

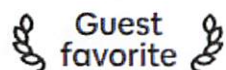
The Timberly Lodge

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Entire cabin in Nashville, Indiana

10 guests · 5 bedrooms · 12 beds · 2.5 baths



One of the most loved homes on
Airbnb, according to guests

4.88
★★★★★

107
[Reviews](#)



Hosted by Carly
Superhost · 4 years hosting

Add dates for prices

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



Check availability

Tim

5 years on Airbnb

3 weeks ago · Group trip

Stayed here with a group of old college friends and had a great time. There was lots of space and beds for everyone. We were hanging out on the front patio, grilling out, sitting...

[Show more](#)

Tammy

3 years on Airbnb

May 2024 · Group trip

Great setting and very spacious! Close to town yet a nice quiet setting! Highly recommend!

Scott

Chicago, Illinois

April 2024 · Group trip

Had the chance to stay at the Timberly Lodge for my 40th birthday party and total eclipse watching. The location was perfect. The lodge really is just about perfect for a...

[Show more](#)



Rachel

Greencastle, Indiana

★★★★★ · June 2024 · Group trip

This cabin was an incredible stay for my family and friends for our wedding weekend! Plenty of space and amenities for my husband and his groomsmen to get ready at the day of our...

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Tim

1 year on Airbnb

★★★★ · May 2024 · Group trip

Carly was great to work with and the lodge met expectations. For the number of bedrooms, it would be nice to have one more full bathroom.



Richard

2 years on Airbnb

★★★★★ · February 2024 · Group trip

Beautiful and unique cabin experience. The great room and overall design supports a large family gathering very well. The outdoor amenities were appreciated also.



About this space

A stunning cabin nestled in the woods just 9 minutes from the town of Nashville in Brown County, Indiana. This charming fully furnished log cabin sits on 17 acres with a horse pasture and fishing pond. The property backs up to 2,850 acres of Yellowwoods State Forest. The cabin is a perfect place for corporate retreats, family reunions, girl's weekends and guy's hunting trips.

The space

The cabin is equipped with a 75" flatscreen TV in the main room with Netflix, Hulu, Prime, etc. already uploaded and included. There is 5G WiFi available. The lodge is Nest thermostat controlled, but also has a wood burning furnace for extra heat in the winter and fans in every room during the summer. This is an original hunting cabin that has been restored to it's original condition. There is a fire pit out back for bonfires and s'mores nights. The pond is available for swimming and there's a small boat at the shore.

Guest access

The entire property and house. Plenty of parking at the lodge for multiple cars and trucks.

Other things to note

There are a couple fire pits out back for bonfires and s'mores nights. You can probably find enough firewood in the woods in the back, but may need to bring larger logs or fire starters.

We have a gas, charcoal and electric grill set up at the lodge. Please bring your own fuel for the gas or charcoal grills. Fans are available in every room if needed.

We must require that no weapons or fireworks be brought or fired on the premises.

Robertson, Kayla

From: Tracy Johnson <tmjinnashville@gmail.com>
Sent: Tuesday, July 9, 2024 1:18 PM
To: Robertson, Kayla
Subject: Parsons rezoning request

To Whom It May Concern:

I am writing to voice my opposition to Craig Parsons' request to rezone 2518 Lanam Ridge Road from R2 to General Business.

Granting Mr. Parsons' request for rezoning would fundamentally change the essence of what is now a residential neighborhood, and would create far too many options for the use of his property in the future.

Thank you for your consideration.

Tracy Johnson
Roundtop Retreats, Inc.
PO Box 916
Nashville, IN 47448

RECEIVED

JUL 09 2024

RECEIVED
JUL 15 2024

July 11, 2024

To: Area Plan Commission of Brown County, Indiana:

From: Michael & Jaydene Laros, 201 Wood Trail, Nashville, IN 47448, (812-327-3185)

RE: Rezoning of property at 2518 Lanam Ridge Road owned by Craig Parsons

This letter is in response to a document we received by certified mail on July 5, 2024, "Legal Notice of Public Hearing for Parsons Rezoning." Because we will be out of the state on July 23 during the scheduled public hearing, we wish to formally object to the rezoning request.

