SUMNER COUNTY BOARD OF ZONING APPEALS
BETHEL BROWN COMMISSION CHAMBERS
MAY 14, 2026
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
Steve Wiener – Assistant County Attorney

CALL TO ORDER:

Mr. Rainey called the meeting to order.

APPROVAL OF APRIL 9, 2026, MEETING MINUTES

Motion by Holt to approve. Second by Harrison. Motion carried. Rainey abstained.

APPROVAL OF MAY 14, 2026, BZA AGENDA

Ms. Young explained one change to the Agenda; Administrative Approval for 283 Bob Perry Road has been removed from this Agenda, to be placed on a future agenda; pending additional information.
Mr. Rainey confirmed that 283 Bob Perry Road has been removed from the agenda.

ENTERING OF MEETING MATERIALS INTO THE RECORD

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

REGULAR AGENDA

1) **Christopher Smith** is requesting a Special Exception for a major home-based business to operate a tree care business pursuant to Chapter 14, Section 1411, E.2 of the Sumner County Zoning Resolution. The subject property is located at **244 Hurt Road, Hendersonville, TN**, Tax Map 139, Parcel 074.00; contains 4.85 acres, zoned Rural Residential (RR) and in the 24th Commission Voting District (Chrissi Miller).

Mr. Rainey turned the meeting over to staff.

Ms. Young began the presentation by explaining the request is for a Special Exception to conduct a major home-based business for a tree care business.

Mr. Smith stated it has been there 7-8 years, with extra gravel recently added.

Mr. Holt requested clarification on whether a business being conducted on the property.

Mr. Smith stated that he has a business, but he does not do business at his home. Mr. Smith added that he doesn't bring trees to his property; he goes to job sites. Mr. Smith stated that he has equipment, no employees, no traffic coming in and out, and no sales from the property.

Mr. Holt asked where the wood that is cut goes.

Mr. Smith stated that some of it goes offsite and some of the chips and brush are used to fill a hole on his property. Mr. Smith added that he cleared a parking spot on the top of the hill.

Mr. Holt asked if there is a location on the property where he plans to store the vehicles and wood.

Mr. Smith stated that he doesn't store or sell wood. He stated that he has a portable sawmill, used mostly for a hobby. Mr. Smith stated that it is mostly wood chips that he wants to use to fill in and create more usable property.

Mr. Holt asked where the equipment will be stored.

Mr. Smith answered, "up at the top".

Mr. Holt asked to see the Plot Plan and asked for clarification that the equipment will go up the side drive.

Mr. Smith stated yes.

Mr. Holt asked what would be left at his house.

Mr. Smith responded, "my personal stuff". Mr. Smith added that his flatbed truck is used personally and for work. Mr. Smith stated he is willing to do whatever it takes to make everyone happy.

Mr. Stone referenced Mr. Smith's stated intent to sell some of his equipment and asked what equipment he plans to retain.

Mr. Smith stated one bucket truck will be retained, along with chipper, stump grinder, dump trailers.

Mr. Stone asked if he could get the equipment up the hill.

Mr. Rainey stated that in the past, there have been similar requests, some with burning. Mr. Rainey stated that Mr. Smith stated he would not do that, but added that there is a sawmill, and he will potentially bury woodchips. Mr. Rainey confirmed that the road is narrow, adding that the survey shows it to be 16' at the widest point.
Mr. Rainey explained that Mr. Smith is requesting a Major Home-Based Business.
Mr. Rainey stated that if approved, the Board can severely restrict what takes place and where it takes place. He stated that there are grounds to go either way.

Mr. Stone stated an understanding of Mr. Smith's desire to make a living. He stated that Hurt Road is a very narrow, dead-end road and down in a hollow. Mr. Stone stated that he has lived on this road for 23 years, stating he would not want that kind of racket next to him, expressing that it would be intrusive. Mr. Stone asked how restrictions placed on him would be enforced.

Motion by Mr. Stone to deny the Special Exception request for 244 Hurt Road based on a finding that the request did not satisfy the required findings for approval under the Zoning Resolution.

Second by Mr. Holt, citing the reason for denial being because the applicant's summary and site plan do not meet the County's requirements for a Home-Based Business.

The motion to deny was approved unanimously.

VI. ADMINISTRATIVE SPECIAL EXCEPTION RENEWAL ACKNOWLEDGEMENT

MAY 2026

1) 120 Hardison Way (Nickie Brown) - Sawmill
2) 140 B&L Lane (Curtis McMahon) – TN handgun carry classes
3) 329 Fern Valley Road (Hope Walker) (Fern Valley Zoological) – Educational animal programs
4) 375 Martin Lane (Michael Stinson) – Machine shop

Mr. Keene requested that the minutes reflect that he abstained from the vote for 244 Hurt Road.

Motion to adjourn by Harrison. Second by Stone. Aye: All. Meeting adjourned at 5:40 pm.

APPROVED BY:

_____ **DATE** 7-9-26
(Chairman)

_____ **DATE** 7-9-26
(Vice-Chair)