

CANNON COUNTY  
BOARD OF ZONING APPEALS  
REGULAR MEETING of 5/26/2026  
Meeting Time: 6:00 p.m.  
**AGENDA**

1. Call to Order - Roll Call (waived if all Members are present)

Richie Hunter, Chairperson

Patricia Weiland, Vice Chairperson

Drew Corley, Secretary

Thad Raines

Kendell Smith

2. Motion to Adopt Agenda

3. Public Comment Period

Time allotted for public input on topics relevant to other agenda items. (Comments on specific applications will be taken during the review of each application.)

4. Election of the BZA Chairperson

5. Approval of the 4/28/2026 Minutes

6. New Business

1) Case 2026-006SE

Introduction – Mr. Joe Bryson is requesting a special exception to allow the placement and occupancy of a pre-manufactured tiny home/log cabin as a use permitted upon appeal within an A-1 Agricultural Zoning District.

- o The subject property is located at 4744 Gassaway Rd Woodbury, Tennessee 37190, and consists of approximately 60 acres.

The subject property is currently in compliance with all applicable provisions of the Cannon County Zoning and Building Codes Resolution.

- o Public notice of this application was duly published in a newspaper of general circulation for two consecutive weeks, specifically on May 12 and May 19.

Recommendation- The applicant meets all requirements as outlined in the zoning resolution for a special exception application, and all application materials have been provided. Staff recommends that this application be approved.

2) Case 2026-007SE

Introduction – Mr. Rolando Rayas is requesting a special exception to operate a car dealership, a C-1 Commercial use, within an A-1 Agricultural Zoning District.

- o The subject property is located at 10950 Jim Cummings Hwy and consists of approximately 2.00 acres.

The subject property is currently in compliance with all applicable provisions of the Cannon County Zoning and Building Codes Resolution.

- o The applicant previously sought to rezone the property through the County Commission, said request was denied. In conjunction with such denial, the applicant is now seeking relief through a special exception from the Board of Zoning Appeals.

- o Public notice of this application was duly published in a newspaper of general circulation for two (2) consecutive weeks, specifically on May 12 and May 19.

Recommendation – The applicant meets all requirements as outlined in the zoning resolution for a special exception application, and all application materials have been provided. Staff recommends that this application be approved.

7. Old Business. - None

8. Adjournment

DRAFT