



WILSON COUNTY PLANNING COMMISSION AGENDA

Friday, December 19, 2025

10:00 a.m.

Commission Chambers, Wilson County Courthouse
228 East Main Street, Lebanon, TN. 37087

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: November 21, 2025

Old Business:

Deferred November 21, 2025

Prelim – Hartsville Development LLC 3495 Hartsville Pike – Plan has been amended and resubmitted below. This request was withdrawn.

New Business:

A RESOLUTION ADOPTED FOR THE PURPOSE OF AMENDING THE WILSON COUNTY, TENNESSEE ZONING RESOLUTION REGULATING ACCESSORY DETACHED DWELLING UNIT AND HOW IT IS DEFINED

A RESOLUTION ADOPTED FOR THE PURPOSE OF AMENDING THE WILSON COUNTY, TENNESSEE ZONING RESOLUTION REGULATING USES PERMISSIBLE ON APPEAL IN THE C-2 GENERAL COMMERCIAL AND DEFINITION IN C-3 HIGHWAY COMMERCIAL DISTRICT AND I-1 LIGHT INDUSTRIAL DISTRICTS

A RESOLUTION ADOPTED FOR THE PURPOSE OF AMENDING THE WILSON COUNTY, TENNESSEE ZONING RESOLUTION REGULATING MAXIMUM HEIGHT OF PRINCIPAL AND ACCESSORY STRUCTURES.

Application has been made by Josh White, ASM Land Surveyors, representing property owners Matthew & Candace Mooney, requesting to rezone property from (A-1) Agricultural to (R-1) Rural Residential. The property contains approximately 7.86 acres and is located at 4560 Benders Ferry Rd and is further referenced as Parcel 50.00 on Wilson County Tax Map 28. Commission District 4 Chad Barnard.

Application has been made by Land Solutions Company, LLC., representing property owner Derrell Cagle, requesting a Land Use Plan Amendment from a low-density residential area to high-density/high-intensity commercial area, the applicant also seeks to rezone the same properties from (R-1) Rural Residential to (C-3) Highway Commercial. The property contains approximately 2.83 acres and is located at McCrary Rd and is further referenced as Parcel 36.14 on Wilson County Tax Map 137. Commission District 13 Jeremy Hobbs.

Site plans and plats to be presented.

- | | |
|---|---|
| 1) Site Plan – Thompson Industrial Building 1 3994 Murfreesboro Rd Commission District 12 Haskell Evans | 1 lot 114/43.01 zoned I-1 |
| 2) Site Plan – Thompson Industrial Building 2 4000 Murfreesboro Rd Commission District 12 Haskell Evans | 1 lot 114/43.01 zoned I-1 |
| 3) Final – Highland Ridge Phase 3-A Highland Ridge Dr. Commission District 13 Jeremy Hobbs | 21 lots 120/2.02 zoned R-1 |
| 4) Prelim – Brookshire Reserve 3495 Hartsville Pike Commission District 15 Chris Dowell | 75 lots 044/47.00 zoned R-1 |
| 5) Prelim – Cedar Hollow Harkreader Rd Commission District 14 Tommy Jones | 54 lots 100/57.00 zoned R-1 |
| 6) Prelim – Inman Road Unnamed Road Commission District 7 Terry Scruggs | 0 lots 091/5.00, 5.01, 7.00, 8.00, 26.01 zoned R-1 |

Plats for affirmation:

- | | |
|---|-----------------------------------|
| Subdv. of Portion of Haskel Carpenter Property 1030 Lindsley Rd Commission District 7 Terry Scruggs | 1 lot 104/18.00 zoned A-1 |
| Subdv. of Hubert Tarpley and Louise Tarpley Property 7291 Greenvale Rd Commission District 9 Blake Hall | 2 lots 152/38.00 zoned A-1 |
| Resubdv. of Frances Jane Lohman Property Lot 5 10996 Stewarts Ferry Pike Commission District 12 Haskell Evans | 1 lot 116/85.05 zoned A-1 |
| Final – William R. McCray, Sr. Property 1611 Sparta Pike Commission District 7 Terry Scruggs | 2 lots 082/100.00 zoned R-1 |

Final – Boundary Boyd Property
296 Riverview Rd
Commission District 4 Chad Barnard

1 lot
28/20.00
zoned A-1

Consolidation of Crosswinds Subdivision Lots 34, 35, & 36
135 W Lakeview Dr
Commission District 18 Lauren Breeze

