SUMNER COUNTY BOARD OF ZONING APPEALS
BETHEL BROWN COMMISSION CHAMBERS
JULY 9, 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 MAY 14, 2026 MEETING MINUTES

Motion by Holt to approve. Second by Keene. Motion carried.

APPROVAL OF JULY 9, 2026 BZA AGENDA

Mr. Rainey stated that the Agenda stands as written after confirming there were no changes.

At this time, Mr. Harrison entered the meeting.

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.

REGULAR AGENDA

Mr. Rainey turned the meeting over to staff.

1) **Rudy Allen and Mitzi Lindsey** are requesting a Special Exception from the Design and Occupancy Standards for an Accessory Dwelling Unit located at **588 Douglas Lane, Gallatin, TN, 37066**. The request is made pursuant to Chapter 11, Section 1101, Subsection S.2 of the County Zoning Resolution. Subject property is on **Tax Map 103, Parcel 018.00**, containing 10.52 acres, zoned Rural Residential (RR), and in the 4th Commission Voting District (Dillon Lamberth).

Ms. Young explained the request for the Special Exception related to Design and Occupancy Standards for an Accessory Dwelling Unit. The Public Notice requirements and an aerial image were displayed. Ms. Young showed the Special Exception application provided by the property owner, which states the request that the proposed ADU be visually similar to an existing barn,

instead of the primary home; and that the proposed detached garage will match the primary residence.

Ms. Young displayed the Plot Plan, elevations, floor plans and photos of the existing buildings. Additional photos of the property and public notice sign were shown.

The general and specific design standards were reviewed, and the presentation concluded with the Findings for Special Exceptions. Ms. Young stated staff interpretation is the findings are met.

The presentation concluded with the example motions.

Chairman Rainey opened the public hearing.

1) **Allen and Mitzi Lindsey, applicants:** Stated they had nothing additional to add.
2) **Ray Carman – 560 Douglas Lane:** Spoke in support, noting he is the only neighbor that can see this.

Mr. Rainey closed the public hearing.

Motion by Mr. Stone to find that County requirements for Special Exceptions are met, and to approve a request for a Special Exception related to Design and Occupancy Standards for an Accessory Dwelling Unit at 588 Douglas Lane, Gallatin, with the following conditions:

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 Mr. Harrison. Aye: All. Motion carried.

ADMINISTRATIVE SPECIAL EXCEPTION RENEWAL ACKNOWLEDGEMENT

The administrative renewals were displayed.

JUNE 2026

1) 371 Jernigan Road (Amy and Joey Pippin) – Event Venue
2) 957 Harsh Lane (Victoriano Torres Martinez) – Torres Concrete Construction
3) 3455 Highway 76 (Robbie and Mary Biggs) – Pampered Pooch dog boarding/training kennel

JULY 2026

1) 218 Corinth Road (Frank Kirkbride) – Winery
2) 1911 Highway 259 (Christopher Brown) – Hwy 259 Auto Garage.

Motion to adjourn by Harrison. Second by Holt. Aye: All. Meeting adjourned at 5:10 pm.

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APPROVED BY:

_____ **DATE** 8-13-26
(Chairman)

_____ **DATE** 8-13-26
(Vice-Chair)