

Wilson County Zoning Board of Zoning Appeals Minutes
February 19, 2026

Wilson County Board of Zoning Appeals met February 19, 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, and alternate Justin Manning, and Keith Williams voting in the place of Sonya Robinson and Kerry Crockett who were absent. Also, present are County Planning staff, County Zoning staff, 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 January 15, 2025, meeting were approved.

The following cases were heard:

Case 4372

Applicant: Penny Benton

Request: Variance from the road frontage requirement of fifty (50) feet. Property became of record October 1986. Property has an ingress/egress easement of thirty (30) feet that was recorded October 31, 2023.

Property Location: 846 Cedar Grove Road, Lot 1

Tax Map/Parcel: 36/a portion of 5

Zoning: A-1 Agricultural

Acreage: 1.83 acres

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. 3.40.04 - With the exception of churches, farming and home

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occupations conducted within the principal structure, only one use shall be allowed per tract of land on any lot in a residential district or any residential lots in any agricultural district.

Action: Staff presented their recommendations. Applicant appeared. After discussion, applicant requested to withdraw. Thompson made a motion to approve, Williams seconded, and all voted unanimously. The motion passes, the request was withdrawn.

Case 4373

Applicant: Ronakkumar Patel

Request: Variance of thirteen (13) feet from the east rear yard setback requirement of forty (40) feet. The proposed caretaker's residence will be twenty-seven (27) feet from the east rear property line. The caretaker's residence was approved by the board on September 15, 2022, with the stipulation the property had to meet commercial standards, and the septic must be approved for a residence.

Property Location: 2330 Couchville Pike

Tax Map/Parcel: 138/77.02

Zoning: C-1 Neighborhood Commercial

Acreage: .85 acres

Ordinance Reference: ARTICLE 3 GENERAL PROVISIONS - SECTION 3.10 ZONING DISTRICTS SECTION 5.30 NEIGHBORHOOD COMMERCIAL (C-1) - 5.30.05 AREA REGULATIONS - C. REAR YARD. There shall be a rear yard, alley service court, or combination thereof, of not less than thirty (30) feet in depth, and all of the service areas of all buildings shall be screened from public view with plant materials or fencing. If adjacent to a residential district, the rear yard shall be no less than the rear yard requirement for the residential district. ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - REAR YARD - 5.10.05 AREA REGULATIONS - 1. For principal structures (not served by public sewer system) there shall be a rear yard of not less than forty (40) feet. [revised 12-13-93 revised resolution 07-7-4]

Action: Staff presented their recommendations. Applicant appeared. After discussion, Blaydes made a motion to approve, Neal seconded, and all voted unanimously. The motion passes, the request was approved.

Case 4374

Applicant: Mark Kawczynski on behalf of Gladeville United Methodist Church

Request: Variance of twenty (20) feet from the west side yard setback requirement of thirty (30) feet. Existing Fellowship Hall is ten (10) feet from the west side property line. Proposed addition will be twelve (12) feet from west side property line. Variance of forty-eight (48) feet from the front yard setback requirement of sixty (60) feet from what is known as the rear of 8736 Stewarts Ferry Pike. The new proposed structure will be twelve (12) feet from the front of what is known as the rear of 8736 Stewarts Ferry Pike.

Property Location: 8770 Stewarts Ferry Pike

Tax Map/Parcel: 116/110

Zoning: R-1 Residential

Acreage: 4.4 acres

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 for the right-of-way lines of streets, the minimum

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distance shown below, according to their classifications as indicated on the latest official major thoroughfare plan: 4. Churches, schools and other main and accessory structures, other than dwellings, shall have a minimum front yard setback of sixty (60) feet. [resolution 20-10-20] B. SIDE YARD 5. All other structures shall be set back a minimum of thirty (30) feet from side lot lines.

Action: Staff presented their recommendations. Applicant appeared. After discussion, Thompson made a motion to approve based on the property being an older lot of record and this will help the church serve the community, Blaydes seconded, and all voted unanimously. The motion passes, the request was approved.

Case 4375

Applicant: Ole South Patriotic Inc.

Request: Temporary firework tent renewal. The board approved the temporary firework tent March 4, 2021, for a period of five (5) years including the same dates and hours of operations and conditions from the previous approval.

Property Location: 3010 Stewarts Ferry Pike, Lot 3, Robert Bass Property

Tax Map/Parcel: 118/ a portion of 68.05

Zoning: C-1 Neighborhood Commercial

Acreage: .62 acres

Ordinance Reference: ARTICLE 3 GENERAL PROVISIONS - SECTION 3.10 ZONING DISTRICTS - SECTION 5.30 NEIGHBORHOOD COMMERCIAL (C-1) - 5.30.03 USES PERMISSIBLE ON APPEAL - H. Similar uses considered by the Board of Zoning Appeals to be consistent and compatible with those uses herein included. 5.30.04 USES PROHIBITED - D. Uses not specifically permitted or permissible on appeal.