1 lot
029J/A/5.00, 7.00
zoned R-1

Consolidation Plat of David Rahrer Property
1946 Murfreesboro Rd
Commission District 12 Haskell Evans

1 lot
103/14.00, 16.00
zoned A-1/C-3

*****PUBLIC COMMENT**

A RESOLUTION ADOPTED FOR THE PURPOSE OF AMENDING THE WILSON COUNTY, TENNESSEE ZONING RESOLUTION REGULATING ACCESSORY DETACHED DWELLING UNIT AND HOW IT IS DEFINED

Whereas, the need has arisen to clarify the definition in the Wilson County Zoning Resolution in relation to accessory detached dwelling units; and,

Whereas, the need has arisen to amend to language in the Wilson County Zoning Resolution in relation to allowable uses in the A-1 Agricultural, A-2 Agricultural Preservation, R-1 Rural Residential, and R-2 Suburban Residential; and,

Whereas, these proposed amendment seek to protect the health, safety, and welfare of nearby residents, local minors, and the general public; and

Whereas, the current version of the Wilson County Zoning Ordinance was passed and adopted in December 16th, 2024 for the purpose of carrying out the above stated intent; and

Now Therefore, be it resolved to amend the current definition of the accessory dwelling unit and the detached accessory dwelling unit provisions as follows ;

Section 1:

Under ARTICLE 2 – DEFINITIONS, SECTION 2.20 – SPECIFIC TERMS in relation to ACCESSORY DETACHED DWELLING UNIT amend definition as follows;

A detached structure to be used in a capacity that is secondary and accessory to a primary residential structure on the same property for the purposes of establishing a one-bedroom efficiency dwelling for any number of purposes. Such uses routinely include Grandmother suites, in-law’ quarters, guest houses, pool houses, servants, caretakers’, or housekeepers’ quarters, etc. Such Dwelling units must be below ~~600~~, **1000**, square feet in total dedicated space used for the elements of the dwelling unit (~~bedroom or sleeping quarters area, accessory kitchen area, accessory bathroom area, and any accessory dining area, accessory living room or entertaining area,~~ **ONE bedroom or sleeping quarters area, ONE full bathroom, ONE accessory kitchen, and ONE living/dining area**).

Section 2:

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.10 – RURAL RESIDENTIAL, SUB SECTOIN 5.10.02 – USES PERMITTED, PARAGRAPH A. – Dwelling, Single-family, SUB PARAGRAPH A-1 – ACCESSORY DETACHED DWELLING UNITS amend as follows;

Must have adequate septic or Sanitary (Or other public utility operated) Sewer System capacity to accommodate the addition of one bedroom. Must be no more than ~~600~~, **1000**, square feet in size when accounting for the bedroom or sleeping quarters, accessory kitchen area, accessory bathroom area, ~~and any associated dining room, and living area or entertaining area;~~ commonly referred to as the total heated area. Accessory Dwelling Units **as defined under ARTICLE 2, SECTION 2.20**

Accessory Dwelling Units ~~“Accessory Dwelling Units~~ MUST have permanent connection to all public utilities in accordance with the rules, regulations and requirements of each public utility provider and will comply with permanent foundation provisions found in SECTION 3.12.04 of the Wilson County Zoning Ordinance in accordance with the language for principle single family and two family residential structures. Total number of accessory Dwelling units permitted on a property is limited to one.

Section 3:

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.11 – SUBURBAN RESIDENTIAL, SUB SECTION 5.11.02 – USES PERMITTED, PARAGRAPH A – Dwelling, Single-Family, SUB PARAGRAPH A-1 – ACCESSORY DETACHED DWELLING UNITS amend as follows;

Must have adequate septic or Sanitary (Or other public utility operated) Sewer System capacity to accommodate the addition of one bedroom. Must be no more than ~~600~~, 1000, square feet in size when accounting for the bedroom or sleeping quarters, accessory kitchen area, accessory bathroom area, ~~and any~~ associated dining room, ~~and living area or entertaining area~~; commonly referred to as the total heated area. Accessory Dwelling Units ~~as defined under~~ ARTICLE 2, SECTION 2.20

Accessory Dwelling Units ~~“Accessory Dwelling Units~~ MUST have permanent connection to all public utilities in accordance with the rules, regulations and requirements of each public utility provider and will comply with permanent foundation provisions found in SECTION 3.12.04 of the Wilson County Zoning Ordinance in accordance with the language for principle single family and two family residential structures. Total number of accessory Dwelling units permitted on a property is limited to one.

