



**WILSON COUNTY BUILDING INSPECTOR
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COURTHOUSE ANNEX
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The Wilson County Board of Zoning Appeals will meet **Thursday, August 17, 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:

PUBLIC COMMENT

CASE 4103 (Deferred from the July 20, 2023, meeting)

REQUEST: **Angie Higham** is requesting to use the property for a wedding event venue. The property located at 7325 Lebanon Road is Parcel 17 on Wilson County Tax Map 55. The property consists of 4.36 acres and is zoned A-1 Agricultural.

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 - DD. Other similar uses as reviewed and approved by the Board of Zoning Appeals.

CASE 4112

REQUEST: **James Todd** is requesting a variance of nine (9) feet from the east side yard setback requirement of ten (10) feet. The variance will allow the proposed cabana to be one (1) foot from the east side property line. The property located at 1203 Ben Forkum Drive, Lot 38, Reserve at Horn Springs is Group "A", Parcel 11 on Wilson County Tax Map 35 "H". The property consists of fifteen thousand, four hundred and fifty-seven (15,457) 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]

CASE 4113

REQUEST: **Tim Stockton representing Stockton Building Corporation** is requesting a refund for an Adequate Facilities Tax that was paid twice. The Adequate Facilities Tax was paid on August 10, 2022, and again on November 19, 2022. The property is located at 127 Tate Lane, in the City of Mt. Juliet.

ORDINANCE REFERENCE: AFT receipt states good for thirty (30) days.

CASE 4114

REQUEST: **Ashley Chance** is requesting a variance of twelve (12) feet from the west side yard setback requirement of twenty (20) feet. The variance will allow the proposed house to be eight (8) feet from the west side property line. Applicant is also needing a variance from the lot width

requirement of one hundred and twenty-five (125) feet. The property located at 809 Pebble Cove Road, Lot 21, Crutchfield Property is Group “C”, Parcel 14 on Wilson County 24 “H”. The property consists of .45 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.05 AREA REGULATIONS - B. SIDE YARD - 1. For single and two-story structures not served by public sewer system located on interior lots, side yards shall be not less than twenty (20) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure. [revised 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. [revised 07-7-4]

CASE 4115

REQUEST: **Ruth Ann Davis** is requesting to use the property as a short-term rental. The applicant is also requesting a variance from the two (2) acre minimum requirement. The property located at 919 Celeste Court, Lot 259, Villages of Cedar Creek is Group “C”, Parcel 9 on Wilson County Tax Map 50 “D”. The property consists of .39 acres and is zoned R-1 Residential.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS – SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.03 USES PERMISSIBLE ON APPEAL - K. Bed and Breakfast Facility - 1. Bed and Breakfast Facilities must possess onsite caretaker either living on premises or on a premise 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. All properties in which this use is approved must have a minimum of two (2) acres. 6. This use will be approved in increments with option to request renewal or extension at the end of that time period.

CASE 4116

REQUEST: **Charles Spencer** is requesting a variance of nineteen (19) feet from the north side yard setback requirement of twenty (20) feet. The variance will allow the proposed carport to be attached to the existing house and be one (1) foot from the north side property line. The property located at 426 Purnell Road, Lot 18, Spencer Creek is Group “A”, Parcel 20 on Wilson County Tax Map 13 “O”. The property consists of 2.4 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.05 AREA REGULATIONS - B. SIDE YARD - 1. For single

and two-story structures not served by public sewer system located on interior lots, side yards shall be not less than twenty (20) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure. [revised Resolution 15-2-12]

CASE 4117

REQUEST: **Kaleb Creighton** is requesting a variance of ten (10) feet from the west side yard setback requirement of twenty (20) feet. The variance will allow the proposed addition to be ten (10) feet from the west side property line. The property located at 2019 Shoreline Drive, Lot 10, Spenlake is Group “C”, Parcel 10 on Wilson County Tax Map 12 “M”. The property consists of 1.051 acres and is zoned A-1 Agricultural.

ORDINANCE REFERENCE: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.05 AREA REGULATIONS - B. SIDE YARD - 1. For single and two-story structures not served by public sewer system located on interior lots, side yards shall be not less than twenty (20) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure. [revised resolution 15-2-12]

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