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

Wilson County Board of Zoning Appeals met March 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, Kerry Crockett, and Sonja Robinson. Alternate member Justin Manning was present and 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 February 19, 2026, meeting were approved.

The following cases were heard:

Case 4379
Applicant: Lois Neal
Request: Extension of a building permit. House burned on October 8, 2020. Building permit was applied for and issued on September 29, 2023. BOZA approved to waive the one year rule to replace the home and refunded the AFT and permit on October 19, 2023, with checks being issued on October 27, 2023.
Property Location: 8515 Stewarts Ferry Pike, a portion of Lot 6, Baskin Property
Tax Map/Parcel: 116/42.05
Zoning: R-1 Residential
Acreage: 6.97 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 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 presented their recommendations. Applicant appeared. After discussion, Neal moved to approve based on testimony and the applicant's pending lawsuit with builder, seconded by Blaydes, and all voting unanimously, the motion passed. The building permit is extended for two (2) years.

Case 4380
Applicant: Armstrong Construction on behalf of Joel and Amy McCall
Request: Variance of four (4) feet from the setback requirement of eight (8) feet between structures and a variance of three (3) feet from the North side yard setback requirement of ten (10) feet. The existing carport is four (4) feet from the existing house and is seven (7) feet from the north side property line. Variance of twenty-three (23) feet from the rear yard setback requirement of forty (40) feet. The existing house is seventeen (17) feet from the rear property line. Lot size variance of sixteen thousand (16,000) square feet from the lot size requirement of forty thousand (40,000) square feet. Variances will allow the applicant to replace the deck.
Property Location: 700 Rebel Road, Lot 1, Hermitage Harbor
Tax Map/Parcel: 51K/15A
Zoning: R-1 Residential
Acreage: approximately 24,000 square feet
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] - C. REAR YARD 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] - 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] - F. MINIMUM LOT AREA - 3. Each lot not served by a public sewer system but served by a public water system shall have a minimum lot area of forty thousand (40,000) square feet; however, a greater lot area may be required based on recommendations by the State of Tennessee Department of Environment and Conservation. [revised 8-24-90] [resolution 07-7-4] [resolution 23-5-7]
ACTION: Staff presented their recommendations. Cobin Baker with Armstrong Construction appeared. After discussion, Robinson moved to approve based on staff recommendations, seconded by Crockett, and all voting unanimously, motion passed. All variances were approved.

Case 4381
Applicant: Ethan Jordan
Request: Extension of a building permit. Building permit application was on August 14, 2023, and issued on October 12, 2023. The plumbing/slab was inspected on January 4, 2024.
Property Location: 641 Ligon Road, Lot 1, BE-JJ Enterprises
Tax Map/Parcel: 93/9.14
Zoning: A-1 Agricultural
Acreage: 7.58 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 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 presented the recommendations. Ashley Jordan appeared. After discussion, Crockett moved to approve, seconded by Neal, and all voting unanimously, motion passed. The building permit was extended for one (1) year from today.

Case 4382
Applicant: Danielle Juarex
Request: Short-term rental
Property Location: 6373 Beckwith Road, Lot 3, Smith Property
Tax Map/Parcel: 95/38.09
Zoning: R-1 Residential
Acreage: 5.34 acres
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 (RES 18-3-6) (revised RES 24-4-2) 1. Bed and Breakfast Facilities or other forms of short-term rental must possess on-site caretaker either living on premises or on a premises within ten (10) miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities or other forms of short-term rental shall also provide contact information for the local caretaker, as outlined in item one (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 Zoning Office, 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 or other forms of short-term rental 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 or other forms of short-term rental as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer or septic as determined by the Tennessee Department of Environment and Conservation. 5. All properties for which this use is approved must have a minimum of two (2) acres. 6. This use will be approved in increments with the option to request renewal or extension at the end of that time period.
ACTION: Staff presented the recommendations. Applicant appeared. After discussion, Thompson moved to approval, seconded by Robinson, and all voting unanimously, the motion passed. The request was approved for one (1) year based on the business plan being part of the

approval, the criteria being complied with the zoning ordinance/short-term rentals, and maximum of six (6) guests based on the septic approval for the number of bedrooms.

