



WILSON COUNTY PLANNING COMMISSION AGENDA  
Friday, October 20, 2022  
10:00 a.m.  
Commission Chambers, Wilson County Courthouse  
228 East Main Street, Lebanon, TN. 37087

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: September 22, 2022

**\*PUBLIC COMMENT**

**Old Business:**

Site Plan—Global Vision Bible Inc. 2060 Old Lebanon Dirt Road & Chandler Road Commission District 2 Rick Brown	1 lot 73/75.00, 76.00, 77.00, 78.01, 78.02 zoning R-1
Prelim.; Berkshire Place Berkshire Boulevard & Scotland Trace Commission District 14 Tommy Jones	87 lots 95/40.00, 49.00 zoning R-1

**New Business:            Site Plan and Plats:**

01.)    Site Plan-Cedar Grove Missionary Baptist Church Cedar Grove Road Commission District 22 Wendell Marlowe	1 lot 50/68.00 zoning R-1
02.)    Final-Jean Garrett Property Saundersville Fery Road Commission District 18 Lauren Breeze	7 lots 29/2.01 zoning R-1
03.)    Rsb.; Alfred A. Adams Estate Lot 13 Chicken Road Commission District 7 Terry Scruggs	3 lots 113/14.03 zoning A-1
04.)    Plat Amd.; & Variance for off-site septic Port Spencer Subdivision Lot 20 & 39 938 Point View Circle Commission District 4 Chad Barnard	2 lots 27”O”/A/1.00; 20.00 zoning A-1

**Plats for affirmation:**

Amd Johnnie & Beth Harper Property Lot 1 Philadelphia Road Commission District 6 Beth Bowman	1 lot 23/75.01 zoning A-1
Subdv.; Mary Kimberly Owen Property Chicken Road Commission District 7 Terry Scruggs	2 lots 113/36.00 zoning A-1

Discussion: Home Occupation amendment (attached)

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 haulers/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.