Section 4:

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.20 – AGRICULTURAL, SUB SECTION 5.20.02 – USES PERMITTED, PARAGRAPH A – Dwelling, Single-Family, SUB PARAGRAPH A-1 – ACCESSORY DETACHED DWELLING UNITS amend as follows;

Must have adequate septic or Sanitary (Or other public utility operated) Sewer System capacity to accommodate the addition of one bedroom. Must be no more than ~~600~~, 1000, square feet in size when accounting for the bedroom or sleeping quarters, accessory kitchen area, accessory bathroom area, ~~and any~~ associated dining room, ~~and living area or entertaining area~~; commonly referred to as the total heated area. Accessory Dwelling Units ~~as defined under~~ ARTICLE 2, SECTION 2.20

Accessory Dwelling Units ~~“Accessory Dwelling Units~~ MUST have permanent connection to all public utilities in accordance with the rules, regulations and requirements of each public utility provider and will comply with permanent foundation provisions found in SECTION 3.12.04 of the Wilson County Zoning Ordinance in accordance with the language for principle single family and two family residential structures. Total number of accessory Dwelling units permitted on a property is limited to one.

Section 5

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.22 – AGRICULTURAL PRESERVATION DISTRICT, SUB SECTION 5.22.02 – USES PERMITTED, PARAGRAPH A – Dwelling, Single-Family, SUB PARAGRAPH A-1 – ACCESSORY DETACHED DWELLING UNITS amend as follows;

Must have adequate septic or Sanitary (Or other public utility operated) Sewer System capacity to accommodate the addition of one bedroom. Must be no more than ~~600~~, 1000, square feet in size when accounting for the bedroom or sleeping quarters, accessory kitchen area, accessory bathroom area, ~~and any~~ associated dining room, ~~and living area or entertaining area~~; commonly referred to as the total heated area. Accessory Dwelling Units **as defined under ARTICLE 2, SECTION 2.20**

Accessory Dwelling Units ~~“Accessory Dwelling Units~~ MUST have permanent connection to all public utilities in accordance with the rules, regulations and requirements of each public utility provider and will comply with permanent foundation provisions found in SECTION 3.12.04 of the Wilson County Zoning Ordinance in accordance with the language for principle single family and two family residential structures. Total number of accessory Dwelling units permitted on a property is limited to one.

Section 6:

After each relocation, deletion, or addition to the zoning ordinance; insert the following language:

Revised (insert approval date), **Resolution** (insert resolution #).

Section 7:

If any part of this resolution is deemed to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this regulation which is not of itself invalid or unconstitutional.

Section 8:

The above-listed amendments shall take effect upon approval of this amendment; the general welfare of the public requiring it. No part of this regulation shall have any impact on pre-existing use on appeal approvals. The Regulations in place at the time of approval of such activities shall take precedent.

A RESOLUTION ADOPTED FOR THE PURPOSE OF AMENDING THE WILSON COUNTY, TENNESSEE ZONING RESOLUTION REGULATING USES PERMISSIBLE ON APPEAL IN THE C-2 GENERAL COMMERCIAL AND DEFINITION IN C-3 HIGHWAY COMMERCIAL DISTRICT AND I-1 LIGHT INDUSTRIAL DISTRICTS

Whereas, a need has arisen to clarify language in the Wilson County Zoning Resolution in relation to uses permissible on appeal in the C-2 General Commercial and C-3 Highway Commercial district; and,

Whereas, a need has arisen to clarify language in the Wilson County Zoning Resolution in relation to uses permitted within the I-1 Light Industrial District; and

Whereas, these proposed amendments seek to protect the health, safety, and welfare of nearby residents, local minors, and the general public;

Whereas, the current version of the Wilson County Zoning Ordinance was passed and adopted on December 16, 2024 for the purposes of carrying out the above stated intent, and,

Now therefore be it resolved to amend the current C-2 General Commercial and C-3 Highway Commercial District and I-1 Light Industrial District provisions as follows:

Section 1:

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.31 – GENERAL COMMERCIAL (C-2) SUBSECTION 5.31.03 – USES PERMISSIBLE ON APPEAL, remove the following the following language, Section E;

Contractor’s yard;

Section 2:

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.32 – HIGHWAY COMMERCIAL (C-3) SUBSECTION 5.32.03 – USES PERMISSIBLE ON APPEAL, remove the following language, Section F;

office and/or;

Section 3:

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.40 – LIGHT INDUSTRIAL (I-1) SUBSECTION 5.40.02 – USES PERMITTED, remove the following language, Section E.

office and/or;

Section 4:

After each relocation, deletion, or addition to the zoning ordinance; insert the following language:

Revised (insert approval date), **Resolution** (insert resolution #).

