

SUMNER COUNTY BOARD OF ZONING APPEALS
AGENDA
JANUARY 12, 2023
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 DECEMBER 2022 MINUTES

APPROVAL OF JANUARY 2023 AGENDA

CONSENT AGENDA:

- 1. Eileen Santangelo and Joyce R Reecer (property owner)** are requesting a continuation of a Conditional Use Permit granted on September 8, 2016 to conduct an arrangement office for Church & Chapel Funeral Service, LLC. Subject property is located at **103 HWY 259, Portland, TN 37148**, is on Tax Map 001, Parcel 003.00, contains 1 acre, is zoned Rural Residential (RR) and is in the 3rd Commission Voting District (Mark Harrison). Adjoining property owners were notified by mail.

REGULAR AGENDA:

- 1. 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 zoned Rural Residential (RR) and is in the 14th Commission Voting District (Jamie Teachenor).
This item was deferred at the December 2022 meeting.
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, November 24, 2022.

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2. Cellco Partnership d/b/a Verizon Wireless, represented by Baker Donelson are requesting a Special Exception to construct a Wireless Communication Tower. This request is made pursuant to Chapter 11, Section 1105 of the County Zoning Resolution. Subject property is located at **Butler Bridge Road, Portland, TN, 37148**, is on Tax Map 040, Parcel 024.02, contains 23.36 acres, is zoned Rural Residential (RR) and is in the 5th Commission Voting District (Darrell Rogers).

The adjoining property owners were notified by certified mail and this item was advertised in The Gallatin News on Thursday, December 22, 2022.

3. Jeremiah Sunshine is requesting a Special Exception for a major home-based business to operate a tree care business from the subject property. This request is made pursuant to Chapter 14, Section 1411 E.2 of the County Zoning Resolution. Subject property is located at **3686 Tyree Springs Road, Cottontown, TN, 37048** is on Tax Map 096, Parcel 078.00, contains 36.87 acres, is zoned Rural Residential (RR) and is in the 14th Commission Voting District (Jamie Teachenor).

The adjoining property owners were notified by certified mail and this item was advertised in The Gallatin News on Thursday, December 22, 2022.