

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

- I. Call meeting to order.
- II. Roll Call
- III. Approval of minutes from February 17, 2026 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. Alexandra Bullington to request a Special Permit for an Air BNB located at 402 A West College Street (Map 103N Group F Parcel 003.02)
- 2. Becky and Joey Anderson to request a temporary use building on property located at 461 Bishop Lane to live in while home is being constructed.
- 3. Debrief session on the Kaiser Road case from the February 17, 2026 BZA meeting.
- 4. Amanda Harrington to recognize all Board members that attended the February 2026 training.

**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
March 17, 2026

The Board of Zoning Appeals met this 17th day of March 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
Clayton Ellis Vice-Chairman
John Stritikus

ABSENT

Leslie Wolfe
Shawn Baker

ADMINISTRATIVE STAFF PRESENT

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

A quorum was declared and the following business was transacted.

Mr. Ellis made a motion, seconded by Mr. Stritikus to approve the February 17, 2026 meeting minutes. The motion carried.

Public Comments: NONE

Old Business: NONE

New Business:

Alexandra Bullington came before the Board to request a Special Permit for an Air BNB located at 402 A West College Street (Map 103N Group F Parcel 003.02) Mr. Stritikus made a motion, seconded by Mr. Ellis to approve the Special Permit for an Air BNB. The motion carried.

Becky and Joey Anderson came before the Board to request a temporary use building on property located at 461 Bishop Lane to live in while home is being constructed. Mr. Anderson stated they are building a barn/shop on the property and will be using their RV to live under the lean to of the barn while the permanent home is being built. Mr. Pilkinton stated that there is plenty of room and they will have water and sewer and the barn has already been permitted to be built. Mr. Pilkinton stated there is no objection from staff and Mr. Anderson understands once the home is built, they can keep the RV there for storage while not in use but cannot live in the RV permanently once the home is built. Mr. Stritikus made a motion, seconded by Mr. Ellis to approve the temporary use of the RV while permanent home is being built. The motion carried.

Jason Pilkinton debrief session on the Kaiser Road case from the February 17, 2026 BZA meeting. Mr. Pilkinton stated that the case that was heard in February was a very unique and nothing like this department has never seen and hope to never see again. This structure was built back in the early 80s and was in the county and not in the city limits. The county did not have codes until 1986 so this was built before codes and was a very simple type building used as a garage (accessory structure). This structure was a garage behind the main house and the property was subdivided for some stranger reason, but there were no building codes or planning directives back in those days. The garage was a tire shop at one point among other things in a residential setting. What triggered this codes call was the lady that bought the structure called and said there was sewage leaking in her yard from the house in front. When our codes

officer pulled up to investigate, he saw that this property had been turned into a single family home with no permits and the septic line was a hose to a 55-gallon drum in the yard. The owner sold it to this lady cash sale with no permits, inspections, certificate of occupancy or reviews. The codes officer shows up per her complaint and now there is a law suit with the contractor/owner and the lady that bought the house. The judge in the case asked for the attorneys for the lady that filed the law suit to come back before the Board of Zoning Appeals to seek affirmation that Jason Pilkinton, Director was right in his decision not to issue a Certificate of Occupancy.

Amanda Harrington recognized all Board members that attended the February 10, 2026 training. Those members are John Stritikus.

Other Business: NONE

With no further business, Mr. Stritikus made a motion, seconded by Mr. Ellis to adjourn. The meeting adjourned at 6:19 p.m.


David Brown, Chairman