

WILSON COUNTY PLANNING COMMISSION AGENDA

Friday, December 16, 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: November 18, 2022

Old Business:

***** 2023 Calendar submittal/meeting calendar

Application submitted by Mike Wrye, Lose Design on behalf of developer, Dealers Auto Auction Group LLC with permission from property owner Truist Bank requesting to have property rezoned from (A-1) Agricultural to General Commercial Planned Unit Development (C-2 PUD) the property is located on McCrary Road and contains approximately 89.61 acres, the property is further referenced as Wilson County Tax Map 137 Parcel 35.01.

District 12 Commissioner: Haskell Evans

New Business

*******Rezoning of property request:**

City of Lebanon 's planning region to be presented Tuesday, December 27, 2022 @ 5:00 p.m. in the City of Lebanon Administration Building located at 200 Castle Heights Avenue North,

Application submitted by Tanner Puckett representing property owner Brian West to rezone property located at 1501 Highway 109 North from (R-1) Rural Residential to (C-2) General Commercial the property is referenced by Wilson County Tax Map 70 Parcel 9.02 and consists of approximately 2.80 acres. Commission District 23 Jeremy Rich

County rezoning request:

Application submitted by Joe Haddix, CSDG with permission from property owners Rollins Marital Trust to rezone the following properties, Total acreage to be rezoned 177.86.

Commission District 12 Haskell Evans.

Wilson County Tax Map 158 Parcel 3.00 approximately 19.1 acres from (A-1) Agricultural to (I-1) Light Industrial located on Fall Creek Road,

Wilson County Tax Map 157 Parcel 41.01 approximately 29.50 acres from (A-1) Agricultural to (I-1) Light Industrial and 16.93 acres from (A-1) Agricultural to (C-2) General Commercial located on Murfreesboro Road,

Wilson County Tax Map 157 Parcel 49.00 approximately 11.94 acres from (A-1) Agricultural to (C-2) General Commercial located on Murfreesboro Road,

Wilson County Tax Map 157 Parcel 76.00 approximately 21.42 acres from (A-1) Agricultural to (C-2) General Commercial located on Murfreesboro Road,

Wilson County Tax Map 157 Parcel 76.01 approximately 21.57 acres from (I-1) Light Industrial to (C-2) General Commercial located on Murfreesboro Road

Wilson County Tax Map 157 Parcel 77.00 approximately 57.4 acres from (A-1) Agricultural to (I-1) Light Industrial located on Fall Creek Road

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

- | | | |
|------|--|---------------------------------------|
| 01.) | Site Plan-Vanhooseco LLC-(Blue Water Lebanon) Breakroom building
2147 Murfreesboro Road
Commission District 12 Haskell Evans | 1 lot
103/41.00
zoned I-2 |
| 02.) | Site Plan-Rockdale VI-Phase 1
Maddox Road
Commission District 13 Jeremy Hobbs | 1 lot
138/41.10
zoned C-4 |
| 03.) | Site Plan-Star Trucking @ Couchville Pike Commercial
Couchville Pike & Aldi Boulevard
Commission District 13 Jeremy Hobbs | 1 lot
138/39.06
zoned C-4 |
| 04.) | Sketch-Cooks Road Property
1599 & 1601 Cooks Road
Commission District 4 Chad Barnard | 85 lots
48/4.00, 4.04
zoned R-1 |
| 05.) | Prelim.; The Grove @ Bartons Creek
7166 Coles Ferry Pike
Commission District 5 Jerry McFarland | 57 lots
35/36.00
zoned R-1 |
| 06.) | Prelim.; Leeward Estates
North Lakeview Drive
Commission District 6 Beth Bowman | 54 lots
16/22.00
zoned A-1 |
| 07.) | Rsb.; Ileen Rose Property Tract 8
5871 Cainsville Road
Commission District 7 Terry Scruggs | 3 lots
104/67.06
zoned A-1 |
| 08.) | Subdv.; Raymond Hutson Property
2784 Hartsville Pike
Commission District 6 Beth Bowman | 3 lots
44/28.00
zoned R-1 |

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

Rsb. Bragg Property 2 lots
Lohman Road 100/12.00,
50.00
Commission District 14 Tommy Jones zoned R-1

Subdv.; Jeffery C. Byrd Property 1 lot
Tomlinson Road 5/18.02
Commission District 6 Beth Bowman zoned A-1

Subdv.; Thomas E. Halbert III Property 1 lot
1225 Taylorsville Road 38/12.00
Commission District 6 Beth Bowman zoned A-1

Citizen's request:

Lucia Vignola wishes to discuss health concerns of equipment associated with new development.

