

SUMNER COUNTY BOARD OF ZONING APPEALS
AGENDA
AUGUST 18, 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 JULY 2022 MINUTES

APPROVAL OF AUGUST 2022 AGENDA

CONSENT AGENDA:

- 1. Bradley Singleton** is requesting a continuation of a Conditional Use Permit originally granted on May 8, 2014, in order to operate a brewery. Subject property is located at **544 Bursby Branch Road, Gallatin, TN, 37066**, is on Tax Map 080, Parcel 002.04, contains 9.49 acres, is zoned Rural Residential (RR) and is in the 4th Voting District (Jerry Foster and Leslie Schell). **The adjoining property owners were notified by regular mail.**

- 2. Kyle Mahaney** is requesting a continuation of a Hardship Variance, originally granted on August 9, 2018, for a relative to live in an existing structure on subject property due to medical circumstances. Subject property is located at **2530 Long Hollow Pike, Hendersonville, TN 37075**, is on Tax Map 123, Parcel 013.00, is zoned Rural Residential (RR), contains 4.93 acres, and is in the 7th Commission Voting District (Gene Rhodes and Lorne Echols). **The adjoining property owners were notified by regular mail.**

- 3. Randy and Jaleesa Crawford** are a requesting a continuation of a Conditional Use Permit to conduct a hair salon. Subject property is located at **915 Harsh Lane, Castalian Springs, TN, 37031**, is on Tax Map 132, Parcel 048.00, contains 2.00 acres, is zoned Rural Residential (RR) and is in the 3rd Voting District (Alan Driver and Steve Graves). **The adjoining property owners were notified by regular mail.**

REGULAR AGENDA:

- 1. Brenda and Kenneth Davis** are requesting a Special Exception from County requirements contained at Chapter 11, Section 1101, Subsection S of the Sumner County Zoning Resolution related to Design and Occupancy Standards for Accessory Dwelling Units. This request is made

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pursuant to Chapter 14, Section 1411 of the County Zoning Resolution. Subject property is located at **625B Wolf Hill Road, Bethpage, TN, 37022**, is on Tax Map 067, Parcel 016.05, contains 5.01 acres, is zoned Rural Residential (RR) and is in the 1st Commission Voting District (Terry Wright).

Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, July 28, 2022.

2. **Emmett W. Bonfield** is requesting a Special Exception to operate a food truck/restaurant at the subject property. This request is made pursuant to Chapter 14, Section 1411 of the County Zoning Resolution. Subject property is located at **5034 Old Hwy. 31E#2, Bethpage, TN, 37022**, is on Tax Map 084, Parcel 048.01, contains 0.16 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, July 28, 2022.

3. **Tommy King** is requesting a variance from County requirements contained at Chapter 11, Section 1101, Subsection D 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 **134 Short Road, Portland, TN, 37148**, is on Tax Map 035, Parcel 032.01, contains 1 acre, is zoned Rural Residential (RR) and is in the 2nd 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, July 28, 2022.

4. **Sumner County Staff** is requesting a Board of Zoning Appeals interpretation of the County Zoning Resolution related to the “grandfathered” status of an existing structure to be utilized as an Auto Repair business. Property is owned by **Thad Creasy** and is located at **160 Ragland Road, Cottontown, TN, 37048**, is on Tax Map 057, Parcel 033.01 contains 1 acre, is zoned Rural Residential (RR) and is in the 12th Commission Voting District (Justin Nipper and Michael Guthrie).

Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, July 28, 2022.