

**BOARD OF ZONING APPEALS
AGENDA
February 17, 2026**

- I. Call meeting to order.
- II. Roll Call
- III. Approval of minutes from December 16, 2025 meeting.
- IV. Public Comments:

Anyone wishing to provide comments germane to any item on this agenda shall indicate so by registering prior to the start of the meeting on the sign-up sheet provided at the meeting location. No registrations will be allowed after the meeting has been called to order. The presiding officer shall establish an allotted time for each speaker and determine the order of speakers under the guidelines established in the City of Dickson Public Engagement Policy adopted in Resolution #2023-12

Old Business: NONE

New Business:

- 1. The City of Dickson to request a Special Exception for a Special Use Permit in R-1 (Low Density Residential) for the new Aquatic Center located at Henslee Park.
- 2. Josh Lee from Thomas and Hutton request an appeal regarding a decision made by the Zoning Director. The case is regarding a denied Certificate of Occupancy for a project located at 112 Kaiser Circle. City Attorney, Ross Smith is handling the case.

**MEETING TO BE HELD AT 6:00 P.M. IN CITY HALL, LOCATED AT 600 E.
WALNUT STREET IN THE COUNCIL CHAMBERS.**

BOARD OF ZONING APPEALS
February 17, 2026

The Board of Zoning Appeals met this 17th day of February at City Hall in the Council Chambers at 6:00 p.m.

David Brown, Chairman, called the meeting to order at 6:00 pm.

PRESENT

David Brown, Chairman
Shawn Baker
John Stritikus
Leslie Wolfe

ABSENT

Clayton Ellis Vice-Chairman

ADMINISTRATIVE STAFF PRESENT

Jason Pilkinton, Director
Sherry Owens, Secretary
Amanda Harrington, RCS Planners

A quorum was declared and the following business was transacted.

Mr. Baker made a motion, seconded by Mr. Stritikus to approve the December 16, 2025 meeting minutes. The motion carried.

Public Comments:

Sydney Franklin, Esq commented on item 2 of the agenda. An appeal regarding the Certificate of Occupancy for 112 Kaiser Circle.

Steve Murell, Surveyor commented on item 2 of the agenda. An appeal regarding the Certificate of Occupancy for 112 Kaiser Circle.

Old Business: NONE

New Business:

The City of Dickson came before the Board to request a Special Exception for a Special Use Permit in R-1 (Low Density Residential) for the new Aquatic Center located at Henslee Park. Mr. Pilkinton stated that in this zoning a Special Exception for a Special Use Permit is required. Ms. Harrington stated that there were two (2) variances requested in this request regarding assigned parking spaces of 5 and a repeal of setbacks per engineering. Landscape plans have been reviewed and approved and the roadway grades will be at 12% as required by TDOT. Mr. Stritikus made a motion, seconded by Mr. Wolfe to approve the requests including numbers 2,4,5,6 and 7 minus the setbacks. The motion carried.

Josh Lee from Thompson Burton PLLC came before the Board to request an appeal regarding a decision made by the Zoning Director. The case is regarding a denied Certificate of Occupancy for a project located at 112 Kaiser Circle. City Attorney, Ross Smith is handling the case. Mr. Lee advised that his law firm represents Mrs. Patricia Danzby and they wanted to officially ask the BZA for a ruling on the Directors decision to deny the Certificate of Occupancy for 112 Kaiser Cir. Mr. Lee had submitted a letter his firm sent to the Director asking this question for file. Director Pilkinton then responded with a brief history of the case. This case started long ago for the city as a code violation of a repair garage being operated at this exact location. Research then determined that this standard block garage accessory

structure was built back in the 1980's when this property was in the jurisdiction of Dickson County and prior to any adopted building codes. Director advised that at some point a gentleman converted this garage into a single-family dwelling without any of the necessary permits from the City of Dickson or possibly the utility companies. The city only learned this after the fact when we received a call from Mrs. Danzby that she has sewage backing up into her house. That issue turned out to be the converted house was never hooked up to a permitted and approved sewer system. The Director advised he could give several more examples but he felt that the City's position was we were not comfortable that this structure met all life safety concerns with several aspects of the structure so we denied the C.O. The Board of Zoning Appeals members had some general questions on this case however they were directed back that this was only an application to either support or not support the director's decision this was not a court type atmosphere for a ruling. Ms. Wolfe made a motion, seconded by Mr. Baker to uphold the Directors decision to not issue a Certificate of Occupancy. The motion carried.

Other Business: NONE

With no further business, Ms. Wolfe made a motion, seconded by Mr. Stritikus to adjourn. The meeting adjourned at 6:30 p.m.


David Brown, Chairman