

SUMNER COUNTY BOARD OF ZONING APPEALS
AGENDA
JUNE 10, 2021
5:00 p.m.

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

MEMBERS:

BRUCE RAINEY, CHAIRMAN
SANDY WEBSTER, VICE-CHAIRMAN
JIM HARRISON
MAC HOLT
SHAWN UTLEY

APPROVAL OF MAY MINUTES

APPROVAL OF JUNE AGENDA

CONSENT AGENDA

1. **Stephen A. and Patricia Gay Claypool** are requesting a continuation of a Conditional Use Permit that was granted on May 10, 2007, to be utilized by Trinity Ministries as office space for up to six employees. Subject property is located at **365 Lee Road, White House, TN 37188**, is on Tax Map 075, Parcel 019.00, contains .92 acres, is zoned Rural Residential (RR), and is in the 12th Commission Voting District (Michael Guthrie and Justin Nipper).
The adjoining property owners were notified by regular mail.

2. **Brian Seehafer** is requesting a continuation of a Conditional Use Permit to conduct a fabrication and mechanical repair shop in an existing building at the subject property. This shop services the farming and light commercial communities in the repair and fabrication of working components. Subject property is located at **1019A Dobbins Pike, Gallatin, TN 37066**, is on Tax Map 092, Parcel 012.04, contains 9.22 acres, is zoned Rural Residential (RR) and is in the 3rd Commission Voting District (Alan Driver and Steve Graves).
Adjoining property owners were notified by regular mail.

3. **Gregory & Demetra Covrig** are requesting a continuation of a Hardship Variance for a relative to live in a detached structure on the subject property due to medical circumstances. Subject property is located at **425A Thompson Lane, Portland, TN 37148**, is on Tax Map 073, Parcel 032.01, contains 21.26 acres, is zoned Rural Residential (RR) and is in the 12th Commission Voting District (Michael Guthrie and Justin Nipper).
Adjoining property owners were notified by regular mail.

REGULAR AGENDA

1. **3 Boys Enterprises, LLC. dba Thunderdome Fireworks** (Steve Fann, landowner) is requesting a Special Exception to conduct a temporary fireworks stand on subject property. Special exception is being requested in accordance with Chapter 11, Section 1101,

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Subsection N.5 of the Sumner County Zoning Resolution, related to Fireworks Sales Tents. Subject property is located at **3901 Highway 31E, Bethpage, TN, 37022**, is on Tax Map 067, Parcel 002.01, contains 1.1 acres, and is zoned Commercial Neighborhood (CN) and is in the 1st Commission Voting District (Terry Wright and Moe Taylor). **The adjoining property owners were notified by certified mail and this item was advertised in The Gallatin News on Thursday, May 27, 2021.**

- 2. Jonathan Lee** is requesting a variance from County requirements contained at Chapter 13, Section 1304 of the Sumner County Zoning Resolution related to encroachment of a primary structure within a side yard setback. Variance is being requested in accordance with Chapter 14, Section 1410 of the County Zoning Resolution. Subject property is located at **1064 Hickory Harbor Drive, Gallatin, TN, 37066**, is on Tax Map 157F Group A, Parcel 018.00, contains 0.5 acre and is zoned Rural Residential (RR) and is in the 6th Commission Voting District (Deanne Dewitt and Luke Tinsley). **The adjoining property owners were notified by certified mail and this item was advertised in The Gallatin News on Thursday, May 27, 2021.**