

Wilson County Zoning Board of Zoning Appeals Minutes January 15, 2026

Wilson County Board of Zoning Appeals met January 15, 2026, at 9:00 a.m. in the County Commission Room of the Wilson County Courthouse, Lebanon, Tennessee, pursuant to public notice. The voting members present are Chairman Rusty Thompson, Vice Chairman Perry Neal, Secretary Howard Blaydes, Kerry Crockett, Sonya Robinson, and alternate Justin Manning. Alternate member Keith Williams was absent. Also, present are County Planning staff, County Zoning staff, County Attorney Mike Jennings and Court Reporter Teresa Hatcher, hired by the county.

Chairman 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 make recommendations which are considered by the Board. Thompson made an announcement for public comment.

Motion made by Neal, seconded by Thompson, and all voting unanimously, the minutes of the December 18, 2025, meeting were approved.

The following cases were heard:

Case 4368

Applicant: Noel Harding

Request: Variance of five (5) feet from the setback requirement of eight (8) feet between structures. The existing house is three (3) feet from the existing detached garage. The variance will allow the applicant to build a pole barn that will meet all setback requirements.

Property Location: 116 Clark Drive, Lot 21, Poplar Ridge

Tax Map/Parcel: 118H, Group "B", 10.00

Zoning: R-1 Residential

Acreage: 3 acres

Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.05 AREA REGULATIONS - B. SIDE YARD - 4. The minimum spacing between accessory structures and any other structure on the same property shall be eight feet (8'-0") wall to wall between walled structures. [revised 10/19/2020 resolution 20-10-20]

Action: Staff read recommendations. Applicant appeared. After discussion, motion was made by Crockett to approve, seconded by Robinson, all voting aye the motion passes.

Case 4369

Applicant: Nashville Speedway

Request: Year round auto sales

Property Location: 400 Victory Lane Drive

Tax Map/Parcel: 141, 026.00

Zoning: C-4 Planned Commercial

Acreage: 518.06 acres

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Ordinance Reference: ARTICLE 5 ZONING DISTRICTS – SECTION 5.33 PLANNED COMMERCIAL (C-4) - 5.33.02 USES PERMITTED - It is the intent of this zone to facilitate potential development by allowing a range of retail commercial and office uses. In general, use permitted shall include offices, commercial sales, light manufacturing and assembly and distribution centers associated therewith {resolution 05-11-6}, utility and/or governmental uses, amusement parks, theme parks, outdoor arenas, motor sports complexes and other similar entertainment uses. [Printed 4/19/99] Since some permitted uses may be incompatible with others the developer of a planned commercial complex shall provide the Planning Commission with a list of uses to be permitted in the development, which uses shall be compatible with each other and neighboring uses. 5.33.03 USES PROHIBITED - A. Automobile Salvage Yards (resolution 19-6-12) - B. Automobile Grave Yards (resolution 19-6-12) No more than two (2) unserviceable vehicles as defined in Article 2 may be maintained on a parcel of land unless, said unserviceable vehicles are either in the process of being manufactured by an approved listed Use or Use Permissible on Appeal for the parcel and zone district in question OR unless the said unserviceable vehicles are being repaired (not salvaged or scrapped) in the short term under a listed Use or Use Permissible on Appeal for the parcel of land zone district in question.

Action: Staff read recommendations. Austin Hahn appeared representing Nashville Speedway. Micheal and Pamela Serwinowski appeared with concerns. Sandy Burton appeared with concerns. Commissioner Haskell Evanas appeared and requested the board to deny the request. Wanda and Henry Tupis appeared with concerns. Austin Hahn appeared again. Commissioner Haskell Evans appeared again. After discussion, motion was made by Robinson to deny based on Commissioner Haskell Evans request and testimonies given, Thompson seconded with amendment to deny based on staff recommendations, Robinson accepted the amendment, all voting aye the motion passes, the variance was denied.

Case 4370

Applicant: Schutt Family Trust

Request: Variance of three (3) feet from the height requirement of twenty-two (22) feet for accessory structures. If approved, the proposed accessory structure will be twenty-five (25) in height.

Property Location: 2169 St John Road, Lot 2B, CNS Construction

Tax Map/Parcel: 162, 021.20

Zoning: A-1 Agricultural

Acreage: 5.11 acres

Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 - AGRICULTURAL (A-1) 5.20.05 AREA REGULATIONS - 5.20.06 HEIGHT REGULATIONS. Accessory structures shall not exceed twenty-two (22) feet in height OR they must match the predominant two (2) roof pitch angles of the residence if exceeding twenty-two (22) feet. Other zoning district height criterion is still applicable if this option is exercised. If this option is exercised building material of accessory must match primary residential structure. [revised resolution 15-2-13]

Action: Staff read recommendations. Tim Schutts appeared. After discussion, motion was made by Crockett to approve, Blaydes seconded, Neal made amendment on motion to approve based on testimony given it is a significant way from the road, and trying to match the pitch of the house, Crockett accepted the amendment, all voting aye the motion passes.

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Case 4371

Applicant: Russell Thompson

Request: Variance from the sewer requirement

Property Location: 3994 Murfreesboro Road, Lot 1, Russell Thompson Property

Tax Map/Parcel: 114, a portion of 043.01

Zoning: I-1 Light Industrial

Acreage: 7.12 acres

Ordinance Reference: SECTION 3.41 COMMERCIAL OR INDUSTRIAL USE OF

PROPERTY - Within any commercial or industrial zone district the following will be required:

1. Prior to any commercial or industrial use of property, a public sewer system as defined by this zoning ordinance must be in place for the provision of sewerage disposal. [Resolution 07-7-4]

Action: Thompson stated direct conflict of interest. Neal acting as chairman and Manning acting as a voting member. Neal swore Thompson in. Staff read recommendations stating the site plan had been approved for a twelve thousand (12,000) square foot structure. Applicant appeared. Commissioner Haskell Evans appeared in favor. After discussion, motion was made by Crockett to approve, Robinson seconded, all vote aye the motion passes.