

SUMNER COUNTY BOARD OF ZONING APPEALS AGENDA
JULY 13, 2023
REGULAR MEETING 5:00 p.m.
STUDY SESSION 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
SHANNON BURGDORF
JIM HARRISON
MAC HOLT

APPROVAL OF JUNE 2023 MINUTES

APPROVAL OF JULY 2023 AGENDA

CONSENT AGENDA:

- 1. Kenneth Maxwell** is requesting a continuation of a Hardship Variance granted on August 10, 2017 for a relative to live in a detached structure due to medical issues. Subject property located at **1121 Windsor Drive, Gallatin, TN 37066**. Subject property is on Tax Map 147M, Group A, Parcel 006.00, contains 1 acre, is zoned Rural Residential (RR) and is in the 10th Commission Voting District (Benjamin Harris).
The adjoining property owners were notified by mail.
- 2. Allen D Biggs** is requesting a continuation of a Conditional Use Permit granted on June 8, 2017 to conduct an auto repair shop from a detached garage. Subject property is located at **125 Dusty Lane, Cottontown, TN 37048**. Subject property is on Tax Map 074, Parcel 089.03, contains 1 acre, is zoned Rural Residential (RR), and is in the 14th Commission Voting District (Jamie Teachenor).
The adjoining property owners were notified by regular mail.
- 3. Linda Stout Denning** is requesting a continuation of a Conditional Use Permit and Dust Free Parking Variance granted on April 12, 2007, to operate a catering business with nine employees. Food is prepared on site then delivered. Subject property is located at **165 West Roberts Road, Portland, TN 37148**, is on Tax Map 072, Parcel 036.00, contains approx. 29.6 acres, is zoned Rural Residential (RR), and is in the 4th Commission Voting District (Dillon Lamberth).
The adjoining property owners were notified by regular mail.
- 4. John Birdwell will represent Belinda Birdwell** and is requesting a continuation of a Conditional Use Permit granted on July 11, 2021, to conduct an excavating company and to store construction equipment at the subject property. Subject property is located at **2121 Dobbins Pike, Portland, TN 37148**, is on Tax Map 071, Parcel 019.00, contains 65.60 acres, is zoned Rural Residential (RR), and is in the 5th Commission Voting District (Darrell Rogers).
The adjoining property owners were notified by regular mail.

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REGULAR AGENDA:

- 1. Jack Roek** is requesting a discontinuation of a Special Exception to conduct a Temporary Christmas Tree Sales lot. Special Exception was 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 4th Commission Voting District (Dillon Lamberth).
The adjoining property owners were notified by regular mail.
- 2. Jeffrey & Carol Christian** are requesting a Special Exception to operate an existing Construction Sales and Service business. This request is made pursuant to Chapter 14, Section 1411 of the County Zoning Resolution. Subject property is located at **660 Coles Ferry Road, Gallatin, TN, 37066** is on Tax Map 134, Parcel 054.01, contains 5.05 acres, is zoned Rural Residential (RR) and is in the 6th Commission Voting District (David Klein).
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, June 29, 2023.
- 3. Bob and Bridgette Schmidle, represented by Clarion Homes** are requesting an Administrative Appeal of Staff decision regarding County requirements contained at Chapter 14, Section 1414, Subsection E of the Sumner County Zoning Resolution related to availability of potable water. Request is made pursuant to Chapter 14, Section 1404, Subsection D. Property is located at **593F Pee Dee Branch Road, Cottontown, TN, 37048**, on Tax Map 095, Parcel 013.04, contains 67.99 acres, is zoned Rural Residential (RR) and is in the 14th Commission Voting District (Jamie Teachenor).
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, June 29, 2023.
- 4. Gary W. Fischer** is requesting a Variance from County requirements contained at Chapter 4, Section 404 of the Sumner County Zoning Resolution related to encroachment of an addition to a primary structure within a front yard setback. Variance is being requested in accordance with Chapter 14, Section 1410 of the County Zoning Resolution. Subject property is located at **340 Hester Road, Portland, TN, 37148**, is on Tax Map 051, Parcel 024.00 contains 1.00 acre, is zoned Rural Residential (RR) and is in the 5th Commission Voting District (Darrell Rogers).
Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, June 29, 2023.
- 5. Sumner County Staff** is requesting a Board of Zoning Appeals interpretation of the County Zoning Resolution related to an existing tiny home. Property is owned by **Bruce Gantenbein** and is located at **161 Honeysuckle Drive, Hendersonville, TN, 37075**, on Tax Map 122N,

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Group A, Parcel 001.00 contains .5 acre, is zoned Rural Residential (RR) and is in the 14th Commission Voting District (Jamie Teachenor).

Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, June 29, 2023.

- 6. Charles Baird** is requesting a Variance regarding County requirements contained at Chapter 11, Section 1101, Subsection H of the Sumner County Zoning Resolution related to easement access. Request is made pursuant to Chapter 14, Section 1404, Subsection D. Property is located at **1200 Gil Hodges Road, Portland, TN, 37148**, is Tax Map 061, P/O Parcel 018.00, contains 5.69 acres, is zoned Rural Residential (RR) and is in the 5th Commission Voting District (Darrell Rogers).

Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, June 29, 2023.