

SUMNER COUNTY BOARD OF ZONING APPEALS
AGENDA
NOVEMBER 18, 2021
REGULAR MEETING 5:00 p.m.

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

MEMBERS:

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

APPROVAL OF OCTOBER MINUTES

APPROVAL OF NOVEMBER AGENDA

CONSENT AGENDA:

1. **Laura Porter** is requesting a continuation of a Conditional Use Permit granted on October 12, 2017, to conduct a clothing and accessory store. Subject property is located at **3803 New Highway 52, Bethpage, TN 37022**, is on Tax Map 029, Parcel 061.04, contains 6 acres, is zoned Rural Residential (RR) and is in the 1st Voting District (Moe Taylor and Terry Wright). The adjoining property owners were notified by regular mail.

REGULAR AGENDA:

1. **Rodney Nannini** is requesting a continuation of Conditional Use Permit, to operate a wedding and reception venue and a bed and breakfast, as well as a dust free parking variance received on September 12, 2013. Subject property is located at **475 Dry Fork Creek Road, Gallatin, TN, 37066**, is on Tax Map 83, Parcel 20.06, contains 34.75 acres, is zoned Rural Residential (RR) and is in the 3rd Voting District (Alan Driver and Steve Graves). The adjoining property owners were notified by regular mail.
2. **Robert and Martha Escue** are requesting a variance from County requirements contained at Chapter 11, Section 1101, Subsection D.1 of the Sumner County Zoning Resolution related to placement of an accessory structure on the property. Variance is being requested in accordance with Chapter 14, Section 1410 of the County Zoning Resolution. Subject property is located at **1506B Poplar Ridge Road, White House, TN 37188**, is on Tax Map 099, Parcel 019.00, contains 29 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 certified mail and the agenda item was advertised in The Gallatin News on Thursday, October 28, 2021.

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- 3. Wayne & Kathy Lackey** are requesting an expansion of an existing Conditional Use Permit, adding add a Bath House to their venue which provides traveling clients with space for overnight accommodations for horses and owners. Subject property is located at **254 Corum Hill Road, Castalian Springs, TN 37031**, is on Tax Map 129, Parcel 004.01, contains 39.32 acres and is zoned Rural Residential (RR) and is in the 3rd Commission Voting District (Alan Driver and Steve Graves).
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, October 28, 2021.
- 4. SUMNER COUNTY BOARD OF ZONING APPEALS RESOLUTION 2021-01: A** Resolution adopting supplemental rules of procedure related to revocation of permits previously granted by the Sumner County Board of Zoning Appeals.
- 5. SUMNER COUNTY BOARD OF ZONING APPEALS RESOLUTION 2021-02: A** Resolution restating policy related to Plot Plan and Site Plan submittal requirements for items appearing before the Sumner County Board of Zoning Appeals.
- 6. SUMNER COUNTY BOARD OF ZONING APPEALS RESOLUTION 2021-03: Approval** of the 2022 BZA submittal and meeting calendar.
- 7. Lea Monahan** is requesting a Special Exception to operate a food service warehouse and distribution business from an existing structure. This request is made pursuant to Chapter 14, Section 1411F of the County Zoning Resolution. Subject property is located at **232 Bowling Branch Road, Cottontown, TN, 37048** is on Tax Map 056F, Group A, Parcel 006.01, contains 1.66 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 certified mail and the agenda item was advertised in The Gallatin News on Thursday, October 28, 2021.