLANS TO IN THE NEAR FUTURE. SUBJECT PROPERTY IS LOCATED AT 170 SCHOOL HOUSE LANE, IS ON TAX MAP 129, PARCEL 46.02, CONTAINS APPROXIMATELY 6.43 ACRES AND IS ZONED R1A.

MS. LYNCH CAME FORWARD TO EXPLAIN HER REQUEST. SHE STATED THAT SHE MADE A CAREER CHANGE WHICH DECREASED HER INCOME BY 75% WHICH SLOWED THE RENOVATION OF THE GARAGE TO A COMMERCIAL KITCHEN DRASTICALLY. MS. LYNCH STATED THAT SHE STILL PLANS ON DOING THIS IN THE NEAR FUTURE.

CHAIRMAN MCKEE OPENED THE FLOOR FOR THE PUBLIC HEARING AND NO ONE WAS PRESENT TO SPEAK FOR OR AGAINST.

MR. MOULTON REPORTED THAT HE VISITED THIS SITE AND SAW NO REASON FOR THIS TO NOT BE CONTINUED.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL TO CONTINUE THIS CONDITIONAL USE PERMIT FOR TWO YEARS BY MR. RAINEY, SECONDED BY MS. WEBSTER. MOTION PASSED UNANIMOUSLY.**

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MR. MOULTON UPDATED THE BOARD ON THE PROGRESS OF JAMES JENNINGS ON 1097 MT. OLIVET ROAD. THIS BOARD GAVE THIS FAMILY A HARDSHIP VARIANCE CONTINGENT THAT THEY HAD THIS PROPERTY PROPERLY PLATTED AND OBTAIN THE NECESSARY PERMITS. MR. MOULTON EXPLAINED THAT HE HAD KEPT IN TOUCH WITH THE JENNING'S GRANDDAUGHTER AND SHE REPORTED TO ME THAT THE FAMILY HAD A MEETING AND CAME UP WITH THE NECESSARY FUNDS, SINCE THE GRANDMOTHER COULD NOT AFFORD TO HAVE THIS PROPERTY SURVEYED, AND HAVE MADE CONTACT WITH A SURVEYOR. MR. MOULTON STATED THAT HE FELT THIS WOULD EVENTUALLY GET THIS CORRECTED.

**MEETING ADJOURNED AT 6:15 P.M.**

