



WILSON COUNTY PLANNING COMMISSION AGENDA
Friday, November 17, 2023
10:00 a.m.
Commission Chambers, Wilson County Courthouse
228 East Main Street, Lebanon, TN. 37087

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: October 20, 2023

Old Business: none

New Business:

2024 Calendar submittal date and meeting date

Amendment to the Wilson County Zoning Ordinance: Amending Article 2 Definitions
Section 2.20

Definition of Home Occupation (attached) to be more clearly delineated.

Site Plan and Plats:

- | | | |
|------|---|--|
| 01.) | Site Plan-Cassa 2791 entrance monument
South Mt. Juliet Road & East Cassa Way
Commission District 13 Jeremy Hobbs | 1 lot
99/77.01
zoned R-1 |
| 02.) | Site Plan-Speedway Building 11-directional signage
1250 Richard Petty Way
Commission District 12 Haskell Evans | 1 lot
141/26.05
zoned C-4 |
| 03.) | Prelim; Early Estates
Underwood Road & Stewarts Ferry Pike
Commission District 14 Tommy Jones | 48 lots
117/20.03
zoned R-1 |
| 04.) | Rsb.; Coy McPeak Estates
1897 & 1938 Burford Road
Commission District 6 Beth Bowman | 4 lots
24/33.05, 33.07
zoned A-1 |
| 05.) | Subdv.; Harriette K. Wilson Property
3390 Greenvale Road & Hewgley Road
Commission District 9 Blake Hall | 5 lots
163/29.00, 029.01
zoned A-1 |

Plats for affirmation:

- | | |
|---|----------------------------------|
| Subdv.; Dunaway Farm Lot 24
Dunaway Road
Commission District 12 Haskell Evans | 1 lot
102/233.07
zoned A-1 |
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PUBLIC COMMENT

AMENDMENT TO THE WILSON COUNTY ZONING ORDINANCE TO AMEND THE HOME OCCUPATION DEFINITION

WHEREAS, Wilson County Government seeks to protect the general health, safety, and welfare of the public at large, and;

WHEREAS, the current version of the Wilson County Zoning Ordinance was passed and adopted in January 22, 1990 for the purposes of carrying out the above stated intent, and;

WHEREAS, the current Zoning Ordinance went into effect on March 5, 1990, and;

WHEREAS, the need has arisen for clarification regarding the home occupation definition and associated criteria

WHEREAS, a public hearing was held before the County Commission on _____ regarding this matter;

NOW THEREFORE BE IT RESOLVED that the following section and related amendments be amended to the Wilson County Zoning Ordinance as follows:

SECTION 1:

Article 2 Definitions Section 2.20 Home Occupation

HOME OCCUPATION: An incidental occupation customarily carried on in the residence, employing no more than one (1) person not residing on the premise. and utilizing no more than twenty-five (25) percent of the usable floor area of all buildings: provided, (1) no article or service be sold or offered for sale on the premise other than that produced by such occupation, **and (2) Such occupation shall use no more than 1,000 square feet of space in any case,** (3) such occupation shall not require the alteration of buildings **or outdoor storage of equipment** and machinery not customarily used in residential areas.

Such home occupation provisions will also include the following characteristic:

- A. No use of commercial dumpsters or commercial waste receptacles (Beyond use in relation to temporary on-site construction or roof repair OR in relation to a natural or man-made disaster that has befallen a particular property (fire, earthquake, tornado, flood, severe storm damage, etc.)).**
- B. No use of Conex boxes or semi-box trailers or large car haulers/equipment haulers (beyond those designed to haul two cars/pieces of heavy equipment or less) for storage of equipment or inventory on site related to the home occupation business. IF the single commercial vehicle used by the business is a Tractor Trailer rig, then the Tractor may have a single tractor box trailer or large-scale car hauler that remains attached to the tractor for use with the selected business. Additional Semi trailers and large-scale car**

halers/equipment haulers beyond the single Trailer will not generally be permitted as a part of a home occupation.

