

**WILSON COUNTY PLANNING COMMISSION  
AGENDA  
Friday, October 21, 2022  
10:00 a.m.  
Commission Chambers, Wilson County Courthouse  
228 East Main Street, Lebanon, TN. 37087**

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: September 16, 2022

**Old Business:**

Site Plan-Trucking Facility Couchville Pk./Logistics Drive Couchville Pk. & Logistics Dr. Commission District 13 Jeremy Hobbs	1 lot 138/34.00 zoning C-4
Prelim.; The Grove @ Bartons Creek 7166 Coles Ferry Pike Commission District 5 Jerry McFarland	57 lots 35/36.00 zoning R-1

**\*\*\*\*\*New Business**

Rezoning of property request:

Rebecca H. Shaffer representing LaGuardo Utility District is requesting to have property located at 355 Woods Ferry Road, rezoned from (A-1) Agricultural to (C-3) Highway Commercial. Subject property is referenced by Wilson County Tax Map 27, Parcel 16.00 and contains approximately 1.51 acres. Commission District 4 Chad Barnard.

**\*\*\*\*\*Site Plans and Plats**

01.) Site Plan (revised)-Wilson Commerce Center Lot 2B Bldg. D Couchville Pike & Logistics Drive Commission District 13 Jeremy Hobbs	1 lot 137/19.02 zoned C-4
02.) Site Plan-Speedway Industrial Park Phase 2 Lot 14 Bldg. 14 Richard Petty Way & Gwynn Road Commission District 12 Haskell Evans	1 lot 141/11.00, 26.05 zoned C-4
03.) Final-Ravens Crest Phase 2 Section 2 510 Gladeville Road & Jackson Road Commission District 14 Tommy Jones	63 lots 116/38.03 zoned R-1

- |      |   |                                  |
|------|---|----------------------------------|
| 04.) | Prelim.; Windemere Cove fka Lake Estates<br>348 Green Road<br>Commission District 5 Jerry McFarland     | 73 lots<br>14/2.00<br>zoned R-1  |
| 05.) | Sketch-Leeward Lake Estates<br>North Lakeview Drive @ North Street<br>Commission District 6 Beth Bowman | 53 lots<br>16/22.00<br>zoned A-1 |

**\*\*\*\*\*Plats for affirmation**

- |         |  |                                |
|---------|--|--------------------------------|
| Subdv.; | William Dent Burger Property<br>690 Burford Road<br>Commission District 6, Beth Bowman | 1 lot<br>23/60.06<br>zoned A-1 |
|---------|--|--------------------------------|

**\*\*\*\*\*Amendment to the Wilson County Subdivision Regulations:**

Under ARTICLE I – PURPOSE, AUTHORITY AND JURISDICTION subsection A - PURPOSE, Make the following changes or additions to be added after paragraph 2:

“The planning commission shall not require an owner of private property to dedicate real property to the public or pay money to a public entity in an amount that is determined on an individual and discretionary basis, unless there is an essential nexus between the dedication or payment and a legitimate local governmental interest (see *Nollan v. California Coastal Commission*) and the dedication or payment is roughly proportional both in nature and extent to the impact of the proposed use or development of the property (see *Dolan v. City of Tigard*). An owner of private property required to make dedication or pay money in violation of this subdivision may seek relief through a common law writ of certiorari in chancery court.”