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

MEMBERS PRESENT:
Bruce Rainey – Chairman; Jim Harrison – Vice Chairman; Mac Holt; Sean Keene; Nathan Stone

STAFF PRESENT:
Sydny Simpson - County Planner
Kathy Young – Staff Planner (Minute Taker)
Steve Weiner – Staff Attorney
Marshall Boyd – Director of Planning & Engineering

CALL TO ORDER:

Mr. Rainey called the meeting to order.

APPROVAL OF DECEMBER 11, 2025 MINUTES

Motion by Harrison to approve. Second by Holt. Motion Carried.

APPROVAL OF APRIL 8, 2026 AGENDA

Ms. Simpson requested item number 2, Kenneth McCullough at 0 South Tunnel Road, be moved to item number one. Mr. Rainey approved without objection.

ENTERING OF MEETING MATERIALS INTO THE RECORD

Mr. Rainey entered into the record the meeting materials, Exhibit A: Sumner County Zoning Resolution; Exhibit B: Presentation; Exhibit C: Meeting Packet/Materials

Mr. Rainey turned the meeting over to Ms. Simpson for the presentation.

AGENDA ITEMS:

1) **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).
(Moved from agenda item #2 – deferred from December 8th, 2025 meeting.)

Ms. Simpson explained the item was before the Board last month requesting a variance from the road frontage requirement for an existing lot of record, and was deferred for additional information. In response to the deferral, the applicant's representative has since provided information documenting the creation of the property to 1979, which predated the requirement for 50' of road frontage, and that it

was further adjudicated in chancery court with the establishment of the entirety of the 40' of road frontage with the subject property.

Ms. Simpson reviewed the variance findings, noting the lack of road frontage is the hardship condition that makes compliance with the Zoning Resolution impossible. The example motions were presented.

Mr. Rainey reopened the public hearing.

Mr. Kenneth McCullough (property owner): He noted he obtained the property through inheritance, and he wanted to ensure someone could benefit from the property.

Angela (Candee) Potter (representative Realtor – 602 Ellen Drive, Goodlettsville): Ms. Potter addressed the requested information by providing historical documentation associated with the creation and the mapping of the property, including the road frontage, and asserted the full 40' of road frontage was available with this property at the time of its creation.

No one else spoke.

Mr. Rainey closed the public hearing.

Mr. Rainey noted this was created by the court.

Motion by Mr. Stone to approve with example motion #1:

a) All required Zoning, Building and Land Disturbance Permits must be obtained from the applicable County departments for any future construction

Second by Harrison. Aye: All. Motion carried unanimously.

2) **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).
(Moved from agenda item #1 – deferred from December 11, 2025 meeting)

Ms. Simpson noted this item was deferred for additional information and an updated plat. She began by stating this is the first Family Subdivision to seek approval. She explained the zoning was previously Rural Residential, and is now Rural Preservation through a county-wide rezoning. This provision was included as part of the rezoning process. Ms. Simpson noted the property line was moved to comply with the requirement of lot width of 50'.

Ms. Simpson noted the cul-de-sac was dedicated and accepted by the county even though the streets were not entirely paved. Ms. Simpson reviewed the specific requirements for the Family Subdivision with lot size, road access standards, setbacks, covenants, etc. Ms. Simpson noted the Chairman

requested at the December meeting; a note be added to the plat stating it was approved by the provisions allowing for a Family Subdivision to help with enforceability of the covenants. Ms. Simpson highlighted that note had been added to the plat.

The findings to be used as a basis for supporting or denying a special exception were reviewed.

At the last meeting, an adjoining property owner expressed that they were told the lot couldn't be subdivided and questioned why it could be now. Ms. Simpson noted staff researched the question, and could not find record of the request being made to staff (typically in the form of a zoning compliance application to document such requests). She further stated an old plat did show the property was once landlocked, but that isn't the case any longer, and there is a provision that allows for the subdivision through this Family Subdivision process now.

The example motions were reviewed.

Mr. Rainey opened the public hearing.

1. **Kenny and Stacey Summers - 178 Circle Drive:** Opposed. Mr. Summers stated he lived in the house now owned by Sheila. He noted he was told in 2016 by the surveyor the lot could not be subdivided. They asked to preserve their home.

