

**SUMNER COUNTY BOARD OF ZONING APPEALS**  
**AGENDA**  
**JUNE 8, 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  
JIM HARRISON

**APPROVAL OF APRIL 2023 MINUTES**

**APPROVAL OF JUNE 2023 AGENDA**

**CONSENT AGENDA:**

- 1. Phillip Bradshaw** is requesting a continuation of a Conditional Use Permit granted on May 14, 2015 to operate an annual cattle sale, weddings, events, and community gatherings, etc. in an existing barn and for a dust free parking variance. Subject property is located at **395 N. Happy Hollow Road, Portland, TN, 37148**, is on Tax Map 038, Parcel 045.00, contains 188 acres is zoned Rural Residential (RR) and is in the 4th Commission Voting District (Dillon Lamberth). **The adjoining property owners were notified by mail.**
  
- 2. Mark Farr** is requesting a continuation of a Conditional Use Permit granted on March 9, 2017 to conduct an event venue. Subject property is located at **1249 Willis Branch Road, Goodlettsville, TN 37072**, is on Tax Map 143, Parcel 045.01, contains 7.18 acres, is zoned Rural Residential (RR) and is in the 17th Commission Voting District (Robert B. Brown III). **The adjoining property owners were notified by mail.**
  
- 3. David and Yvonne Pierson** are requesting a continuation of a Conditional Use Permit granted on September 11, 2014, to conduct a screen printing business in a 30x50 detached building. Subject property is located on **3760 Highway 76, Cottontown, TN, 37048**, is on Tax Map 074, Parcel 029.00, contains 5.00 acres, is zoned Rural Residential (RR) and is in the 14<sup>th</sup> Commission Voting District (Jamie Teachenor). **The adjoining property owners were notified by regular mail.**
  
- 4. Brian Seehafer** is requesting a continuation of a Conditional Use Permit granted on June 19, 2019 to conduct a fabrication and mechanical repair shop in an existing building at the subject property. This shop services the farming and light commercial communities in the repair and fabrication of working components. Subject property is located at **1019A Dobbins Pike, Gallatin, TN 37066**, is on Tax Map 092, Parcel 012.04, contains 9.22 acres, is zoned Rural Residential (RR) and is in the 7th Commission Voting District (Danny Sullivan). **The adjoining property owners were notified by regular mail.**

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**5. Stephen A. and Patricia Gay Claypool** are requesting a continuation of a Conditional Use Permit that was granted on May 10, 2007, to be utilized by Trinity Ministries as office space for up to six employees. Subject property is located at **365 Lee Road, White House, TN 37188**, is on Tax Map 075, Parcel 019.00, contains .92 acres, is zoned Rural Residential (RR), and is in the 14th Commission Voting District (Jamie Teachenor).

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

**6. Gregory & Demetra Covrig** are requesting a continuation of a Hardship Variance for a relative to live in a detached structure on the subject property due to medical circumstances. Subject property is located at **425A Thompson Lane, Portland, TN 37148**, is on Tax Map 073, Parcel 032.01, contains 21.26 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.**

**REGULAR AGENDA:**

**1. Victoriano Torres Martinez** is requesting a Special Exception to construct and operate a 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 **957 Harsh Lane, Castalian Springs, TN, 37031** is on Tax Map 132, Parcel 014.01, contains 4.24 acres, is zoned Rural Residential (RR) and is in the 6<sup>th</sup> Commission Voting District (David Klein).

This item was deferred at the April 13, 2023 meeting.

**Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, May 25, 2023.**

**2. Sulphur Fork Missionary Baptist Church**, represented by GreenLID Design, is requesting a variance from County requirements contained at Chapter 12, Section 1205, Subsection B of the Sumner County Zoning Resolution related to proposed modifications to an existing ground (freestanding) sign on the property. Variance is being requested in accordance with Chapter 12, Section 1208 of the County Zoning Resolution. Subject property is located at **455 Fairfield Road, Bethpage, TN, 37072**, is on Tax Map 023, Parcel 043.00, contains 1.44 acres, is zoned Rural Residential (RR) and is in the 1<sup>st</sup> Commission Voting District (Terry Moss).

**Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, May 25, 2023.**

**3. Robert Biggs** is requesting a Special Exception to operate a Dog Boarding Kennel. This request is made pursuant to Chapter 14, Section 1411 G.4 of the County Zoning Resolution. Subject property is located at **3455 Highway 76, Cottontown, TN, 37048** is on Tax Map 057, Parcel

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049.01, contains 31.35 acres, is zoned Rural Residential (RR) and is in the 4<sup>th</sup> Commission Voting District (Dillon Lamberth).

**Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, May 25, 2023.**

4. **Jeffrey Ball** is requesting a Variance regarding County requirements contained at Chapter 4, Section 404, of the Sumner County Zoning Resolution related to minimum lot sizes. Request is made pursuant to Chapter 14, Section 1404, Subsection D. Property is located at **506 Wilson Road, Portland, TN, 37148**, is Tax Map 058, Parcel 055.07, contains 1.40 acres, is zoned Rural Residential (RR) and is in the 4<sup>th</sup> Commission Voting District (Dillon Lamberth).  
**Adjoining property owners were notified by certified mail and the agenda item was advertised in The Gallatin News on Thursday, May 25, 2023.**

5. **Phillip Clay and Tracy I Cornett** are requesting a Variance regarding County requirements contained at Chapter 11, Section 1101, Subsection H of the Sumner County Zoning Resolution related to easement width. Request is made pursuant to Chapter 14, Section 1404, Subsection D. Property is located at **396 Cummings Lane, Gallatin, TN, 37066**, is Tax Map 102, P/O Parcel 068.00, contains 1.95 acres, is zoned Rural Residential (RR) and is in the 14<sup>th</sup> 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, May 25, 2023.**