

**SUMNER COUNTY BOARD OF ZONING APPEALS**  
**AGENDA**  
**JULY 14, 2022**  
**REGULAR MEETING 5:00 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 JUNE 2022 MINUTES

APPROVAL OF JULY 2022 AGENDA

**CONSENT AGENDA:**

**1. Holly Meyer, representing Providence Baptist Church** is requesting a continuation of a Conditional Use Permit granted on July 12, 2018, in order to operate a daycare center at the church. Subject property is located at **1100 Keen Hollow Road, Westmoreland, TN 37186**, is on Tax Map 024, Parcel 060.00, contains 4.10 acres, is zoned Rural Residential (RR) and is in the 1<sup>st</sup> Voting District (Terry Wright).

**The adjoining property owners were notified by regular mail.**

**2. Doyle Glasgow** is requesting a continuation of a Hardship Variance granted on June 10, 2010, to keep a mobile home on their property in order to facilitate elder care. Subject property is located at **189 Vantrease Lane, Gallatin, TN 37066**, is on Tap Map 102, Parcel 008.00, and is zoned Rural Residential (RR), and is in the 4<sup>th</sup> Commission Voting District (Jerry Foster and Leslie Schell).

**The adjoining property owners were notified by regular mail.**

**3. Chris Brown** and is requesting a continuation of a Conditional Use Permit, granted on July 10, 2008, in order to operate "Highway 259 Auto Garage". Subject property is located at **1911 Highway 259, Portland, TN, 37148**, is on Tax Map 014, Parcel 054.00, contains 1.05 acres, is zoned Rural Residential (RR) and is in the 2nd Voting District (Larry Hinton and Billy Geminden).

**The adjoining property owners were notified by regular mail.**

**4. Katherine Cox** is requesting a continuation of a Conditional Use Permit granted on July 14, 2016, to conduct a business making jewelry and metal armor for film and theater. Subject property is located at **1998 Pleasant Grove Road, Westmoreland, TN, 37186**, is on Tax Map

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026, Parcel 031.01, contains 66.18 acres, is zoned Rural Residential (RR) and is in the 1st Voting District (Terry Wright).

**The adjoining property owners were notified by regular mail.**

- 5. Frank and Donna Kirkbride** are requesting a continuation of a Conditional Use Permit granted on July 14, 2011, to conduct a small winery. Subject property is located at **318 Corinth Road, Portland, TN, 37148**, is on Tax Map 031, Parcel 079.00, contains 92.45 acres, is zoned Rural Residential (RR) and is in the 1st Voting District (Terry Wright).

**The adjoining property owners were notified by regular mail.**

- 6. Ralph Reed** is requesting a continuation of a Hardship Variance granted on June 9, 2020, for a relative to live in a proposed structure on subject property, due to medical circumstances. Subject property is located at **676 Hogback Ridge Road, Bethpage, TN, 37022**, is on Tax Map 048, Parcel 027.00, contains 4.3 acres, is zoned Rural Residential (RR) and is in the 1<sup>st</sup> Voting District (Terry Wright).

**The adjoining property owners were notified by regular mail.**

- 7. Ken and Jessi Knack** are requesting a continuation of a Hardship Variance granted on January 9, 2020, for a relative to live in an existing structure on the subject property to care for a relative due to medical circumstances. Subject property is located at **394 Martin Lane, Cottontown, TN, 37048**, is on Tax Map 075, Parcel 012.03, contains 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 regular mail.**

- 8. 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 1<sup>st</sup> Commission Voting District (Terry Wright).

**This item was deferred at the June 9, 2022 BZA meeting.**

**Adjoining property owners were notified by regular mail.**

**REGULAR AGENDA:**

- 1. Danny Hale, represented by GreenLID Design**, is requesting a Special Exception related to a proposed Cluster Residential Development to be called "**Clearview Estates**", containing 75 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

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zoning. Subject property is located at **Weiss Road and Clearview Road, Cottontown, TN, 37048**, is found at Tax Map 037, Parcel 030.00, contains 78.19 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, June 30, 2022.**

- 2. Jack Roek** is requesting a Special Exception to conduct a Temporary Christmas Tree Sales lot. Special Exception is being requested in accordance with Chapter 11, Section 1101, Subsection O of the Sumner County Zoning Resolution, related to Seasonal Attractions. Subject property is located at **2229 Hwy 76, Portland, TN 37148**, is on Tax Map 052, Parcel 005.02, contains 6.22 acres, and 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, June 30, 2022.**

- 3. Long Hollow Church** is requesting a variance from County requirements contained at Chapter 12, Section 1205, Subsection B of the Sumner County Zoning Resolution related to two proposed ground (monument) signs on the property. Variance is being requested in accordance with Chapter 12, Section 1208 of the County Zoning Resolution. Subject property is located at **3031 Long Hollow Pike, Hendersonville, TN, 37075**, is on Tax Map 123, Parcels 047.00 and 047.02, contains 27.79 acres and is zoned Rural Residential (RR) and is in the 7<sup>th</sup> Commission Voting District (Brian Stewart and Gene Rhodes). **Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, June 30, 2022.**