Action: Staff read their recommendations. Aaron Blankenship appeared on behalf of Ole South Patriotic. Neal made a motion to approve for five (5) years based on staff recommendations, Thompson seconded with an amendment for the same requirements from the previous approval. Neal accepted, and all voted unanimously. The motion passes, the request was approved.

Case 4376

Applicant: Jason Selby

Request: Extension for a building permit that was applied for on June 30, 2022, issued July 5, 2023, and the slab was inspected June 16, 2025.

Property Location: 1237 Maple Hill Road, Lot 7, Eleanora Estates

Tax Map/Parcel: 45A, Group A, 7

Zoning: R-1 Residential

Acreage: 2.70 acres

Ordinance Reference: ARTICLE 6 ADMINISTRATION, ENFORCEMENT AND INTERPRETATION - SECTION 6.20 BUILDING PERMITS, SITE PLAN REQUIREMENTS AND CERTIFICATES OF COMPLIANCE - 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

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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 their recommendations. Applicant appeared and requested to withdraw the case. After discussion, Blaydes made a motion to approve, Manning seconded, all voting unanimously. The motion passes, the request was withdrawn.

Case 4377

Applicant: Evelyn Keller Young

Request: Variance of eight (8) feet from the east side yard setback requirement of twenty (20) feet and a variance of six (6) feet from the west side yard setback requirement of twenty (20) feet. The proposed addition will be twelve (12) feet from the east side property line and fourteen (14) feet from the west side property line. Variance of five (5) feet from the rear yard setback requirement of ten (10) feet. The existing accessory structure is five (5) feet from the rear property line. Variance of approximately sixty-three thousand, five hundred and nine (63,509) square feet from the lot size requirement of eighty thousand (80,000) square feet and a variance of approximately forty-five (45) feet from the lot width requirement of one hundred and twenty-five (125) feet.

Property Location: 810 Pebble Cove Road, Lot 14, Pebble Point

Tax Map/Parcel: 24H, Group B, 10

Zoning: A-1 Agricultural

Acreage: approximately 16,491 square feet

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. C. REAR YARD 2. For accessory structures there shall be a rear yard of not less than ten (10) feet. 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] - F. MINIMUM LOT AREA - 3. For each dwelling and buildings accessory thereto, not served by a public sewer system but served by a public water system, there shall be a minimum lot area of eighty thousand (80,000) square feet; however, a greater lot area may be required based on recommendations by the State of Tennessee Department of Environment and Conservation. [revised resolution 07-7-4]

Action: Staff read their recommendations. Jordan Young appeared representing the applicant. After discussion, Neal made a motion to approve based on staff recommendations and precedence set for the subdivision, Manning seconded, and all voted unanimously. The motion passes, the request was approved.

Case 4378

Applicant: Nashville Mental Health

Request: group home with 12 residents

Property Location: 1040 Northwest Rutland Road, Lot 2, Joe R. Burton

Tax Map/Parcel: 77/58.20

Zoning: R-1 Residential

Acreage: 14.23 acres

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Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.10 RURAL RESIDENTIAL (R-1) - 5.10.03 USES PERMISSIBLE ON APPEAL- D. Group home Tennessee Code § 13-24-102 states for the purposes of any zoning law in Tennessee, the classification “single family residence” includes any home in which eight (8) or fewer unrelated persons with disabilities reside and may include three (3) additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities residing in the home.

Action: Staff presented their recommendations. Lindsey O’Connell on behalf of Nashville Mental Health appeared. After discussion, Manning made a motion to approve based on staff recommendations, Blaydes seconded, and all voted unanimously. The motion passes, the request was approved.

Case 4379

Applicant: Teke Holding Inc. on behalf of Bass Trucking

Request: Bus storage and repair

Property Location: 6700 East Old Murfreesboro Road, Lot 1, WG Baird Property

Tax Map/Parcel: 114/35.13

Zoning: C-3 Highway Commercial

Acreage: 6.79 acres

Ordinance Reference: ARTICLE 3 GENERAL PROVISIONS - SECTION 3.10 ZONING DISTRICTS - SECTION 5.32 HIGHWAY COMMERCIAL (C-3) - 5.32.03 USES PERMISSIBLE ON APPEAL - F. Contractor’s office and/or equipment yard

Action: Staff presented their recommendations. Kramer Tuggle with Tuggle and Associates appeared representing the property owner and the applicant. Frank McTuggle appeared in favor. Tim Brewer appeared on behalf of Teke Holding Inc. After discussion, Thompson made a motion to approve with the stipulations of the business plan being part of the approval, no salvage or junk yard on site, no inoperable vehicles outside, no more than 40 buses, no outside storage, improvements must be completed within a year, paving must be completed before bringing busses on site, Neal seconded with amendment that applicant must get with staff regarding landscaping, screening, and fencing. Thompson accepted the amendment and all voted unanimously. The motion passes, the request was approved.

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

Secretary