We own the property located at 2600 Lanam Ridge Road which is adjacent to Mr. Parson's property. When we purchased that property in 1999, it had a licensed tourist home designation, and we have rented it as a tourist home and as long-term rental over the past 25 years. Throughout this period, we have been mindful of our property being an R2 Residential-zoned, bucolic neighborhood and the need to operate within the parameters of our special exemption licensing.

Below is some pertinent background regarding our involvement with Mr. Parsons and the 2518 Lanam Ridge Road property, as we lived at 2477 Lanam Ridge Road - directly across the street from the property in question for 28 years prior to selling it one year ago. When Mr. Parsons purchased the property five or so years ago, he was informed by the seller that the property would not be eligible for short term tourist rental as it was too close to three other tourist-home designated properties (two one-bedroom cabins on our 2477 Lanam Ridge property and our two-bedroom property at 2600 Lanam Ridge). All three of these tourist rentals had special tourist home exemptions when we purchased them.

The property at 2518 Lanam Ridge, known as Timberly, was owner occupied when we moved to our property in 1995 and remained that way (changing owners several times) until it was purchased by Mr. Parsons in 2018. Mr. Parsons proceeded to remodel the structure and then rent it for unmonitored short-term stays and events without a tourist home special exemption. We complained to the Area Plan Commission several times regarding the traffic and noise generated by renters and events at Timberly, which was not a licensed tourist rental. In 2021, Mr. Parsons attempted to rezone the property to Forest Reserve with the intention of designating it as a hotel. Many neighbors protested, and the rezoning request was denied.

From our conversation with staff at the Area Plan Commission, it appears that Mr. Parsons intends to run the property as "a lodge" if the General Business designation is approved. According to the request paperwork that Mr. Parsons filed, the current use of the property is "vacant." However, neighbors at 2477, 2479, and 2600 Lanam Ridge told us that there are renters and events on the property on most weekends and sometimes during the week. Some of the events produce annoying noise and traffic. In Google searching the web we found Timberly Lodge is listed on the Airbnb website and has been for over four years. We also found that Timberly Lodge has bookings over the next few months. There are multiple reviews from Airbnb clients regarding their stays at Timberly Lodge in 2023, 2024 and as recently as June 2024. Attached are screen shots from the website. The Timberly Lodge "Rent by Owner" website can be seen by copying and pasting this link:
<https://www.rentbyowner.com/property/the-timberly-lodge/AB-43347501>

It appears that Mr. Parsons is again attempting to find a way around the special lodging exemption to offer the property as an unmonitored lodge. This appears to be an example of spot

zoning which is generally described as singling out a small parcel of land for a classification inconsistent with that of the surrounding area. Usually, although not always, it is for the benefit of the owner of that parcel and to the detriment of others. It is often an attempt to rezone a lot for commercial use, although the surrounding lots are not zoned for commercial use. If the property were to be rezoned as General Business, there are approximately 125 business classifications that could occupy the property in the future (according to the Brown County Indiana Zoning Ordinance). A sample of potential businesses that could be permitted on the property include light industry, automobile sales room, filling station, self-service laundry, grocery, bowling alley, hardware store, night club, bank. We and nearby neighbors believe the neighborhood is correctly zoned as residential (R2) and should remain as such. Timberly is currently advertised on "Rent by Owner" as an 8 Bedroom / 10 Guest facility – we are doubtful that the Brown County Health Department has authorized this occupancy given the health and safety issues associated with septic systems and their potential impacts on neighboring homes and potential county watershed contamination issues.