2. **John Rowland – 1146 Cavaletti Circle W, Gallatin:** (future property owner). He stated he as family and friends close by and they want to be close to help support each other.

3. **Kim Rowland – same:** (future property owner - sister). She stated they want to be close to each other to take care of each other. She stated this property is four times the size of the lot of the Mr. Summers' lot next to the subject property, and the email sent in opposition in last month's packet with concerns of small lots is the smallest lot in the subdivision.

Mr. Rainey closed the public hearing.

Chairman Rainey noted the plat needed additional work, and expressed concern that the Board needs everything to be correct, but he does not wish to hold up the requestor any longer. He stated the items missing are drafting issues. He said the plat review wouldn't normally fall under the review of the board, but the Family Subdivision opens the door and requires the body to look at a drawing and get it as correct as possible before going to Planning Commission. He suggested that if the board wants to look favorably on the request, a condition be placed for a stricter review on the plat prior to recording.

Motion by Harrison to approve per Example #1 and add a "d" requiring the requestors surveyor address drafting errors with administrative staff.

a) **Planning Commission approval**
b) **Recording of Final Plat and Covenants & Restrictions**
c) **All required Zoning, Building and Land Disturbance Permits must be obtained from the applicable County departments**

Mr. Holt requested clarification on whether the administrative staff will do the final review on the plat.

Chairman Rainey stated he would like to be included in the review at no cost to the County or requestor since this is setting the precedent.

Mr. Holt agreed and asked if the motion needed to be restated.

Mr. Harrison amended the motion to "d" to have the surveyor make corrections and have Mr. Rainey review the corrections.

Seconded by Holt. Aye: All. Motion carried.

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).

Ms. Young introduced the application and noted the exception is for a recently constructed barn structure that is to be used as an accessory dwelling unit. The aerial images of the existing ADU and floodplain areas were shown. The public notice requirements were met.

Ms. Young reviewed the history of the ADU, noting an application for an ADU would typically be after a home has been built or at the same time as the application of the primary dwelling; however, this 1,800 square foot barn containing a small accessory apartment, was constructed first. The Zoning Compliance completed in 2022 stated an accessory dwelling unit must be approved at the time of the request for permits for construction of the primary dwelling.

The primary dwelling proposed creates a situation in which the existing barn does not meet design and occupancy standards, thus the Special Exception from the BZA is required for approval. The barn is not visually similar to the home.

Setback and additional ADU requirements are met.
The architectural renderings and floor plans were shown. Staff noted the basement plans were changed as the basement initially included an ADU, and only one ADU is allowed.

Photos of the property were displayed. The general and specific design standards were reviewed, and the presentation concluded with the Findings for special exceptions. Staff interpretation is the findings are met.

The presentation concluded with the example motions.

Chairman Rainey opened the public hearing.

1) **Charles Lyons – 159 Bluegrass Drive:** Spoke in support, noting the elevations are nice.
2) **Todd Bailey (owner):** Stated the apartment was for personal use and is a stop gap while the primary dwelling is under construction.
3) **Mary Ann Bowers – 3124 Tyree Springs Road:** Spoke in support of the request and noted it is compatible with the area and will be a nice addition.

Mr. Rainey closed the public hearing.

Motion by Mr. Keene to approve with example motion #1:

a) All other applicable requirements for Detached Accessory Dwelling Units shall be met;
b) All required Zoning, Building and Land Disturbance Permits must be obtained from the applicable County departments;

Motion seconded by Harrison. Aye: All. Motion carried.

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).

Ms. Simpson began by explaining the public notice was initially for a commercial kitchen, but after the notice was published, the property owner indicated the presence of a second major home-based business. The business is for graphic apparel design, will be operated by her, and will be under the same "Front Paige Treats" LLC.

Ms. Simpson provided an overview of the submitted request with the Zoning Compliance, Special Exception Application, Business Summary, Plot Plan, business website, floor plans, aerial imagery, and photos of the site. One employee is indicated, no customers are coming to the location, and the entirety of the larger detached building is proposed for Major Home-Based business use.

The requirements for a Major Home-Based Business were reviewed, noting the BZA may approve the use of the entire detached building for the business rather than limiting it to the 500 square feet, and it is the use of the entirety of the structure that is requiring the Major Home-Based Business approval.

