

**WILSON COUNTY PLANNING COMMISSION**  
**AGENDA**  
**Friday, July 22, 2022**  
**10:00 a.m.**

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: June 17, 2022

Old Business:

Prelim.; Dillon Pointe Subdivision	106 lots
Old Hunters Point Pike	36/16.24
Commission District 6 Kenny Reich	zoned A-1

New Business

**AMENDMENT TO THE WILSON COUNTY ZONING ORDINANCE;**

to add a parking standard for warehousing, distribution, light manufacturing/assembly and office facilities above 25,000 square feet in size. (attached)

REZONING OF PROPERTY

Application has been made by Matt Taylor, SEC on behalf of applicant Quick Supply c/o Julian Smith to rezone approximately 18.77 acres from A-1 Agricultural to I-2 Industrial with a Planned Unit Development (PUD) Overlay. The property is located at 100 Taylor Road and Sparta Pike identified as Wilson County Property Map 126 part of Parcel 9.00.

Site Plans and Plats

01.) Septic Variance: Earl Butts Property (Dorian Ayache)	1 lot
Eastover Road	82/104.00
Commission District 7 Terry Scruggs	zoned R-1
02.) Site Plan-Abune Aregawi Orthodox TeWahedo Church	1 lot
3537 Hobson Pike	119/60.14
Commission District 13 Sonja Robinson	zoned R-1
03.) Site Plan-AT & T generator installation NW Rutland site	1 lot
1518 NW Rutland Road (formerly 527 NW Rutland)	77/52.07
Commission District 25 Justin Smith	zoned R-1

- |   |                                    |
|---|------------------------------------|
| 04.) Site Plan-BRP Big Rig Parking directional signs<br>3436 Couchville Industrial Boulevard<br>Commission District 13 Sonja Robinson | 1 lot<br>137/2.19<br>zoned C-3 PUD |
| 05.) Final-Estates of Master's Way<br>Masters Way<br>Commission District 14 Tommy Jones   | 22 lots<br>100/64.01<br>zoned R-1  |
| 06.) Amd.; Connie Watkins Property Lots 1, 2, 3<br>Hartsville Pike<br>Commission District 15 Chris Dowell                             | 3 lots<br>44/41.00<br>zoned R-1    |

**Plat for affirmation:**

- |   |                                      |
|---|--------------------------------------|
| Subdv.; Stephens Property<br>Sugar Flat Road<br>Commission District 15 Chris Dowell                             | 1 lot<br>60/35.07<br>zoned A-1       |
| Soils Amd. Hickory Point Subdivision Phase 2 Lot 40<br>Kathryn Adele Lane<br>Commission District 4 Chad Barnard | 1 lot<br>12N/E/4.00<br>zoned R-1     |
| Rsb.; Frank Tolliver Estate Tracts 14A & 14B<br>Coles Ferry Pike<br>Commission District 5 Jerry McFarland       | 2 lots<br>35/6.00, 6.01<br>zoned A-1 |
| Soils Amd. Hickory Point Subdivision Phase 1 Lot 18<br>Kathryn Adele Lane<br>Commission District 4 Chad Barnard | 1 lot<br>12N/D/27.00<br>zoned R-1    |
| Subdv.; Robert & Joseph Brown Property<br>556 Mires Road<br>Commission District 13 Sonja Robinson               | 1 lot<br>118/25.00<br>zoned R-1      |
| Subdv.; Robert & Joseph Brown Property<br>556 Mires Road<br>Commission District 13 Sonja Robinson               | 2 lots<br>118/26.00<br>zoned R-1     |

**AMENDMENT TO THE WILSON COUNTY ZONING ORDINANCE TO ADD A PARKING STANDARD FOR WAREHOUSING, DISTRIBUTION, LIGHT MANUFACTURING/ASSEMBLY, AND OFFICE FACILITIES ABOVE 25,000 SQUARE FEET IN SIZE**

**WHEREAS**, Wilson County Government seeks to protect the general health, safety, and welfare of the public at large, and;

**WHEREAS**, the current version of the Wilson County Zoning Ordinance was passed and adopted on January 22, 1990 for the purposes of carrying out the above stated intent, and;

**WHEREAS**, the current Zoning Ordinance went into effect on March 5, 1990, and;

**WHEREAS**, the need has arisen for clarification regarding speculative warehouse, office, and light manufacturing facilities and associated parking requirements, and;

**WHEREAS**, a public hearing was held before the County Commission on \_\_\_\_\_ regarding this matter;

**NOW THEREFORE BE IT RESOLVED** that the following section and related amendments be amended to the Wilson County Zoning Ordinance as follows:

**SECTION 1:**

Under ARTICLE 3 – GENERAL PROVISIONS, SECTION 3.50 – OFF-STREET PARKING REQUIREMENTS, SUB-SECTION 3.50.02 NUMBER OF PARKING SPACES REQUIRED, Make the following changes or additions to be added in alphabetical order:

WAREHOUSING, DISTRIBUTION, LIGHT MANUFACTURING/ASSEMBLY, AND OFFICE FACILITIES above 25,000 square feet in size shall use the following parking criterion due to the speculative nature of such large facilities that may be used differently by different tenants:

1 Space per 750 square feet of Gross Floor Area - When Building is 25,000 square feet to 100,000 square feet

1 Space per 1,000 square feet of Gross Floor Area – When Building is 100,001 square feet to 200,000 square feet.

1 Space per 1250 square feet of Gross Floor Area – When Building is 200,001 Square Feet or larger

**SECTION 2:**

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

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

**SECTION 3:**

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 4:**

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.

Date of Approval: \_\_\_\_\_

\_\_\_\_\_  
SPONSOR