Section 5:

If any part of this resolution is deemed to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this regulation which is not of itself invalid or unconstitutional.

Section 6:

The above-listed amendments shall take effect upon approval of this amendment; the general welfare of the public requiring it. No part of this regulation shall have any impact on pre-existing use on appeal approvals. The Regulations in place at the time of approval of such activities shall take precedent.

A RESOLUTION ADOPTED FOR THE PURPOSE OF AMENDING THE WILSON COUNTY, TENNESSEE ZONING RESOLUTION REGULATING MAXIMUM HEIGHT OF PRINCIPAL AND ACCESSORY STRUCTURES.

Whereas, a need has arisen to clarify language in the Wilson County Zoning Resolution in relation to maximum height of principal and accessory structures as are currently described;

Whereas, these proposed amendments seek to protect the health, safety, and welfare of nearby residents, local minors, and the general public;

Whereas, the current version of the Wilson County Zoning Ordinance was passed and adopted in December 16th, 2024 for the purposes of carrying out the above stated intent, and,

Now therefore be it resolved to amend the current height regulation provisions as follows:

SECTION 1:

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.10 – RURAL RESIDENTIAL (R-1) SUBSECTION 5.10.06 – HEIGHT REGULATIONS, **amend the height regulations as follows,**

No principal structure shall exceed three (3) stories or thirty-five (35) feet in height. Accessory structures **which meet minimum accessory setbacks** 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]~~ **Accessory structures which meet minimum principal setbacks shall not exceed thirty (30) feet in height. Accessory structures which meet minimum accessory setbacks, but do not meet minimum principal setbacks of their zoning district may be up to thirty (30) feet in height IF they match the predominant two (2) roof pitch angles and building material of the primary residential structure.**

SECTION 2:

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.10 – SUBURBAN RESIDENTIAL (R-2) SUBSECTION 5.11.06 – HEIGHT REGULATIONS, **amend the height regulations as follows,**

Principal structures shall not exceed thirty-five (35) feet in height. Accessory structures shall not exceed ~~twenty-two (22)~~ **thirty (30)** 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]~~

SECTION 3:

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.20 – AGRICULTURAL (A-1) SUBSECTION 5.20.06.1 – HEIGHT REGULATIONS, **amend the height regulations as follows,**

No principal structure shall exceed three (3) stories or thirty-five (35) feet in height. Accessory structures **which meet minimum accessory setbacks** 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]~~ **Accessory structures which meet minimum principal setbacks shall not exceed thirty (30) feet in height. Accessory structures which meet minimum accessory setbacks, but do not meet minimum principal setbacks of their zoning district may be up to thirty (30) feet in height IF they match the predominant two (2) roof pitch angles and building material of the primary residential structure.**

SECTION 4:

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.22 – AGRICULTURAL PRESERVATION DISTRICT (A-2) SUBSECTION 5.22.06 – HEIGHT REGULATIONS, **amend the height regulations as follows**

No principal structure shall exceed three (3) stories or thirty-five (35) feet in height. Accessory structures **which meet minimum accessory setbacks** 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]~~ **Accessory structures which meet minimum principal setbacks shall not exceed thirty (30) feet in height. Accessory structures which meet minimum accessory setbacks, but do not meet minimum principal setbacks of their zoning district may be up to thirty (30) feet in height IF they match the predominant two (2) roof pitch angles and building material of the primary residential structure.**

SECTION 5:

After each relocation, deletion, or addition to the zoning ordinance; insert the following language:

Revised (insert approval date), **Resolution** (insert resolution #).

SECTION 6:

If any part of this resolution is deemed to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this regulation which is not of itself invalid or unconstitutional.

SECTION 7:

The above-listed amendments shall take effect upon approval of this amendment; the general welfare of the public requiring it. No part of this regulation shall have any impact on pre-existing use on appeal approvals. The Regulations in place at the time of approval of such activities shall take precedent.