Ms. Simpson stated that consumption of the food onsite is not proposed, and not allowed under the Major- Home Based Business provisions.

She then reviewed the findings of fact for special exceptions in general, noting staff interpretation that the findings are met. The example motions were presented.

Public Hearing:

Paige Hickam (owner): She added there is another commercial kitchen called "It's a Pair Catering" at the end of the road, and she reached out to neighbors prior to starting the process, and they indicated they were all okay with it.

Mr. Rainey closed the public hearing.

Motion by Holt to approve with example motion #1:

a) The proposed use shall meet all requirements for Major Home Based Businesses contained in Chapter 14, Section 1411, Subsection E(2) of the County Zoning Resolution
b) Any structures to be utilized for the proposed use shall obtain a certificate of occupancy from the Sumner County Building and Codes Department if deemed necessary by the Director of Building Codes
c) Any proposed expansion of the use shall be approved by the Board of Zoning Appeals prior to being undertaken by the applicant/property owner
d) Permit shall be for a period of two (2) years, and shall be renewable provided that all requirements are met on a continuing basis
e) Any expansion of use requires additional approval. On-site commercial food consumption not allowed with Major Home-Based Business.

Second by Stone. Aye: All. Nay: None. Motion carried unanimously.

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).

Ms. Simpson explained that there are two special exceptions requested. Each will have separate example motions to be voted on separately.

The property is 46.52 in the Rural Residential zoning district, and was once part of the Gallatin Planning Region. Permitting of the existing structures happened through Gallatin prior to 1997.

The first request is for a special exception for agricultural tourism. The second is for an event venue, known as a "Retreat" from a proposed structure.

Ms. Simpson provided evidence of meeting public notice requirements.

Aerial imagery was shown of the overall area and the subject property. The large vegetative buffer was shown.

Ms. Simpson explained the request started as a request for a large barn (60' x 100'), and following standard processes which request the use of the proposed structures, the business summary was provided, leading to the special exception requests. The special exception application indicated an existing barn was to be removed and replaced by the proposed structure to be utilized as a wedding venue.

The use summary provided by the owner was presented as seen below:

> *"The property is almost 50 of our 95 acre working farm here in Sumner County with equine operations, pastures, hayfields, a 2 acre stocked lake, and vegetable gardens. It serves both as a family homestead and as a place where other families can experience rural life through seasonal events and private bookings.*
>
> *Primary Use of Structure*
> *The building will be used mainly for personal and family purposes, including:*
> *A gathering and activity space for our family.*
> *A safe area to homeschool our children, nieces, and nephews in a farm-based setting.*
> *Hosting our annual family reunions and other private family events.*
>
> *Secondary Agritourism Uses*
> *In addition to family use, the structure will also support seasonal farm based activities, such as:*
> *Pumpkin patches, Christmas tree lots, and holiday events.*
> *Equine & farm workshops, and educational programs about farming, horses, and gardening.*
> *Seasonal farm to table dinners and celebrations featuring Tennessee grown products.*
> *Catch and release fishing at the farm's 2 acre lake.*
> *Small farm style weddings, gatherings, and private stays connected to the onsite farmhouse rental.*
>
> *The building is first and foremost a family use space for education and private gatherings. It will also be used on a seasonal basis for agritourism activities that highlight the agricultural nature of the farm. This ensures the property remains a working farm while contributing to the agritourism character of Sumner County"*

Ms. Simpson briefly reviewed and summarized the request.

Ms. Simpson then showed the site plan with the proposed parking lot, noting access is derived from Terrapin Private Run. She stated it is a little challenging to untangle, and the applicant can speak to the access.

Ms. Simpson then displayed the boundary survey, noting the subject property is identified as Tract 4, though the boundary survey wasn't recorded, but does show what is going on with Terrapin Private Run.

Ms. Simpson stated that in 2001, the chancery court ordered a settled agreement granting access to the subject property across 111 Giles Lane. There was no description detailing the width of it; however, it is indicated at 10'.

Typically, as seen earlier on the agenda, 50' of road frontage or exclusive easement is required to obtain building permits. Since it was court ordered, and permitting of the existing structures occurred through the City of Gallatin, then the property owner has the right to access it.

