



**WILSON COUNTY BUILDING INSPECTOR
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COURTHOUSE ANNEX
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The Wilson County Board of Zoning Appeals will meet **Thursday, January 19, 2023, at 9:00 a.m.** in the County Commission Room at the Wilson County Courthouse, located at 228 East Main Street, Lebanon, Tennessee.

The following cases will be heard:

CASE 4040 (Deferred from the October 20, 2022, meeting)

REQUEST: Caryn Winter on behalf of Limestone Trail Apartments is requesting relief from the Adequate Facilities Tax of \$5,000.00 per unit for apartments. The property located at 1414 Alhambra Drive is Parcel 15.01 on Wilson County Tax Map 58. The property consists of 12.27 acres.

ORDINANCE REFERENCE: Refer to Private Act.

CASE 4061

REQUEST: Judith Fisher Freed is requesting a short-term rental on A-1 Agricultural zoned property. The property located at 2928 Eastover Road is Parcel 47.01 on Wilson County Tax Map 83. The property consists of 4.85 acres.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.03 USES PERMISSIBLE ON APPEAL (revised 12/15/2003 resolution 03-12-2) - 5.20.03.1 USES PERMISSIBLE ON APPEAL - C. Bed and Breakfast Facility: 1. Bed and Breakfast Facilities must possess onsite caretaker either living on premises or on premises within 10 Miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities shall also provide contact information for the local caretaker, as outlined in item 1 above, as well as contact information for the actual owner of the property if different from the local caretaker. This information shall be provided to the County Sherriff's office, the County Building inspector, and the Wilson Emergency Management Agency. Such required contact information shall include Name, a Valid Mailing Address, Phone number and Email address for the Caretaker and the owner of the property respectively. This information will be required upon approval of any Bed and Breakfast use, as defined in the Wilson County Zoning Resolution, by the Board of Zoning Appeals and prior to commencing operations. 3. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to meet the rules of the Tennessee Department of Health division of Food and Sanitation Chapter 1200-23-2 titled bed and breakfast establishments, where deemed applicable by officials of the Tennessee Department of Health. 4. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer septic as determined by the Tennessee Department of Environment and Conservation. 5. This use will be approved in increments with option to request renewal or extension at the end of that time period.

CASE 4062

REQUEST: Robert Wayne Johnson is requesting a one (1) year extension on an expired building permit. The permit was applied for on November 19, 2020, and the foundation

inspection was on March 2, 2021. The property located at 205-7 Gwynn Road, Lot 7, Flying L is Parcel 3.05 on Wilson County Tax Map 157. The property consists of 8.6 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 6 ADMINISTRATION, ENFORCEMENT AND INTERPRETATION - SECTION 6.20 BUILDING PERMITS, SITE PLAN REQUIREMENTS AND CERTIFICATES OF COMPLIANCE 6.20.02 A building permit shall become void twelve (12) months from the date of issuance by the Building Inspector or the date an appeal is granted by the Board of Zoning Appeals, unless substantial progress has been made within those twelve (12) months on the project described therein. Substantial progress shall be determined by the request for and approval of subsequent required inspections from and by the Building Inspector, respectively. In no case shall an active building permit for a residential dwelling last longer than 24 months without having received a certificate of compliance or other final approval as outlined within the Wilson County Zoning Resolution. If a permit recipient for a residential dwelling perceives that his construction project may last longer than 24 months, then special relief or variance from this provision will be required and the permit recipient will need to seek such relief from the Wilson County Board of Zoning Appeals. (Resolution 18-11-13)

CASE 4063

REQUEST: **Brad Spicer** is seeking to establish a legal lot of record for the property that became of record on April 6, 1995, without a recorded plat. The property located at 115 Chandler Road is Parcel 73.03 on Wilson County Tax Map 76. The property consists of 3.04 acres and is zoned R-1 Residential.

ORDINANCE REFERENCE: ARTICLE 3 GENERAL PROVISIONS - SECTION 3.20 GENERAL EXCEPTIONS - 3.20.01 SUBSTANDARD LOT OF RECORD. Where the owner of a lot of record is defined in Article 2, Definitions does not own sufficient land to enable him to conform to the yard and other requirements of this Resolution, such lot may be used as a building site by the same or a subsequent owner provided that the yard space and other requirements shall conform to the requirements for the zone in which it is located. The lot must have been of official record as of July 10, 1974.

CASE 4064

REQUEST: **Nancy Harris** is requesting a one (1) year extension on an expired building permit. The permit was applied for on September 21, 2020, and the insulation inspection was on May 3, 2022. The property located at 4192 Alsup Mill Road, Lot 1, Tyree Property is Parcel 13.04 on Wilson County Tax Map 161. The property consists of 11.87 acres and is zoned A-1 Agricultural.

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within the Wilson County Zoning Resolution. If a permit recipient for a residential dwelling perceives that his construction project may last longer than 24 months, then special relief or variance from this provision will be required and the permit recipient will need to seek such relief from the Wilson County Board of Zoning Appeals. (Resolution 18-11-13)

Cc/file - Road Commission/Ground Water/Storm Water/Hutto/Jennings/Hatcher