

**SUMNER COUNTY BOARD OF ZONING APPEALS**  
**AGENDA**  
**MAY 13, 2021**  
**5:00 p.m.**

SUMNER COUNTY ADMINISTRATION BUILDING  
BETHEL BROWN COMMISSION CHAMBERS  
355 N. BELVEDERE DRIVE  
GALLATIN, TN. 37066

**MEMBERS:**

BRUCE RAINEY, CHAIRMAN  
SANDY WEBSTER, VICE-CHAIRMAN  
MAC HOLT  
MATT STAMPER  
SHAWN UTLEY

**APPROVAL OF APRIL MINUTES**

**APPROVAL OF MAY AGENDA**

**CONSENT AGENDA**

- 1. Phillip Bradshaw** is requesting a continuation of a conditional use permit granted on May 14, 2015 to operate an annual cattle sale, weddings, events, and community gatherings, etc. in an existing barn and for a dust free parking variance. Subject property is located at **136 N. Happy Hollow Road, Portland, TN.**, is on Tax Map 038, Parcel 045.00, contains 188 acres is zoned Rural Residential (RR) and is in the 12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper).

**The adjoining property owners were notified by mail.**

- 2. Mark Farr** is requesting a continuation of a Conditional Use Permit granted on March 9, 2017 to conduct an event venue. Subject property is located at **1249 Willis Branch Road, Goodlettsville, TN 37072** is on Tax Map 143, Parcel 045.01, contains 7.18 acres, is zoned Rural Residential (RR) and is in the 11<sup>th</sup> Commission Voting District (Scott Langford and Jeremy Mansfield).

**The adjoining property owners were notified by mail.**

**REGULAR AGENDA**

- 3. Benjamin Hardesty** is requesting a variance from County requirements contained at Chapter 4, Section 404 of the Sumner County Zoning Resolution related to encroachment of an accessory structure within a side yard setback. Variance is being requested in accordance with Chapter 14, Section 1410 of the County Zoning Resolution. Subject property is located at **369 Neals Lane, Gallatin, TN, 37066**, is on Tax Map 115, Parcel 034.00 contains 3.75 acres, is zoned Rural Residential (RR) and is in the 4<sup>th</sup> Commission Voting District (Jerry Foster and Leslie Schell).

**The adjoining property owners were notified by certified mail and this item was advertised in The Gallatin News on Thursday, April 29, 2021.**

- 4. Heather and Liberty Duncan** are requesting a Special Exception from County requirements contained at Chapter 11, Section 1101, Subsection R.3.b.i of the Sumner County Zoning

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Resolution related to encroachment of an Accessory Dwelling Unit within a rear and side yard setback for the purpose of modifying an existing detached garage to an Accessory Dwelling Unit. This request is made pursuant to Chapter 14, Section 1411 of the County Zoning Resolution. Subject property is located at **1117 Dickerson Bay Drive, Gallatin, TN, 37066**, is on Tax Map 147K, Group D, Parcel 020.00, contains .92 acres and is zoned Rural Residential (RR) and is in the 6<sup>th</sup> Commission Voting District (Deanne DeWitt and Luke Tinsley). **The adjoining property owners were notified by certified mail and this item was advertised in The Gallatin News on Thursday, April 29, 2021.**