Ms. Simpson continued by presenting the specifics associated with the agricultural tourism special exception request. Agricultural tourism is defined as any activity carried out on a Farm as defined herein that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities or natural activities and attractions. An activity is an agricultural tourism activity whether or not a participant provides compensation in money or other valuable compensation to participate in the activity. Specifically excluded from this definition are such uses such as wedding and event venues, which are classified as Retreats as defined herein.

Ms. Simpson went over uses allowed within agricultural tourism, which include the use of farms and dairies to provide a commercial enterprise at a working farm that provides recreational or educational experiences for 20 visitors. She noted that Retreats, Food Services, Wineries, Agricultural Sales and Services, and other uses as separately defined in the Zoning Resolution are not included. Examples of what would be allowed under Agricultural Tourism include Farm Tours, Harvest-Your-Own Activities, Seasonal Attractions, which is where the "Catch and Release" from the business summary would fall.

The provisions related to agricultural tourism found in Chapter 11, Section 1103, E were then reviewed. Those establish that the agricultural tourism shall be directly associated with an ongoing agricultural use on the same lot or on a parcel adjacent to the agricultural use, with events concluding by 10:00 p.m.

The Land Use chart was shown.

Ms. Simpson stated the initial conversation with the property owner was to recommend a PUD so that all uses proposed could be done simultaneously, including the Farm to Table, Retreats, mazes, etc. Instead, they are requesting the special exceptions for the Agricultural Tourism and the Retreat.

Photos of the property taken by staff showing the public notice sign and the private drive, the 10' drive shown on the site plan, were displayed.

Photos from the website for the luxury retreat and event venue were provided in the presentation.

Ms. Simpson then presented the definitions and requirements for a Retreat, noting they are classified as a Minimal Impact Facility when all conditions for a Retreat are met. She presented the definition of events and made the distinction of personal use versus a Retreat held out for public use.

Generically, a minimal impact facility must provide access via paved public road. If it is not on an arterial or collector road, then a traffic analysis must be provided.

The specific use standards for a Retreat were then reviewed. The applicant indicated there would be:
*Floor plan provided
*15-20 events per year (30 max allowed)
*150 attendees per event (299 max allowed)
*Variable number of employees
*Sound amplification to cease by 10:00 p.m.
*Overnight stay in existing house in compliance with Retreat standards
*Restroom facilities to be accommodated by trailer
*No proposed lighting
*Sound amplification by speaker
*No temporary structures or tents
*No proposed signage
*Security to be provided
*Indoor trash receptacles
*Traffic Study and parking plan included
*The 15-acre minimum is exceeded (46.52 acres)
*Parcels must have unobstructed frontage along a public road consistent with requirements of the Zoning Resolution. Access drives on private easements will not be permitted. (Staff noted access requirements do not appear to be met, and the applicant is to address)
*Setbacks shall be met with buffers included. Staff noted there is substantial setback and buffer area.
*Plantings shown on site plan
*Contact information for the owner/manager will be posted

The traffic study recommendations were then reviewed. The first is that Giles Lane should be widened to include an 18-foot width and fresh pavement from Gibbs Lane to Terrapin Private Run. The second is that construction plans for the proposed project should include a transportation plan that identifies internal circulation and any planned improvements to Terrapin Private Run. Specifically, since Terrapin

Private Run is a long, one-lane driveway, the project's internal circulation should facilitate emergency ingress/egress and minimize the potential for vehicular conflicts between guests entering the property and those exiting the property.

The Specific Findings for Agricultural Tourism Special Exception were reviewed first.

1) Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected;
Staff Interpretation: The use is seasonal in nature, occurs during limited hours, and is limited to 20 individuals. Impacts are anticipated to be minimal, though access is a consideration. The BZA may impose conditions related to traffic management, emergency access, signage and operational limitations.

2) Will not adversely affect other property in the area in which it is located;
Staff Interpretation: Site location is well separated from adjacent properties. Owner of the property over which the easement exists (111 Giles Lane) may experience adverse impact. The BZA may impose conditions to limit the impact. No landscape buffer is noted along any lot line; however, substantial vegetation exists.

