SUMNER COUNTY BOARD OF ZONING APPEALS
BETHEL BROWN COMMISSION CHAMBERS
APRIL 9, 2026
REGULAR MEETING 5:00 PM

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

I. APPROVAL OF MARCH 12, 2026 MEETING MINUTES

II. APPROVAL OF APRIL 9, 2026 BZA AGENDA

III. ENTERING OF MEETING MATERIALS INTO THE RECORD

REGULAR AGENDA

1) **ComSite, LLC on behalf of The Towers, LLC** is requesting a Special Exception for a Wireless Telecommunication Tower pursuant to Chapter 11, Section 1105 of the Sumner County Zoning Resolution. The subject property is located at **2980 (2992) Highway 109N,** Tax Map 59, Parcel 087.11; contains 14.68 acres, zoned Rural Preservation (RP) and in the 4th Commission Voting District (Dillon Lamberth).

2) **Laura Chiarotti** is requesting a variance from County Requirements contained in Chapter 4, Section 404 of the Sumner County Resolution related to minimum lot size. The variance is requested in accordance with Chapter 14, Section 1410. Subject property is located at **3102 Highway 76,** Portland, TN 37148 is located on Tax Map 58, Parcel 44, is zoned Rural Preservation (RP), and is in the 4th Commission Voting District (Dillon Lamberth).

Adjoining property owners of regular agenda items were notified by certified mail and published notice in The Gallatin News/Hendersonville Standard on March 26, 2026. THIS IS A PUBLIC HEARING.

VI. ADMINISTRATIVE SPECIAL EXCEPTION RENEWAL ACKNOWLEDGEMENT

APRIL 2026

1) 383 West Hester Road (Glenn and Pamela Duvall) – Car Restoration Business
2) 481 Keytown Road (Larry Abel and Raymond McCallister – Storage for LMNOP Holdings, LLC

**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.*