

SUMNER COUNTY BOARD OF ZONING APPEALS
AGENDA
DECEMBER 8, 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 NOVEMBER 2022 MINUTES

APPROVAL OF DECEMBER 2022 AGENDA

CONSENT AGENDA:

- 1. Brandon Shell** is requesting a continuation of a Conditional Use Permit granted in 2019 and amended on December 10, 2020 to operate a construction sales and services business from the subject property. Subject property is located at **1567 Brinkley Branch Road, Hendersonville, TN, 37075**, is on Tax Map 116, Parcel 008.04, contains 16.9 acres, is in the 14th Commission Voting District (Jamie Teachenor) and is zoned Rural Residential (RR). The adjoining property owners were notified by mail.

- 2. Wayne & Kathy Lackey** are requesting a continuation of a Conditional Use Permit originally granted on December 13, 2018, and amended on November 18, 2021 to conduct a venue to provide traveling clients with space for overnight accommodations for horses and owners. Subject property is located at **Corum Hill Road, Castalian Springs, TN 37031**, is on Tax Map 129, Parcel 004.01, contains 40.8 acres, is zoned Rural Residential (RR) and is in the 6th Commission Voting District (David Klein). The adjoining property owners were notified by mail.

- 3. Epic Escapes, LLC**, is requesting to discontinue a Special Exception granted on November 12, 2020, allowing operation of a “Retreat” as defined within the Sumner County Zoning Resolution. Subject property is located at **199 Tyree Hollow Lane, Hendersonville, TN 37075**, is on Tax Map 100, Parcel 014.00 contains 61.06 acres, is zoned Residential and is in the 14th Commission Voting District (Jamie Teachenor).
Adjoining property owners were notified by regular mail.

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- 1. Music City Builders, LLC** is requesting a Variance regarding County requirements contained at Chapter 11, Section 1101, Subsection H of the Sumner County Zoning Resolution related to easement widths. Request is made pursuant to Chapter 14, Section 1404, Subsection D. Property is located **at 112 John Wayne Private Drive, Goodlettsville, TN, 37072**, is on Tax Map 139, Parcel 052.01, contains 5.07 acres, is in the 16th Commission Voting District (Jeremy Mansfield) 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, November 24, 2022.
- 2. Geoffrey C. Buhrow** 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 **513 Martin Chapel Road, Portland, TN, 37148**, is on Tax Map 003O, Group A, Parcel 021.00 contains 1 acre, is in the 2nd Commission Voting District (Terry Wright) 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, November 24, 2022.
- 3. James and Lauren Downey** are requesting a Special Exception to operate a Dog Boarding/Training Kennel. This request is made pursuant to Chapter 14, Section 1411 G.4 of the County Zoning Resolution. Subject property is located at **481 West Boiling Springs Road, Portland, TN, 37148**, is on Tax Map 059, Parcel 083.00, contains 3.76 acres, is in the 4th Commission Voting District (Dillon Lamberth) 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, November 24, 2022.
- 4. Ramiro Reyes** is requesting a Special Exception to operate a Construction Sales and Service business from an existing structure on the subject property. This request is made pursuant to Chapter 14, Section 1411 G.6 of the County Zoning Resolution. Subject property is located at **959 & 965 McCurdy Road, White House, TN, 37188**, is on Tax Map 096, Parcels 061.01 & 061.03, contains 7.60 acres, is in the 15th Commission Voting District (J. Wes Wynne) 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, November 24, 2022.
- 5. Janis A. and Billy J. Rippy** are 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 required front yard. Variance is being requested in accordance with Chapter 14, Section 1410 of the County Zoning Resolution. Subject property is located at **119 Rustic Lane, Gallatin, TN, 37066**, is on Tax Map 157J,

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Group A, Parcel 015.00, contains .58 acres, is in the 10th Commission Voting District (Benjamin Harris) 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, November 24, 2022.

- 6. Michael Baker** is 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 pursuant to Chapter 14, Section 1411 of the County Zoning Resolution. Subject property is located at **401 Fern Valley Road, White House, TN, 37188**, is on Tax Map 078, Parcel 075.01, contains 1.76 acres, is in the 14th Commission Voting District (Jamie Teachenor) 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, November 24, 2022.