Case 4383
Applicant: Bridge Point on behalf of Don Estes
Request: Variance of four hundred (400) square feet from the accessory size requirement of two thousand (2,000) square feet without a primary residence. The proposed structure will be twenty-four hundred (2,400) square feet and will meet all setback requirements.
Property Location: 214 Estes Road
Tax Map/Parcel: 26/3.04
Zoning: A-1 Agricultural
Acreage: 11.41
Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 3.90 ACCESSORY STRUCTURES IN RESIDENTIAL AND/OR AGRICULTURAL ZONE DISTRICTS [Resolution 07-7-5] - A. The accessory structure being proposed does not exceed the following: A-1 3% of total lot area or 2,000 square feet, whichever is less.
ACTION: Thompson stated he had an indirect conflict; Bridge Point had done work for him. Staff presented the recommendations. Don Estes appeared stating he plans to build a residence with no business use, and the structure will be used for farm equipment. After discussion, Neal moved to approve, seconded by Blaydes, and all voting unanimously, the motion passed. The request was approved based on testimony given, it was an eleven (11) acre tract used for Ag, and not being a commercial use.

Case 4384
Applicant: Southern Land Ventures LLC
Request: Short-term rental renewal. Approvals were received for one (1) year March 17, 2022, and for two (2) years March 16, 2023. Variance from the lot size requirement of 2 acres.
Property Location: 6030 Bluewater Drive
Tax Map/Parcel: 15H/25B
Zoning: A-1 Agricultural
Acreage: approximately 19,528 square feet
Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.03.1 USES PERMISSIBLE ON APPEAL - C. Bed and Breakfast Facility (RES 18-3-6) (revised RES 24-4-2) (revised RES 24-12-8) 1. Bed and Breakfast Facilities or other forms of short-term rental must possess on-site caretaker either living on premises or on a premises within ten (10) miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities or other forms of short-term rental shall also provide contact information for the local caretaker, as outlined in item one (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 Zoning Office, 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 or other forms of short-term rental 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 or other forms of short-term rental as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer or septic as determined by the Tennessee Department of Environment and Conservation. 5. All properties for which this use is approved must have a minimum of two (2) acres. 6. This use will be approved in increments with the option to request renewal or extension at the end of that time period.
ACTION: Staff presented the recommendations. Micah Neal appeared. After discussion, Robinson moved to deny, seconded by Crockett, and all voting unanimously, the motion passed. The request was denied based on the lot size requirement change, conscious decision to not reapply in time, and based on staff recommendations.

Case 4385
Applicant: The Barn Store on behalf of Tracy Head
Request: Variance of five (5) feet from the front yard setback requirement of thirty (30) feet and a variance of six (6) feet from the west side yard setback requirement of ten (10) feet. The existing shed is twenty-five (25) feet from the front property line and is four (4) feet from the west side property line. A variance of two (2) feet from the setback requirement of eight (8) feet between structures. The proposed relocation of the existing carport will be six (6) feet from the existing shed. Variance of nineteen (19) feet from the North side yard setback requirement of twenty (20) feet and a variance of thirty-nine (39) feet from the rear setback requirement of forty (40) feet. The existing residence is one (1) foot from the North side property line and is one (1) foot from the rear property line. Variance of fifty-four thousand, five hundred and thirty-one (54,531) square feet from the lot size requirement of eighty thousand (80,000) square feet. Variances are needed for a proposed accessory structure that will meet all the setback requirements. Lots will be combined by a plat.
Property Location: 675 Lago Vista Drive, Lots 139 – 144, Coles Ferry Camp
Tax Map/Parcel: 14N/7B, 6B, 5B, 4B, 3B
Zoning: A-1 Agricultural
Acreage: 0.64 acres approximately 27,872 sq ft
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 from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official major thoroughfare plan: - 3. Minor Streets - thirty (30) feet - 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] - C. REAR YARD 1. For principal structures there shall be a rear yard of not less than forty (40) feet. - D. SPACING OF STRUCTURES. There shall be a minimum distance of eight (8) feet between structures on a lot. F. MINIMUM LOT AREA - 2. For each dwelling, and buildings accessory thereto, served by a public water system and a public sewer system there shall be a lot area of not less than eighty thousand (80,000) square feet. [revised 11/20/00] [revised resolution 07-7-4] (revised resolution 23-5-7) (revised court docket # 2023-CV- 167) (revised resolution 25-11-13)

ACTION: Staff presented the recommendations. David Head appeared. Austin Christian representing The Barn Store appeared. After discussion, Crockett moved to approve, seconded by Robinson, and all voting unanimously, the motion passed. The request was approved with the stipulation to have the two structures removed before issuing a Zoning Compliance certificate.

