

**Wilson County Board of Zoning Appeals Minutes
August 18, 2022**

The Wilson County Board of Zoning Appeals met August 18, 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, and Blaydes. Also, present was County Planning staff, Codes and Zoning staff, Storm Water staff, County Attorney, Mike Jennings, 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 Blaydes, and all voting aye, the minutes of the July 21, 2022, meeting were approved.

CASE 4018

REQUEST: Donnie Self is requesting a variance from the easement width requirement of thirty (30) feet. A boundary survey became of record in November 1999 showing a fifteen (15) feet easement. The variance will allow the applicant to build on the property. The property located at 115 Centerville Road, Lot 4, Tomlinson and Mofield Property is Parcel 27 on Wilson County Tax Map 22. The property consists of 19.54 acres and is zoned A-1 Agricultural.

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.

SECTION 3.40 NUMBER AND LOCATION OF BUILDINGS ON LOT - 3.40.03 No building shall be erected on a lot which does not continuously abut at least one public street for at least fifty (50) feet; the lot must be a minimum of fifty (50) feet in width to the building setback line. A lot with more than one-half (1/2) of its frontage on the bulb of a cul-de-sac lot must continuously abut the street for at least thirty (30) feet; the lot must be a minimum of thirty (30) feet in width to the building setback line. This section shall not apply to a lot of record (previously existing), with an easement of at least thirty (30) feet in width to a public street.

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 there being an existing residence located on the property and predating the Wilson County Zoning Ordinance.

CASE 4019

REQUEST: **Scott Sewell** is requesting a variance of two (2) feet from the east side setback requirement of ten (10) feet. The variance will allow the proposed detached garage to be eight (8) feet from the east side property line. The property located at 2401 West Clay Drive, Lot 1, Hancock Place is Group “A”, Parcel 1 on Wilson County Tax Map 57 “B”. The property consists of 30,979 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]

ACTION: Staff read recommendations. Applicant appeared. After discussion, motion made by Blaydes, seconded by Neal, and all voting aye, the request was denied based on staff recommendations.

CASE 4020

REQUEST: **Jacqueline Estrada** is requesting to establish an event center on C-3 Highway Commercial zoned property. The property located at 1450 Sparta Pike is Parcel 121 on Wilson County Tax Map 82. The property consists of .15 acres.

ORDINANCE REFERENCE: Section 5.32 HIGHWAY COMMERCIAL (C-3) – 5.32.03 USES PERMISSIBLE ON APPEAL – O. Any similar use which, in the opinion of the Board of Zoning Appeals, would be in keeping with the uses permitted and the general character of the area in which it is located.

ACTION: Staff read recommendations. Applicant appeared. Larry Singleton, adjoining property owner appeared with parking concerns. After discussion, motion made by Neal, seconded by Blaydes, and all voting aye, the request was denied based on the use not being allowed and parking concerns.

CASE 4021

REQUEST: **Burr Forman representing Cherokee Dock Properties and Infinity Hospitality, Inc** is requesting to establish a short-term rental/Airbnb on R-2 Suburban Residential zoned property. The property located at 135 Cherokee Dock Road, Lot 8, Cherokee Meadows is Group “C”, Parcel 11 on Wilson County Tax Map 10 “L”. The property consists of 1.25 acres.

ORDINANCE REFERENCE: Article 5 ZONING DISTRICTS – Section 5.11 SUBURBAN RESIDENTIAL (R-2) – 5.11.03 USES PERMISSIBLE ON APPEAL – M. Other similar uses as reviewed and approved by the Board of Zoning Appeals.

ACTION: Staff read recommendations. Nathaniel Beaver, owner of Infinity Hospitality, Inc. appeared. Jamie Sutherland, adjoining property owner appeared in opposition. After discussion, motion made by Thompson, second by Blaydes, and all voting aye, the request was approved for one (1) year with the following stipulations: no

more than eight (8) occupants, plot plan and business plan are part of the approval, quiet hours are from 9 pm until 7 am.

CASE 4022

REQUEST: Burr Forman representing Cherokee Dock Properties and Infinity Hospitality, Inc is requesting to establish a short-term rental/Airbnb on R-2 Residential zoned property. The properties located at 155 Cherokee Dock Road, Lot 9, Cherokee Meadows is Group “C”, Parcel 12 on Wilson County Tax Map 10 “L”. The property consists of 1.33 acres.

ORDINANCE REFERENCE: Article 5 ZONING DISTRICTS – Section 5.11 SUBURBAN RESIDENTIAL (R-2) – 5.11.03 USES PERMISSIBLE ON APPEAL – M. Other similar uses as reviewed and approved by the Board of Zoning Appeals.

ACTION: Staff read recommendations. Nathaniel Beaver, owner of Infinity Hospitality, Inc. appeared. After discussion, motion made by Thompson, second by Blaydes, and all voting aye, the request was approved for one (1) year with the following stipulations: no more than ten (10) occupants, plot plan and business plan are part of the approval, quiet hours are from 9 pm until 7 am, and noise is not such it offends neighbors.

ELECTION OF OFFICERS

Motion made by Thompson to nominate himself for Chairman, Neal for Vice Chairman, and Blaydes for Secretary, seconded by Neal, and all voting aye.

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

Secretary