

**SUMNER COUNTY BOARD OF ZONING APPEALS**  
**AGENDA**  
**JANUARY 13, 2022**  
**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 DECEMBER 2021 MINUTES

APPROVAL OF JANUARY AGENDA

**CONSENT AGENDA:**

- 1. Derek and Amanda Preston** are requesting a continuation of their Conditional Use Permit to operate an event venue. Subject property is located at **939 Newton Lane, Gallatin, TN, 37066**, is on Tax Map 149, Parcel 023.02, contains 8.73 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.**
- 2. Robert Blankenship** is requesting a continuation of a Conditional Use Permit originally granted October 2009 to operate a gun manufacturing business. Subject property is located at **145 B&L Lane, Portland, TN, 37148**, is on Tax Map 059, Parcel 078.00, contains 14.3 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.**
- 3. 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 12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper).  
**This item was deferred at the July 8, 2021 and October 14, 2021 meetings.**  
**The adjoining property owners were notified by regular mail.**

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**REGULAR AGENDA:**

- 1. Mitchellville General Baptist Church** is requesting a variance from County requirements contained at Chapter 12, Section 1205, Subsection B of the Sumner County Zoning Resolution related to a proposed ground (freestanding) sign on the property. Subject property is located at **603 Highway 259, Portland, TN, 37148**, is on Tax Map 001, Parcel 037.00, contains 1.8 acres, is zoned Rural Residential (RR) and is in the 2<sup>nd</sup> Commission Voting District (Billy Geminden and Larry Hinton).  
**Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, December 30, 2021.**
- 2. 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 083, Parcel 020.06, contains 34.75 acres, is zoned Rural Residential (RR) and is in the 3<sup>rd</sup> Commission Voting District (Alan Driver and Steve Graves).  
**The adjoining property owners were notified by mail.**
- 3. Bryan Cox** is requesting a Special Exception from County requirements contained at Chapter 11, Section 1101, Subsection D of the Sumner County Zoning Resolution related to placement of an accessory structure on the property. Subject property is located at **1456 New Deal Potts Road, Portland, TN, 37148**, is Part Of Tax Map 038, Parcel 011.00, contains .93 acres, is zoned Rural Residential (RR) and is in the 2<sup>nd</sup> Commission Voting District (Billy Geminden and Larry Hinton).  
**Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, December 16, 2021.**
- 4. Christopher Henderson** is requesting a Special Exception to conduct a Federal Firearms License (FFL) from a proposed accessory structure on subject property. Subject property is located at **593A Pee Dee Branch Road, Cottontown, TN, 37048**, is on Tax Map 095, Parcel 013.02, contains 17.62 acres, is zoned Rural Residential (RR) and is in the 12<sup>th</sup> 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, December 30, 2021.**
- 5. Estates of Charles Wilbur Gourley & Janette G. Stephens & Charles Stephens** is requesting a Variance regarding County requirements contained at Chapter 11, Section 1101, Subsection H of the Sumner County Zoning Resolution related to easements. Property is located at **Hollis Chapel Road, Portland, TN, 37148**, on Tax Map 072, Parcel 089.00 contains 91.9 acres, is zoned Rural Residential (RR) and is in the 4<sup>th</sup> Commission Voting District (Jerry Foster and Leslie Schell).

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6. **James and Gretchen Scott** are requesting an expansion of an existing Conditional Use Permit, adding 5-6 pens to an existing structure, for their boarding kennel. Subject property is located at **986 Fowler Ford Road, Portland, TN, 37148**, is on Tax Map 040, Parcel 030.00, contains 5.02 acres, is zoned Rural Residential (RR) and is in the 2<sup>nd</sup> Commission Voting District (Billy Geminden and Larry Hinton).

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7. **Music City Builders, LLC**, is requesting an Administrative Appeal of Staff decision regarding County requirements contained at Chapter 11, Section 1101, Subsection H of the Sumner County Zoning Resolution related to easements. Property is located at **112 John Wayne Drive, Goodlettsville, TN, 37072**, on Tax Map 139, Parcel 052.01 containing 5.07 acres, is zoned Rural Residential (RR) and is in the 11<sup>th</sup> Commission Voting District (Scott Langford and Jeremy Mansfield).

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8. **Richard Eaton** 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 pool on the property. Subject property is located at **1009 Kidron Way, Hendersonville, TN, 37075**, is on Tax Map 123G, Group D, Parcel 040.00, contains .46 acres, is zoned Planned Unit Development (PUD) and is in the 7<sup>th</sup> Commission Voting District (Brian Stewart and Gene Rhodes).

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9. **Lea Monahan** is requesting a Special Exception for a major home-based business to operate a food service warehouse and distribution business from an existing accessory structure. 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 12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper).

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10. **Todd Abraham** is requesting a variance from County requirements contained at Chapter 11, Section 1101, Subsection D of the Sumner County Zoning Resolution related to percentage of lot area that may be covered by accessory structures on the property. Subject property is located at **3031 Tyree Springs Road, Hendersonville, TN, 37075**, is on Tax Map 117, Parcel 022.01, contains 1.43 acres, is zoned Rural Residential (RR) and is in the 12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper).

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**11. Jetton Property Group, LLC** 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 required front yard setback. Subject property is located at **1466 Shell Road, Goodlettsville, TN, 37072** is on Tax Map 117, Parcel 060.03, contains 1.9 acres, is zoned Rural Residential (RR) and is in the 12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper).

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