Case 4386
Applicant: Jace Gray
Request: Variance of four (4) feet from the front yard setback requirement of thirty (30) feet. Existing residence is twenty-six (26) feet from the front property line. The proposed structure will meet all required setbacks.
Property Location: 502 Wildberry Drive, Lot 20, Deer Trace
Tax Map/Parcel: 36J/19A
Zoning: A-1 Agricultural
Acreage: 1.02 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 from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official major thoroughfare plan: - 3. Minor Streets - thirty (30) feet
ACTION: Staff presented the recommendations. Applicant appeared. After discussion, Neal moved to approve, seconded by Blaydes, and all voting unanimously, the motion passed. The request was approved due to the variance being minimum for the existing house and the proposed structure meeting setbacks.

Case 4387
Applicant: K and A Land Surveying on behalf of Penny Benton
Request: Variance of thirty thousand, nine hundred and seventy-five (30,975) square feet from the lot size requirement of eighty thousand (80,000) square feet.
Property Location: 848 Cedar Grove Road, Lot 1, Jacob Benton Property
Tax Map/Parcel: 36/portion of 5
Zoning: A-1 Agricultural
Acreage: 1.13 acres
Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.05 AREA REGULATIONS - F. MINIMUM LOT AREA - 2. For each dwelling, and buildings accessory thereto, served by a public water system and a public sewer system there shall be a lot area of not less than eighty thousand (80,000) square feet. [revised 11/20/00] [revised resolution 07-7-4] (revised resolution 23-5-7) (revised court docket # 2023-CV- 167) (revised resolution 25-11-13)
ACTION: Staff presented the recommendations. Brian Keith representing K and A Land Surveying appeared. Penny Benton appeared. After discussion, Neal moved to approve, seconded by Crockett, and all voting unanimously, the motion passed. The request was approved based on testimony given to create a legal lot.

Case 4388
Applicant: Curry Surveying on behalf of Jay White

Request: Variance of nine (9) feet from the rear yard setback requirement of forty (40) feet. Proposed deck will be one (1) foot from the rear property line. A variance of thirty (30) feet from the rear was approved November 19, 2004, allowing residence to be ten (10) feet from rear property line. Variance of fifty (50) feet from lot width requirement of one hundred and twenty-five (125) feet and variance of sixty-two thousand, three hundred and sixteen (63,316) square feet from the lot size requirement of eighty thousand (80,000) square feet.
Property Location:711 Pebble Point, Lot 5, Pebble Point
Tax Map/Parcel: 24H/12A
Zoning: A-1 Agricultural
Acreage: approximately 17,684 square feet
Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.05 AREA REGULATIONS - C. REAR YARD 1. For principal structures there shall be a rear yard of not less than forty (40) feet. - F. MINIMUM LOT AREA - 2. For each dwelling, and buildings accessory thereto, served by a public water system and a public sewer system there shall be a lot area of not less than eighty thousand (80,000) square feet. [revised 11/20/00] [revised resolution 07-7-4] (revised resolution 23-5-7) (revised court docket # 2023-CV- 167) (revised resolution 25-11-13) - E. LOT WIDTH - 5. 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]
ACTION: Staff presented the recommendations. Dan Curry appeared. After discussion, Crockett moved to approve, seconded by Robinson, and all voting unanimously, the motion passed. The request was approved based on staff recommendations.

Case 4389
Applicant: Shelbi Flynn on behalf of Oakwood Hideaway
Request: Short-term rental renewal. Approvals were received for one (1) year on April 20, 2023, and January 16, 2025.
Property Location: 400 Gilley Road
Tax Map/Parcel: 32/26
Zoning: A-1 Agricultural
Acreage: 18.97 acres
Ordinance Reference: ARTICLE 5 ZONING DISTRICTS - SECTION 5.20 AGRICULTURAL (A-1) - 5.20.03.1 USES PERMISSIBLE ON APPEAL - C. Bed and Breakfast Facility (RES 18-3-6) (revised RES 24-4-2) 1. Bed and Breakfast Facilities or other forms of short-term rental must possess on-site caretaker either living on premises or on a premises within ten (10) miles of the Bed and Breakfast Facility to oversee operations. 2. Bed and Breakfast Facilities or other forms of short-term rental shall also provide contact information for the local caretaker, as outlined in item one (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 Zoning Office, 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 or other forms of short-term rental 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 or other forms of short-term rental as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer or septic as determined by the Tennessee Department of Environment and Conservation. 5. All properties for which this use is approved must have a minimum of two (2) acres. 6. This use will be approved in increments with the option to request renewal or extension at the end of that time period. **ACTION:** Staff presented the recommendations. Applicant appeared. After discussion, Crockett moved to approve, seconded by Blaydes, and all voting unanimously, the motion passed. The request was approved for one (1) year based on staff recommendations, a maximum of six (6) guests, and the business plan being part of the approval.

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

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Secretary