

SUMNER COUNTY BOARD OF ZONING APPEALS
AGENDA
DECEMBER 9, 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 NOVEMBER MINUTES

APPROVAL OF DECEMBER AGENDA

CONSENT AGENDA:

1. **James Brinkley** is requesting a continuation of a Conditional Use Permit to operate an event venue. Subject property is located at **787 Shun Pike, Cottontown, TN 37048** is on Tax Map 095, Parcel 011.01 & 012.00, contains 14.74 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. **Tisha Nolen** is requesting a continuation of a Conditional Use Permit granted to David Castilon on October 9, 2014, to conduct a pet-sitting business in a detached building as well as a dust free parking variance. Subject property is located at **1810A Latimer Lane, Hendersonville, TN**, is on Tax Map 117, Parcel 077.00, contains 4.75 acres, is zoned Rural Residential (RR) and is in the 11th Voting District (Scott Langford and Jeremy Mansfield).
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 Commission Voting District (Alan Driver and Steve Graves)
The adjoining property owners were notified by regular mail.

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- 2. Epic Escapes, LLC**, is requesting a continuation of their Special Exception to conduct an Event Venue from existing structures on the subject property. Subject property is located at **199 Tyree Hollow Lane, Hendersonville, TN, 37075**, is on Tax Map 100, Parcel 014.00, contains 61.06 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.
- 3. Daniel Ewen** is 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 a proposed dwelling, in relation to an existing accessory structure on the property. Subject property is located at **134 Blackey Bandy Road, Bethpage, TN, 37022**, is on Tax Map 030, Parcel 086.01, contains 3.11 acres, is zoned Rural Residential (RR) and is in the 1st Commission Voting District (Terry Wright and Moe Taylor).
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, November 25, 2021.
- 4. Lea Monahan** is requesting that the Board of Zoning Appeals reconsider action taken on November 18, 2021 related to the denial of a Special Exception request for the property located at **232 Bowling Branch Road, Cottontown TN, 37048**. The purpose of this item is for the property owner to provide additional information to the Board, and to request that the Board rehear the item at a future meeting. Subject property is located at 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).