

**SUMNER COUNTY BOARD OF ZONING APPEALS**  
**AGENDA**  
**FEBRUARY 10, 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 JANUARY 2022 MINUTES**

**APPROVAL OF FEBRUARY AGENDA**

**CONSENT AGENDA:**

- 1. Wesley Reade** is requesting a continuation of a Conditional Use Permit granted on March 8, 2018, to conduct a dog kennel business from an existing structure. Subject property is located at **2923 Oak Grove Church Road, Bethpage, TN 37022**, is on Tax Map 042, Parcel 004.03 contains 5.68 acres, is zoned Rural Residential (RR) and is in the 1<sup>st</sup> Voting District (Moe Taylor and Terry Wright).  
Adjoining property owners were notified by mail.
- 2. Jeremy and Courtney Ledford** are requesting a continuation of a Conditional Use Permit granted on February 8, 2018, to conduct a small body shop, Ledford's Classic Autobody, LLC. Subject property is located at **207 Pond Road, Cottontown, TN 37048**, is on Tax Map 074, Parcel 147.00 contains .91 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 mail.
- 3. Michelle and Dustin Wilcox** are requesting a continuation of their Conditional Use Permit granted on February 13, 2020 conduct an office and storage facility for lubricants from a detached structure. Subject property is located at **714 Greenfield Lane, Castalian Springs, TN, 37031**, is on Tax Map 089, Parcel 161.00, contains 1.60 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.
- 4. Laura Galbraith and Elisha Payne** are requesting a continuation of a Hardship Variance for Elisha Payne to live in an existing structure on subject property to assist in the day to day care of parent. Subject property is located at **1050 Old Hopewell Road, Castalian Springs, TN 37031**, is on Tax Map 089, Parcel 063.00, contains 12.95 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 mail.

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**REGULAR AGENDA:**

- 1. Mark and Cindi Duehmig, d.b.a. Tharpe Family Co. LP/Saddle & Vine, LLC** are requesting a Special Exception to conduct a Winery, w/food service, Horse-riding lessons, Horse boarding, Horse shows and trail rides, Bed & Breakfast, Rental cabins, Overnight RV parking, Coffee shop, Horse tack consignment shop, Performance arena and Vendor booths on subject property. Applicant is also requesting a Side yard setback Variance for a proposed Equestrian-facility riding area expansion. These requests are made pursuant to Chapter 14, Sections 1410 & 1411 of the County Zoning Resolution. Subject property is located at **3555 Hwy. 31E, Bethpage**, is on Tax Map 068, Parcels 006.01 & 115.00, contains 75.7 acres and is zoned Rural Residential (RR) and is in the 1<sup>st</sup> 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, January 27, 2022.**

**ITEM IS TO BE WITHDRAWN AT THE APPLICANT'S REQUEST**

- 2. Kirsten Matthews Reese** is requesting a continuation of her Conditional Use Permit granted on November 12, 2015 to conduct a wedding venue. Subject property is located at **283 Bob Perry Road, Bethpage, TN 37022**, is on Tax Map 049, Parcel 009.00 & 009.01 contains 11.02 acres, is zoned Agricultural and is in the 1st Commission Voting District (Terry Wright and Moe Taylor).

The adjoining property owners were notified by mail.