SUMNER COUNTY BOARD OF ZONING APPEALS
BETHEL BROWN COMMISSION CHAMBERS
JANUARY 8, 2026 AGENDA
REGULAR MEETING 5:00 PM

MEMBERS
BRUCE RAINEY - CHAIRMAN; JIM HARRISON – VICE CHAIRMAN;
MAC HOLT; SEAN KEENE; NATHAN STONE

I. APPROVAL OF DECEMBER 11, 2025 MEETING MINUTES

II. APPROVAL OF JANUARY 8, 2025 BZA AGENDA

III. ENTERING OF MEETING MATERIALS INTO THE RECORD

REGULAR AGENDA

IV. OLD BUSINESS

1) **Sheila Kelley** is requesting a Special Exception for a Family Subdivision. This request is made pursuant to Chapter 14, Section 1411, Subsection E.6 of the Sumner County Zoning Resolution. Subject properties are located at **180 Circle Drive, Cottontown, TN** on Tax Map 77, Parcel 8.00, contains 4.24 acres; is zoned Rural Preservation (RP) and is in the 14th Commission Voting District (Jamie Teachenor).

2) **Kenneth McCullough** is requesting a Variance from County requirements contained in Chapter 11, Section 1101, Subsection H of the Sumner County Zoning Resolution related to road access. The request is made pursuant to Chapter 14, Section 1404, Subsection D. Subject property is located at **0 South Tunnel Road, Gallatin, TN** on Tax Map 071, Parcel 87.02; contains 23.2 acres, is zoned Rural Preservation (RP) and is in the 7th Commission Voting District (Danny Sullivan).

V. NEW BUSINESS

3) **Todd Bailey** is requesting a Special Exception from the Design and Occupancy Standards for an Accessory Dwelling Unit located at **3103 Tyree Springs Road, Hendersonville, TN** The request is made pursuant to Chapter 11, Section 1101, S.2 of the County Zoning Resolution. Subject property is on Tax Map 100, Parcel 045.03, containing 6.47 acres, zoned Rural Preservation (RP), and in the 14th Commission Voting District (Jamie Teachenor).

4) **Paige Hickam** is requesting a Special Exception for a Major Home-Based Business dba "Front Paige Treats" to operate a commercial kitchen and graphic design apparel from an existing structure. This request is made pursuant to Chapter 14, Section 1411, Subsection E of the Sumner County Zoning Resolution. The subject property is located at **155 Circle Drive, Cottontown, TN** on Tax Map 77, Parcel 9.00, contains 2.92 acres, is zoned Rural Preservation (RP) and is in the 14th Commission Voting District (Jamie Teachenor).

**Persons wishing to speak on agenda items shall sign up for public comment on the sheet provided at the meeting immediately prior to the commencement of the meeting.*

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5) **Chris Hieber** is requesting a Special Exception to operate an event venue (Retreat) from a proposed structure pursuant to Chapter 14, Section 1411, Subsection F.7 of the Sumner County Zoning Resolution, and a Special Exception for Agricultural Tourism pursuant to Chapter 11, Section 1103, Subsection E. Subject property is located at **199 Terrapin Private Run, Gallatin, TN, 37066,** is on Tax Map 105, Parcel 001.00, contains approximately 46.52 acres; is zoned Rural Residential (RR) and is in the 7th Commission Voting District (Danny Sullivan).

Adjoining property owners of regular agenda items were notified by certified mail and published notice in The Gallatin News/Hendersonville Standard on December 25, 2025. THIS IS A PUBLIC HEARING.

VI. ADMINISTRATIVE SPECIAL EXCEPTION RENEWAL ACKNOWLEDGEMENT

JANUARY 2026

1) **186 WILKERSON LANE (RALPH COOK) – ICE CREAM PARLOR/RESTAURANT**
2) **939 NEWTON LANE (NEW OWNERS – dba MELCO LAND & SEA) - RETREAT**
3) **986 FOLWER FORD ROAD (JAMES & GRETCHEN SCOTT) – BOARDING KENNEL**
4) **3803 NEW HWY 52 (LAURA PORTER) – CLOTHING AND ACCESSORY STORE**

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