

SUMNER COUNTY BOARD OF ZONING APPEALS
AGENDA
JULY 8, 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
MAC HOLT
SHAWN UTLEY
JIM HARRISON

APPROVAL OF JUNE MINUTES

APPROVAL OF JULY AGENDA

CONSENT AGENDA

1. **Ralph Cook** is requesting a continuation of a Conditional Use Permit granted on June 11, 2009, to operate an ice cream shop/restaurant that would include birthday parties/socials with sandwiches, soup and extra food in an existing building. Subject property is located at **186 Wilkerson Lane, Portland, TN 37148**, is on Tax Map 053, Parcel 005.00, contains 87.02 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 mail.
2. **Allen D Biggs** is requesting a continuation of a Conditional Use Permit granted on June 8, 2017 to conduct an auto repair shop from a detached garage. Subject property is located at **125 Dusty Lane, Cottontown, TN 37048**. Subject property is on Tax Map 074, Parcel 089.03, contains 1 acre, 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.
3. **Linda Denning Stout** is requesting a continuation of a Conditional Use Permit and Dust Free Parking Variance granted on April 12, 2007, to operate a catering business with nine employees. Food is prepared on site then delivered. Subject property is located at **165 West Roberts Road, Portland, TN 37148**, is on Tax Map 072, Parcel 036.00, contains approx. 29.6 acres, is zoned Rural Residential (RR), and is in the 4th Commission Voting District (Jerry Foster and Leslie Schell).
The adjoining property owners were notified by regular mail.
4. **John Birdwell will represent Belinda Birdwell** and is requesting a continuation of a Conditional Use Permit granted on July 11, 2021, to conduct an excavating company and to store construction equipment at the subject property. Subject property is located at **2121 Dobbins Pike, Portland, TN 37148**, is on Tax Map 071, Parcel 019.00, contains

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65.60 acres, is zoned Rural Residential (RR), and is in the 3rd Commission Voting District (Alan Driver and Steve Graves).

The adjoining property owners were notified by regular mail.

REGULAR AGENDA

- 1. Sumner County Staff** is requesting a Board of Zoning Appeals interpretation of the County Zoning Resolution related to a request to build a residence on property that contains an existing barn that is crossing lot lines and an additional existing structure located in a natural gas easement. Property is owned by **Nathan and Wendy Cripe** and is located at **102 Garrison Private Lane, Cottontown, TN, 37048**, on Tax Map 101, Parcel 010.05 contains 2.24 acres, is zoned Rural Residential (RR) and is in the 4th Commission Voting District (Jerry Foster and Leslie Schell). **The adjoining property owners were notified by certified mail and this item was advertised in The Gallatin News on Thursday, June 24, 2021.**

- 2. Andrew W. Horton** is requesting a variance from County requirements contained at Chapter 4, Section 404 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 **1088 Edgewater Circle, Gallatin, TN, 37066**, is on Tax Map 147K, Group B, Parcel 002.00, contains .5 acre, 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, June 24, 2021.**

- 3. Harold Steven Hodges** is requesting a Special Exception from County requirements contained at Chapter 11, Section 1101, Subsection R of the Sumner County Zoning Resolution related to the size of a detached Accessory Dwelling Unit in relation to the primary dwelling and related to an ADU application involving a mobile home. This request is made pursuant to Chapter 14, Section 1411 of the County Zoning Resolution. Subject property is located at **368 Buttermilk Hollow Road, Bethpage, TN, 37022**, is on Tax Map 061, Parcel 043.08, contains 9.43 acres, is zoned Rural Residential (RR) and is in the 3rd Commission Voting District (Alan Driver and Steve Graves). **The adjoining property owners were notified by certified mail and this item was advertised in The Gallatin News on Thursday, June 24, 2021.**