- C. No security lighting beyond 30 feet in height.
- D. No more than one commercially branded vehicle OR one heavy vehicle such as a dump truck or semi-tractor trailer and no more than one piece of heavy equipment that can be carried by trailer.
- E. No outdoor storage of anything beyond parking area the single business-related vehicle and business-related single piece of equipment and associated trailer listed above.
- F. Home Occupations must generally receive inventory shipment by UPS or Amazon delivery rather than by semi-delivery.
- G. Any vehicles or equipment related to the claimed home occupation must be stored on site, in a driveway OR within rear yard and off Public Right of Way, Front Yard, and Side Yard.

This Home Occupation definition and related restrictions outlined above shall not be used to obstruct the use of equipment on site at any residential property for the purpose of farming and agricultural activities on the property as defined under Tennessee Statutory definitions and provisions, so long as the same equipment is used only in the pursuit of these farming and agricultural activities.

Barber and Salon Services shall generally be viewed as a home occupation so long as the facility possesses no more than two client seats and no more than two clients on site at a time.

A Real Estate office may also be considered a home occupation under County Zoning, so long as the office meets the other criterion of the Home Occupation definition, and the Agent lives on site within the primary residence and does not employ more than one off-site employee who reports to work at the residence.

Firearm Sales and Firearm repair or smithing operations will generally be viewed as allowable home occupations so long as stated hours of operation are between 9AM and 3PM and so long as there are no more than 2 clients on site at any given time.

A Lawn Care Business will be considered a home occupation so long as it does not bring refuse and scrap materials back to the location of the claimed home occupation for burning, composting, or stockpiling when the property is less than 15 acres OR when the composting, resultant ash is not to be used for agricultural purposes at the site of the home occupation's related residence. All lawn care equipment beyond that allowed otherwise items A thru G of the definition of a home occupation, shall be stored indoors.

Art, Pottery, or Photography Studios shall generally be viewed as a home occupation so long as home occupations above are ascribed to and so long as no more than 2 clients are on site at any given time.

The existence of County Business Licenses shall not ordain a claimed home occupation as a legally operating business within residential zone districts.

A detached structure MAY be used in the operation of a home occupation so long as it does not exceed the 25% of ground floor area of all structures on the property and so long as the overall “home occupation” does not exceed 1,000 square feet in size.



Wilson County
Board of Zoning Appeals
&
Planning Commission
2024 Submittal/Meeting Calendar

BOARD OF ZONING APPEALS & PLANNING COMMISSION Submittal: Deadline (noon)	BOARD OF ZONING APPEALS Meeting Time: 9:00 a.m.	PLANNING COMMISSION Meeting Time: 10:00 a.m.
Tuesday, January 02, 2024	Thursday, January 18, 2024	Friday, January 19, 2024
Tuesday, January 30, 2024	Thursday, February 15, 2024	Friday, February 16, 2024
Tuesday, March 05, 2024	Thursday, March 21, 2024	Friday, March 22, 2024 (fourth Friday of the month)
Tuesday, April 02, 2024	Thursday, April 18, 2024	Friday, April 19, 2024
Tuesday, April 30, 2024	Thursday, May 16, 2024	Friday, May 17, 2024
Tuesday, June 04, 2024	Thursday, June 20, 2024	Friday, June 21, 2024
Tuesday, July 02, 2024	Thursday, July 18, 2024	Friday, July 19, 2024
Tuesday, July 30, 2024	Thursday, August 15, 2024	Friday, August 16, 2024
Tuesday, September 03, 2024	Thursday, September 19, 2024	Friday, September 20, 2024
Tuesday, October 01, 2024	Thursday, October 17, 2024	Friday, October 18, 2024
Tuesday, November 05, 2024	Thursday, November 21, 2024	Friday, November 22, 2024 (fourth Friday of the month)
Tuesday, December 03, 2024	Thursday, December 19, 2024	Friday, December 20, 2024

Applications for the Wilson County **Board of Zoning Appeals** are to be submitted **by noon** to the **Wilson County Development Services Office / Codes & Inspection Division** (615-444-3025) located in the **County Courthouse Annex, 233 East Gay Street**

Applications for the Wilson County **Planning Commission** are to be submitted **by noon** to the **Wilson County Development Services Office / Planning Division** (615-449-2836) located in the **Wilson County Courthouse, 228 East Main Street, Room 5**

Wilson County Board of Zoning Appeals and **Wilson County Planning Commission** meeting location: **Wilson County Courthouse, 228 East Main Street, County Commission Room on the 2nd floor.**