

## Maury County Board of Zoning Appeals

April 12, 2017 – 4:30 p.m.

### Minutes

A meeting of the Maury County Board of Zoning Appeals was held on Wednesday, April 12, 2017 at 4:30 p.m. in Building #1, 3<sup>rd</sup> Floor Conference room. With a quorum being present the meeting was called to order by Chairman, Robert Morgan.

The following members were in attendance:

Robert Morgan	Mike Sharpton
Paul Bates	Ray White
Kim Willis	

Staff present:

Deborah J. Boehms, Zoning Coordinator  
Brian Vick, Director of Building and Zoning

#### Approval of the minutes

A listing of applicants and citizens attending the meeting is recorded with these minutes as filed in the Building and Zoning Office. The minutes of the Maury County Board of Zoning Appeals were given to each member for review and consideration. A motion was made by Mike Sharpton to approve the minutes as mailed. The motion was seconded by Ray White. The motion carried unanimously.

**Applicant-Terry Morris agent for David and Lori Phelps**-applicant is requesting approval of a "Special Exception Use" to operate an event facility at 2659 Culleoka Highway, Culleoka, Tennessee. The property is more particularly identified as being on County Tax Map 165, Parcel 028.00. A motion was made by Paul Bates to approve the "Special Exception Use" request with ten conditions as agreed upon by each counsel representative.

- 1). The number of events shall be limited to six events per year, amounting to no more than twelve (12) events days per calendar year.
- 2). The crowd at each event shall be no more than 750 ticketed guests and contain no more than 100 non-ticketed guests, not including event or emergency personnel.
- 3). All events and proceeding practice sessions shall start no earlier than 10:00 a.m. and shall be completed no later than 11:00 p.m. the same day; provided however, that event personnel shall make every good faith effort to end said events by 10:30 p.m.
- 4). The owners shall make every reasonable effort to keep the event barn doors shut during events to damper noise. However, it is understood that the event barn is currently undergoing renovations, including, but not limited to, a possible sprinkler system installation in order to be compliant with applicable fire codes. A temporary concession

is therefore allowed for the event with barn doors to remain open during the events if required as the rules and regulations of the state and/or local authorities.

- 5). Owners shall be required to maintain an insulated barn roof in order to damper noise.
- 6). There shall be no overnight camping on the premises by ticketed event guest.
- 7). Fred Sharp Road shall not be used by Owners as an entrance or exit or for parking on event days by event attendees or event personnel.
- 8). Appropriate fire, rescue and police shall be present at all times during events.
- 9). The location of the event barn and any present or future accompanying structures shall be limited to the area depicted on the attached Exhibit A.
- 10). All parking and event barn lights shall be domed and to the extent possible, event personnel shall make every effort to cast light downward in order to limit obtrusion of the skyline.

The motion was seconded by Kim Willis. The motion carried unanimously.

**Public comment-**Ken Pukenis a property owner within the 500' boundary, Patrick Carter, Attorney for Mr. And Mrs. Tansey

**Other business-**

**Adjournment-**A motion was made by Paul Bates to adjourn the meeting at 4:50 p.m. The motion was seconded by Ray White. The motion carried unanimously.

Respectfully,



Robert H. Morgan,  
Chairman

Maury County - Parcel: 165 028.00

EXHIBIT  
A



April 7, 2017

