

SUMNER COUNTY BOARD OF ZONING APPEALS
AGENDA
APRIL 14, 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 MARCH 2022 MINUTES

APPROVAL OF APRIL 2022 AGENDA

REGULAR AGENDA:

1. **Glenn and Pamela Duvall d.b.a. 5 Star Transmission**, are requesting a Special Exception for a major home-based business to operate an auto repair shop from an existing accessory structure. This request is made pursuant to Chapter 14, Section 1411 E.2 of the County Zoning Resolution. Subject property is located at **383 West Hester Road, Cottontown, TN, 37048** is on Tax Map 078, Parcel 011.02, contains 1.28 acres, is in the 12th Commission Voting District (Michael Guthrie and Justin Nipper), and is zoned Rural Residential (RR).
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, March 10, 2022.

2. **John and Kim Rowland** are 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 and side yard setback. Variance is being requested in accordance with Chapter 14, Section 1410 of the County Zoning Resolution. Subject property is located at **709 Zieglers Fort Road, Gallatin, TN 37066** is on Tax Map 133, Parcel 027.01, contains .81 acres, is in the 3rd Commission Voting District (Alan Driver and Steve Graves) and is zoned Rural Residential (RR).
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, March 31 2022.

3. **Mark and Cindi Duehmig, d.b.a. Tharpe Family Co. LP/Saddle & Vine, LLC** is requesting a Special Exception to conduct an outdoor equestrian facility on subject property. This request is 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, is zoned Rural Residential (RR), and is in the 1st Commission Voting District (Terry Wright and Moe Taylor).

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Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, March 31, 2022.

This item was deferred at the March 10, 2022 meeting.

4. **Mary Elizabeth Nelson** is requesting to discontinue a Conditional Use Permit granted on February 8, 2018, to conduct an event venue on the subject property to host weddings, family reunions, picnics, etc. Subject property is located at **300 Hurt Road, Hendersonville, TN 37075**, is on Tax Map 139, Parcel 082.00 contains 74 acres, is zoned Residential and is in the 11th Voting District (Scott Langford and Jeremy Mansfield).
Adjoining property owners were notified by regular mail.