

**Wilson County Board of Zoning Appeals Minutes  
July 21, 2022**

The Wilson County Board of Zoning Appeals met July 21, 2022, at 9:00 a.m. in the County Commission Room of the Wilson County Courthouse, Lebanon, Tennessee, pursuant to public notice. Those members present were Neal, Thompson, Thorne, and Blaydes. Also, present was County Planning staff, Codes and Zoning staff, Storm Water staff, and Court Reporter Teresa Hatcher hired by the county.

Thompson called the meeting to order. Thompson informed individuals with questions or who desire to make comments before the Board concerning the cases to approach the podium when asked by the Chairman and to sign in on the sign-up sheet giving name, address, and case of interest. Thompson informed individuals that anyone desiring to withdraw, or request deferral could do so at this time. Thompson informed everyone that a stenographer was present, and individuals could get with her at the end of the meeting if they desired a transcript of the meeting. Thompson then asked all individuals who desired to make statements before the Board to raise their hands. He thereupon administered the oath to each of the prospective witnesses. Thompson stated that staff makes recommendations which are considered by the Board.

Motion made by Neal, second by Thorne, and all voting aye, the minutes of the June 16, 2022, meeting were approved.

**CASE 4014**

**REQUEST:** **Carolyn Kitts** is requesting an additional variance of ten (10) feet from the front yard setback requirement of thirty (30) feet. The variance will allow the proposed house to be ten (10) feet from the front property line. Applicant received variances on November 17, 2017, to allow the structure to be twenty (20) feet from the front property line, ten (10) feet from the west side property line, and ten (10) feet from the rear. There were also variances given in lot size and easement width. The property located at 1163 Cave Springs Road is Parcel 12 on Wilson County Tax Map 24. The property consists of .22 acres and is zoned A-1 Agricultural.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.05 AREA REGULATIONS - A. FRONT YARD. All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official major thoroughfare plan: 3. Minor Streets - thirty (30) feet

**ACTION:** Staff read recommendations. Applicant appeared. After discussion, motion made by Neal, seconded by Blaydes, and all voting aye, the request was approved based on staff recommendations and there not being any negative effects.

**CASE 4015**

**REQUEST:** **Tim Page** is requesting a variance from the size limit requirement of two thousand (2,000) square feet for an accessory structure without a principal structure located on the property. The variance will allow the accessory structure to be two thousand, nine hundred (2,900) square feet. The property located at 1309 Mays Chapel

Road, Lot 4A, Griffin Estate is Parcel 32.07 on Wilson County Tax Map 49. The property consists of 1.57 acres and is zoned A-1 Agricultural.

**ORDINANCE REFERENCE:** ARTICLE 3 GENERAL PROVISIONS - SECTION 3.90 ACCESSORY STRUCTURES IN RESIDENTIAL AND/OR AGRICULTURAL ZONE DISTRICTS [resolution 07-7-5] - A. The accessory structure being proposed does not exceed the following: A-1 3% of total lot area or 2,000 square feet, whichever is less

**ACTION:** Staff read recommendations. Applicant appeared. After discussion, motion made by Thompson, seconded by Neal, and all voting aye, the request was denied based on staff recommendations. The applicant can combine the lots and will not need a variance.

#### **CASE 4016**

**REQUEST:** Corey Gerulis is requesting an extension on an expired building permit. The building permit was applied for on July 1, 2020, and the last inspection was on August 3, 2021. The property located at 2605 Beckwith Road, Lot 2, Kaiser Property is Parcel 36.34 on Wilson Country Tax Map 71. The property consists of 43 acres and is zoned R-1 Residential.

**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)

**ACTION:** Staff read recommendations. Applicant appeared. After discussion, motion made by Neal to approve the extension for six (6) months based on hardships in the building industry. Thompson amended the approval to include an extension of the Storm Water permit. Neal accepted the amendment, and all voting aye, the building permit and Storm Water permit was extended for six (6) months.

#### **CASE 4017**

**REQUEST:** Shira McPeak is requesting a variance of one (1) foot from the north side yard setback requirement of ten (10) feet. The variance will allow the proposed accessory structure to be nine (9) feet from the north side property line. A variance of sixteen (16) feet from the lot width requirement of one hundred and twenty-five (125) square feet and a variance of approximately seventeen thousand, eight hundred and thirty-five (17,835) from the lot size requirement of forty thousand (40,000) square feet are needed. The property located at 553 Springmont Blvd., Lot 13, Springmont is Group

“H”, Parcel 12 on Wilson County Tax Map 52 “E”. The property consists of approximately 22,165 square feet and is zoned R-1 Residential.

**ORDINANCE REFERENCE:** ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.05 AREA REGULATIONS - B. SIDE YARD - 1. For single and two-story structures located on interior lots, side yards shall be not less than fifteen (15) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure. [resolution 15-2-12] - E. LOT WIDTH - 2. Where dwellings are not served by a public sewer system there shall be a minimum lot width of one hundred twenty-five (125) feet at the front building line. F. MINIMUM LOT AREA - 3. Each lot not served by a public sewer system but served by a public water system shall have a minimum lot area of forty thousand (40,000) square feet

**ACTION:** Staff read recommendations. Applicant appeared. After discussion, motion made by Thompson, seconded by Blaydes, and all voting aye, the variance was approved based on the age of the lot and the change in the setback criteria.

Tom Brashear spoke concerning the election of officers in August and the parking amendment. Chairman, Rusty Thompson spoke to the County Attorney Mike Jennings concerning the Board of Zoning Appeals handbook written by George Dean. Howard Blaydes asked the County Attorney about any pending cases against the Board.

There being no further business to come before the Board at this time, on motion duly made and seconded, adjourned.

---

Secretary