

SUMNER COUNTY BOARD OF ZONING APPEALS
AGENDA
JUNE 9, 2022
REGULAR MEETING 5:00 p.m.
WORK STUDY 4:00 p.m.

SUMNER COUNTY ADMINISTRATION BUILDING
BETHEL BROWN COMMISSION CHAMBERS
355 N. BELVEDERE DRIVE
GALLATIN, TN. 37066

MEMBERS:

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

APPROVAL OF MAY 2022 MINUTES

APPROVAL OF JUNE 2022 AGENDA

CONSENT AGENDA:

1. **David and Rita Leath** are requesting a continuation of their Conditional Use Permit to operate an event venue. Subject property is located at **5595 Coleytown Road, Westmoreland, TN, 37186**, is on Tax Map 044, Parcel 050.01, contains 47.4 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 regular mail.**

REGULAR AGENDA:

1. **Gary Eldred McKnight** is requesting a variance from County requirements contained at Chapter 4, Section 404 of the Sumner County Zoning Resolution related to encroachment of an accessory structure within a side yard setback. Variance is being requested in accordance with Chapter 14, Section 1410 of the County Zoning Resolution. Subject property is located at **1131 Hilton Lane, Castalian Springs, TN, 37031**, is on Tax Map 129, Parcel 002.03, contains 6.9 acres, is zoned Rural Residential (RR) and is in the 3rd Commission Voing 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, May 26, 2022.**
2. **Safe Harbor Development, represented by 615 Design Group**, is requesting a Special Exception related to a proposed Cluster Residential Development to be called "**Avery Trace**" containing 137 residential building lots. Special Exception is being requested in accordance with Chapter 14, Section 1411, Subsection E.5 of the County Zoning

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Resolution, and would allow a reduction in minimum lot sizes while maintaining the overall density allowed by the property's current zoning. Subject property is located at **Hartsville Pike and Hilton Lane, Castalian Springs, TN, 37031**, is found at Tax Map 111, Parcel 043.00, contains 125.8 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 certified mail and the agenda item was advertised in The Gallatin News on Thursday, May 26, 2022.**

3. **Safe Harbor Development, represented by 615 Design Group**, is requesting a Special Exception related to a proposed Cluster Residential Development to be called "**MacGregory Downs**" containing 166 residential building lots. Special Exception is being requested in accordance with Chapter 14, Section 1411, Subsection E.5 of the County Zoning Resolution, and would allow a reduction in minimum lot sizes while maintaining the overall density allowed by the property's current zoning. Subject property is located at **Braham Mill Road, Gallatin, TN, 37066**, is found at Tax Map 106, Parcels 006.01 & 017.00, contains 174 acres, is zoned Rural Residential (RR) and is in the 3rd Commission Voing 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, May 26, 2022.**

4. **James Anderson** is requesting a Special Exception to operate a Dog Boarding Kennel. This request is made pursuant to Chapter 14, Section 1411 G.4 of the County Zoning Resolution. Subject property is located at **2630 New Hope Road, Hendersonville, TN, 37075** is on Tax Map 117, Parcel 033.05, contains 8.3acres, is zoned Rural Residential (RR) and is in the 11th Commission Voing District (Scott Langford and Jeremy Mansfield). **Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, May 26, 2022.**