Mr. Parson's 2021 re-zoning application identified that he had invested over \$300,000 in capital improvements to Timberly. He did this knowing that it was not zoned for tourist lodging or other business purposes. We trust that his investment has increased the value of his property as a private residence the same way it would for most homeowners. As stated previously, in spite of his knowledge of existing zoning restrictions Mr. Parsons has operated Timberly as a lodging business for over four years which has negatively impacted this residential neighborhood with noise and traffic generated by groups of short-term renters and multiple large events.

We respectfully request that the Area Plan Commission decline this requested zoning change for the property at 2518 Lanam Ridge Road. Thank you for your consideration.

rent by owner

RENTALS

Helmsburg Rentals > USA > Indiana > Helmsburg

The Timberly Lodge | Cabin in Nashville

★★★★★ | 10.0 (10 Reviews) | Pet Friendly | 8 Bedrooms | 2 Bathrooms | 10 Guests



View More Photos

8 Bedroom Cabin in Helmsburg, Nashville

The Timberly Lodge. 8 bedrooms, 3 bathrooms Airbnb Cabin in Nashville, IN, United States. Max Occupancy of 10 persons. Minimum nightly stay 1 night. Amenities include

RECEIVED

JUL 17 2024



July 17, 2024

To: Area Plan Commission of Brown County, IN

From: Andrew and Elizabeth McMasters
3077 Dollsberry Lane Nashville IN 47448

RE: Rezoning of property at 2518 Lanam Ridge Road owned by Craig Parsons

I am writing this letter in response to the request to have 2518 Lanam Ridge rezoned. Our property line connects directly to 2518. We are opposed to having the rezoning issued and the property being operated as a hotel.

While we are not opposed to a considerately operated AirBnB, one where the owners advocate for a quiet atmosphere and discourage large parties, we are not open to the land being rezoned as general business.

We have several children and our main concern is the future of the area. We do not believe this is the direction our neighborhood should move towards. Tourism is part of this county, and we love that, but to label this land as general business could irrevocably change Lanam Ridge.

Thank you for considering our thoughts in this process.

- Andrew and Elizabeth McMasters

RECEIVED

JUL 18 2024

Robertson, Kayla

From: Sarah Taylor <smtclerk@yahoo.com>
Sent: Wednesday, July 17, 2024 9:06 PM
To: Robertson, Kayla; Allen, Kelsey
Subject: 2518 Lanam Ridge Road, Nashville, IN

Kayla and Kelsey on behalf of the Brown County Area Plan Commission,

I just learned this morning, while out of town, that you needed to receive written comments today. I hope this finds you in time.

I, along with my husband, have a neighboring property to 2518 Lanam Ridge Road, Nashville, IN that is under discussion for an upcoming hearing on rezoning to General Business.

Our address is 3039 Dollsberry Lane, Nashville, IN. We have owned the property for approximately ten years as a second residence so our children and now grandchildren could get out of the city and enjoy the beauty of Brown County. We pay our property taxes, maintain and have invested further into our property in addition to enjoying time and spending money on all sorts of goods and entertainment in Brown County.

Prior owners at 2518 Lanam Ridge, the Chapels, were gracious and allowed our family to walk the property and use the pond. They enjoyed it as a single family residence in their retirement as I understand and as a place for their family to spend time. As you may know and is my understanding that Mike Chapel was killed in an unfortunate accident that occurred on the property and eventually his widow chose to sell.

Current owner Craig Parsons has been friendly on the rare occasions our paths cross. I believe he has viewed the property as a business investment. My concern with the current request is the permeance that goes with a request for a change to General Business. As a layman, I am not familiar with the types of businesses allowed to operate under that status but it doesn't fit the general sense of country homes and residences in that area. Our area is not far from Yellowwood State Forest. Nature, wildlife and animals of all types live on this land and should not be disturbed by future plans for businesses. We did not invest in the property to have the next door property become a business location respectfully.

Thank you in advance for reviewing my concerns.

Sarah Taylor

RECEIVED
JUL 18 2024