SUMNER COUNTY BOARD OF ZONING APPEALS
BETHEL BROWN COMMISSION CHAMBERS
MARCH 12, 2026 MINUTES
REGULAR MEETING 5:00 p.m.

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

STAFF PRESENT:
Sydny Simpson – County Planner (Minute Taker)
Kathy Young – Assistant County Planner

CALL TO ORDER:

Mr. Rainey called the meeting to order.

APPROVAL OF JANUARY 8, 2026 MINUTES

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

APPROVAL OF MARCH AGENDA

Mr. Rainey asked if there were any additions or changes. Ms. Young noted an addition of #6 on Administrative Renewal Approvals (475 Dry Fork Rd, Rodney Nannini - event venue).

ENTERING OF MEETING MATERIALS INTO THE RECORD

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

VARIANCE:

1) **Brandon Templeton** is requesting a Variance from County requirements contained at Chapter 11, Section 1101, Subsection D.1 of the Sumner County Zoning Resolution related to placement of an accessory structure on the property. The request is made pursuant to Chapter 14, Section 1404, Subsection D. Subject property is located at **251 Macedonia Road, Castalian Springs, TN** on Tax Map 132, Parcel 041.01; contains 5.10 acres, is zoned Rural Preservation (RP) and is in the 6th Commission Voting District (David Klein).

Chairman Rainey turned the meeting over to staff.

Ms. Young restated the request, noting 5.7 acres. The public notice requirements were displayed. Ms. Young showed an aerial image, highlighting the water feature on the property.

She showed the variance application excerpt provided by the property owner, which states the request for the pole barn location is due to the layout of the lot and slope, which prevents the barn from being placed beside or behind the house.

Ms. Young then reviewed the plot plan, noting the change in property boundaries because the property owner purchased additional property to bring the house, currently under construction, into compliance with the primary setback requirements.

Ms. Young stated the house is 219' from the property line, the barn is 109' back, clarifying that if the home was setback 500', this request would not require a variance. She explained these types of situations come up occasionally when a house is built and the owner comes back later with an accessory building with limitations on placement options due to topographical conditions as demonstrated by this applicant.

Ms. Young reviewed the elevations and photos of the property. She showed the trees behind the home and beginnings of the elevation change.

She reviewed the TCA and the Findings of Fact to be utilized for determining eligibility for a variance, interpreting support of the variance request.

The presentation concluded with the display of the example motions.

Public Hearing:

Brandon Templeton (property owner): Mr. Templeton observed the pictures did not do the grade change justice, noting everything drops at the tree line and the presence of two ponds. He said that was the only place he could build this and this was a family farm.

Mr. Rainey noted he drove by and it drops off severely in the back where the trees start.

Public Hearing Closed.

Motion to approve per Example #1 by Holt.

1) *To find that all County variance standards are met and to approve a request for a variance for the accessory building location in accordance with the submitted plot plan for 251 Macedonia Road - contingent upon:*
    a) *All required Zoning, Building and Land Disturbance Permits must be obtained from the applicable County departments*

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Second by Stone. Aye: All. *Motion carried unanimously.*

FEBRUARY 2026

1) 207 POND ROAD (JEREMY LEDFORD) – SMALL BODY SHOP
2) 232 – BOWLING BRANCH ROAD (LEA MONAHAN) – WAREHOUSING BUSINESS
3) 714 GREENFIELD LANE (MICHELLE AND DUSTIN WILCOX) – OFFICE AND STORAGE FACILITY
4) 1400 HARTSVILLE PIKE (MID-AMERICA FIREWORKS) – TEMPORARY USE PERMIT
5) 2923 OAK GROVE CHURCH ROAD (WESLEY READE) – DOG KENNEL
6) 475 DRY FORK CREEK ROAD (RODNEY NANNINI) – EVENT VENUE

MARCH 2026

1) 593A PEE DEE BRANCH ROAD (CHRISTOPHER HENDERSON) – FFL

Motion to adjourn by Holt. Second by Keene. Aye: All. Meeting adjourned at 5:10 P.M.

APPROVED BY:

(Chairman) DATE 4-15-26

(Vice-Chair) DATE 4/9/26