Ms. Simpson noted a letter from the owner of 111 Giles Lane was submitted the day of the meeting indicating support of the Retreat use.

She referenced the four other letters in support of the request that were included in the staff packet.

3) Conforms to all applicable provisions of this Resolution for the district in which it is to be located and is necessary for public convenience in that location and if applicable, meets the specific standards below.
Staff Interpretation: Agricultural Tourism appears to conform to applicable provisions of the County Zoning Resolution Sumner County Zoning Resolution standards pending Planning Department approval of access and parking. BZA may impose conditions.

4) Shall be located so as to be compatible with the surrounding area and provide safety to those using the facility.
Staff Interpretation: The Proposed activity is to be located on a 46+ acre lot, and would appear to be compatible with the surrounding area in general. Traffic impacts are anticipated to be minimal. The BZA may impose any conditions to mitigate safety concerns.

Ms. Simpson provided example motions for the Agricultural Tourism Special Exception.

The Findings of Fact for the "Retreat" Special Exception were then discussed.

1) Is so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected;
Staff Interpretation: Impacts to public health, safety and welfare are not anticipated within the scope of activities proposed and implemented traffic study recommendations. The site is well buffered from adjacent properties.

2) Will not adversely affect other property in the area in which it is located;
Staff Interpretation: 111 Giles Lane may be adversely affected. Site location is otherwise well separated from adjacent properties. The BZA may impose conditions to limit the impact based on information gathered upon the record. No landscape buffer is noted along any lot line; however, substantial vegetation exists.

3) Conforms to all applicable provisions of this Resolution for the district in which it is to be located and is necessary for public convenience in that location and if applicable, meets the specific standards below.
Staff Interpretation: The applicant may present information to substantiate compliance with road frontage requirements. All other use with associated traffic improvements recommended by the traffic study appear to conform to applicable provisions of the County Zoning Resolution Sumner County Zoning Resolution standards for a Retreat.

4) Shall be located to be compatible with the surrounding area and provide safety to those using the facility.
Staff Interpretation: The proposed activity (Retreat) is to be located on a 46+ acre lot, and would appear to be compatible with the surrounding area in general. Proposed architecture appears to be compatible and not visible as well. Traffic impacts are anticipated to be minimal with implemented traffic study recommendations. Site Plan approval as well as Building Code inspections for the facility will be required to ensure the safety of persons using the facility.

Example motions were presented to conclude the presentation.

Public Hearing:

1) **CJ Murrell (615Design) – Applicant (representative):** CJ stated the two special exception applications stems from coordination efforts with staff leading up to this point. He said there was a lot of discussion about what his client wanted to do. The agritourism request stems from them wanting to be hospitable and allow others in the community to see and experience what they do on their farm. He noted his client owns 199 Terrapin Private Lane, and lives two doors away at 125 Giles Lane. He stated this is an active farm, both at Mr. Hieber's primary residence and this property, and they are

wanting to expand their uses on the farm. They harvest hay for their seven horses, and the agritourism stems from them wanting to share those abilities with others.

To speak to the Retreat, Mr. Murrell stated there are multiple structures on site, and they are going to tear down one of the existing barns and replace with a new structure. He noted the elevations for the structure were not included in the packet, but it is a nice 6,500 square foot structure they want to use for personal use and revenue use.

Mr. Murrell then addressed the access to the property, noting a number of adjacent neighbors have expressed their support of the property. Terrapin Private run is not only a registered road with County, but also deeded access to the property owner and runs through 111 Giles Lane. The owner of 111 Giles Lane is supportive and has expressed when the property is to sell, it would go to Mr. Hieber. With the property owner being fully in support and with the property being fully combined at a future date, the intent of the access requirements are met.

The traffic study was done because the property is not on an arterial road. The road width appears to be met, and he is working to confirm whether or not Giles is on the list of roads to be paved with the highway department.

Mr. Rainey Closed the public hearing.

Chairman Rainey asked about access up to this site.

Mr. Murrell said when an event is going on, security will be there. There will be someone at the head of the driveway, and someone at the top so everyone gets to the site when they are supposed to, and someone is at the head to make sure they will make it out. There is opportunity to maneuver around other vehicles, but to safeguard that even more, security will be required at any event.

