

**SUMNER COUNTY BOARD OF ZONING APPEALS**  
**AGENDA**  
**SEPTEMBER 12, 2019**  
**5:00 p.m.**

**SUMNER COUNTY ADMINISTRATION BUILDING**  
**ROOM 112**  
**355 N. BELVEDERE DRIVE**  
**GALLATIN, TN. 37066**

**MEMBERS:**

**BRUCE RAINEY, CHAIRMAN**  
**SANDY WEBSTER, VICE-CHAIRMAN**  
**DON DICKERSON**  
**MAC HOLT**  
**MATT STAMPER**

**APPROVAL OF JULY MINUTES**

**APPROVAL OF AUGUST AGENDA**

- 1. BRANDON SCHELL** is requesting a Conditional Use Permit to house an office for a construction business. This request is accompanied by a request for a Variance from requirements in the County Zoning Code at Article IV, Section 15 related to utilizing a mobile home for a non-residential purpose. Mr. Schell is also requesting a Sign Variance and a Dust-free Variance. Subject property is located at **1567 Brinkley Branch Rd., Hendersonville, TN, 37075** is on Tax Map 116, Parcel 008.04 contains 16.9 acres, is zoned A (Agricultural) and R1A (Residential A) and is in the 11th Commission Voting District (Scott Langford and Jeremy Mansfield).  
**This is a public hearing and was advertised in the Gallatin News on August 15, 2019. The adjoining property owners were notified by certified mail.**
  
- 2. LYTONIO B WINSTON** is requesting a variance from requirements contained at Article VI, 1.4(2), of the Sumner County Zoning Resolution, related to placement of an addition to a primary structure within a required front yard setback. Subject property is located at **1701 Andy Jackson Trail, Gallatin, TN, 37066** is on Tax Map 158EC, Parcel 021.00, being Lot No.147 on the plan of Grasslands Ranch and Landings, Section III, is zoned Residential A (RA) and is in the 6th Commission Voting District (Deanne Dewitt and Luke Tinsley).  
**This is a public hearing and was advertised in the Gallatin News on August 1, 2019. The adjoining property owners were notified by certified mail.**

- 3. CHARLES AND KATHY STUART** are requesting a Hardship Variance for a relative to live in a proposed structure on the subject property to care for a relative due to medical circumstances. Subject property is located at **1116B Littleton Ranch Rd, Castalian Springs, TN, 37031** is on Tax Map 109 Parcel 009.07, contains 6.29 acres, is zoned Residential 1A (R1A), and is in the 3rd Commission Voting District (Alan Driver and Steve Graves).  
**This is a public hearing and was advertised in the Gallatin News on August 15, 2019. The adjoining property owners were notified by certified mail.**
- 4. TONI MURRAY** is requesting a Conditional Use Permit to conduct a horse boarding facility and an event center in an existing structure. Subject property is located at **328 West Lee Etta (formerly Douglas Bend Road), Gallatin, TN 37066** is on Tax Map 147 Parcel 011.06, contains 5.4 acres, is zoned Residential A (RA), and is in the 6<sup>th</sup> Commission Voting District (Deanne Dewitt and Luke Tinsley)  
**This is a public hearing and was advertised in the Gallatin News on Thursday, August 29, 2019. The adjoining property owners were notified by certified mail.**
- 5. DEREK JAWORSKI** is requesting a continuation of a Conditional Use Permit to conduct a Hair Salon and Gym. Subject property is located at **401 Happy Hollow Road, Goodlettsville, TN 37072**, is on Tax Map 122, Parcel 035.00, contains 4 acres, is zoned Residential 1-A (R1A), and is in the 11<sup>th</sup> Commission Voting District (Scott Langford and Jeremy Mansfield).  
The adjoining property owners were notified by mail.
- 6. JUSTIN AND TYRA PALMER** are requesting a Conditional Use Permit to conduct an event venue. Subject property is located at **221 Cassandra Drive, Cottontown, TN 37048** is on Tax Map 075 Parcel 024.04, contains 23.24 acres, is zoned Residential A (RA), and is in the 12<sup>th</sup> Commission Voting District (Michael Guthrie and Justin Nipper).  
**This is a public hearing and was advertised in the Gallatin News on Thursday, August 29, 2019. The adjoining property owners were notified by certified mail.**
- 7. COREY GARDNER with C G DEVELOPMENT COMPANY, LLC** is requesting a Conditional Use Permit to use an existing structure as office space, as well as to store masonry equipment and supplies at the subject property. Subject property is located at **2451 Scotty Parker Road, Portland, TN, 37148** is on Tax Map 080 Parcel 017.00, contains .84 acres, is zoned Agricultural (A), and is in the 4th Commission Voting District (Jerry Foster and Leslie Schell).  
**This is a public hearing and was advertised in the Gallatin News on Thursday, August 29, 2019. The adjoining property owners were notified by certified mail.**
- 8. Board of Zoning Appeals Resolution 2019-01, related to Plot Plan requirements for items appearing for consideration before the Board of Zoning Appeals.**