Mr. Rainey asked if there was capability or permission to widen the road within the road within the easement or if it can it be widened in places. He expressed concern that in the event of an emergency, are there places for someone to pass?

Mr. Murrell stated he believed so, but checked with the property owner in the audience who confirmed yes. He has right to the access and public access if needed, but he has also been given express authority from the owner of the property that he can make improvements to the property if needed.

Mr. Rainey asked what material would be used for the construction of the driveway.

Mr. Murrell stated it will gravel and there would be ongoing maintenance.

Mr. Rainey about emergency access during heavy rain.

Mr. Murrell stated the drive is not along a floodplain area, and the venue is up on a hill; everything runs off like it is supposed to. If there is torrential downpour, they will maintain the road, and add gravel like they normally would if they were accessing their own property.

Mr. Rainey expressed concern about getting an ambulance or fire truck up there, and asked if the drive was wide enough and tall enough.

Mr. Murrell stated the property is used as an active farm now, with farm equipment being able to access the property now.

Mr. Rainey asked if allowed for movement of something the size of a semi.

Mr. Murrell stated it was enough to carry thousands of hay bales.

Mr. Stone asked what information was available on the easement in terms of how wide it is, and if it is well defined.

Mr. Murrell stated the easement is fifty feet.

Mr. Stone asked where the easement was defined.

Mr. Murrell stated it was in the legal description in the deed.

Mr. Rainey stated he did work in that area several years ago that had access off Giles and went into a pond and it cost a fortune to build the 50' access, and he was thinking it was the one serving the subject property.

Mr. Murrell stated it may have been the one to the south, and TVA recently went in and put up a bunch of poles through a lot of these properties. He said once it gets to the back of 111, it curves around and comes to the back of the property where the venue will be. He doesn't recall any water features except for the 2-acre pond on the screen.

Mr. Rainey said the one he was looking at had the pond near the road and there was no way to be able to use it. It is legal access, but unusable physical access. He then asked about utilities, specifically water.

Mr. Murrell stated the proposed barn is intended to be just a barn and all bathroom facilities will be the luxury bathroom trailers that you see at public events.

Mr. Rainey asked about the existing home that may be rented out.

Mr. Murrell said it has septic and utilities and would be an accessory use to the retreat if someone wanted to rent it out.

Parking will be on the grass. Sydny wanted the site plan to show what a striped parking space would look like, but there is plenty of space and it is user friendly. Additional parking spaces for about 25 people with the wedding party is available near the house.

Mr. Keene asked why the zoning wasn't changed to Agricultural Reserve.

Mr. Murrell stated the special exception was the easier route given the nature of the site, there wasn't an intention to rezone the property, and rezoning the property may open the property to additional uses that others in the property may not want.

Mr. Keene asked for confirmation that this is two separate requests and one can be approved and the other denied, and they are two-year permits.

Mr. Rainey clarified there are two separate items that must stand on its own and each one must come back every two years.

Mr. Harrison made a motion to approve the Special Exception for Agricultural Tourism per Example #1 with a and b:

a) All regulations enforced through agencies (Federal, State, and other Local authorities must be met; including, but not limited to building codes, fire codes, health department regulations, groundwater protection, etc.)
b) Approval shall be for a renewable period of two years;

Seconded by Stone. Aye: All. Nay: None. Motion carries.

Mr. Harrison made a motion to approve the Retreat Special Exception per Example Motion #1 with a, b, c, and d.

a) All required Zoning, Land Disturbance, and Building Permits must be obtained from Sumner County, and inspected, and traffic study recommendations implemented prior to occupancy.
b) Site Plan approval to be obtained.
c) All regulations enforced through other agencies (Federal, State, and other Local authorities must be met; including, but not limited to building codes, fire codes, health department regulations, groundwater protection, etc.)
d) Approval shall be for a renewable period of two years;

Seconded by Holt. Aye: Harrison, Holt, Keene, Stone. Nay: Rainey. Motion carries.

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

The administrative renewals were displayed.

Motion to adjourn by: Holt. Second by Rainey. Aye: All. Meeting concluded at 6:48 P.M.

APPROVED BY:

(Chairman) **DATE** 3-12-2026

(Vice-Chairman) **DATE** 3-12-2026