

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, January 20, 2023 at 10:00 a.m. in the County Commission Room of the Wilson County Courthouse located at 228 East Main Street, Lebanon, Tennessee pursuant to public notice. Those members present were Ashe, Jewell, Jones, Nicholson, Nokes, Renfro, Ricketts, Thompson, Weathers and Woods constituting the entire membership with the exception of Dixon who was absent. Also present were the Planning Staff, Building Inspection Staff, Stormwater Staff, County Attorney Jennings, and Court Reporter Teresa Hatcher hired by the County.

Chairman Jones asked all individuals who desired to make statements before the Commission to stand and raise their right hand. He thereupon, administered the oath to each and every one of the prospective witnesses.

The minutes of the December 16, 2022 meeting were approved on motion of Renfro second by Ricketts and all voting aye.

### **Old Business:**

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.

Applicant requested deferral until the April 2023 meeting. Staff read amendment in relation to more than one deferral being the responsibility of the applicant. Evan Nahmias was present representing the applicant and agreed to paying the additional fee. On motion of Thompson second by Woods with all voting aye the request for deferral was approved.

Application submitted by Joe Haddix, CSDG with permission from property owners Rollins Marital Trust to rezone the following properties, total acreage to be rezoned 462.05. Wilson County Tax Map 158 Parcel 3.00 in its entirety from existing zoning (A-1) Agricultural and (I-1) Light Industrial to (C-4) Planned Commercial located on Fall Creek Road. Wilson County Tax Map 157 Parcel 41.01 in its entirety from existing (A-1) Agricultural to (C-4) Planned Commercial located on Murfreesboro Road, Wilson County Tax Map 157 Parcel 49.00 in its entirety from existing zoning (A-1) Agricultural to (C-4) Planned Commercial located on Murfreesboro Road, Wilson County Tax Map 157 Parcel 76.00 in its entirety from existing zoning (A-1) Agricultural to (C-4) Planned Commercial located on Murfreesboro Road Wilson County Tax Map 157 Parcel 76.01 in its entirety from existing zoning (I-1) Light Industrial to (C-4) Planned Commercial located on Murfreesboro Road, Wilson County Tax Map 157 Parcel 77.00 in its entirety from existing zoning (A-1) Agricultural to (C-4) Planned Commercial located on Fall Creek Road.

Staff read recommendations. Area residents voicing their concerns, Suzanne Slanton, requested information about buffering of property and building height request. Kevin Berta would like to see installation of a fence as deterrent to access adjacent properties, also concerned about building height and loading dock location due to noise.

Joe Haddix, CSDG appeared representing the applicant stating there will be a forty (40') foot natural buffer on the north side of the property, a barrier over forty feet (40') between properties will be considered on a case-by-case basis, lighting will be shielded downward with one (1) foot candlelit at the property line, the light pole in the parking area and wall pack on building will be limited to thirty-five feet (35') there will be a sewer system upgrade if approved by the City of Lebanon to connect to their public sewer system.

Commissioner Haskell Evans stated constituents concerns to be lighting, noise, limited access to Highway 231, off site infrastructure, and the bridge on McCrary Road needing attention for overflow traffic.

Daniel Cowan was present to answer questions representing Wilson Emergency Management Agency.

After discussion on motion of Nokes, second by Weathers, and all voting aye, the request received a positive recommendation with commitments from the developer as stated by the representative and will be forwarded to the Wilson County Commission for final consideration.

Prelim.; Misty Cove Estates fka Leeward Estates	54 lots
North Lakeview Drive	16/22.00

Plat was presented. Plat meets requirements. A traffic study was received with the recommendation that North Lake View Drive be widened.

Commissioner Beth Bowman presented a list from constituents stating their concerns to the development, impact to the lake, one way in and one-way out of the development, emergency services access, impact on schools, adding traffic to the area, current road infrastructure, increase in taxes, blasting, drainage, erosion of land. Commissioner Bowman also stated there are also residents in the area that support the development.

Christine Belcher spoke in support of the development.

Speaking in opposition to the development, T. O. Craigwall, Renae Steele, Mandy Wright, Michelle Reed, Kevin Graves, and Anna Perry.

A petition was submitted by Joann Clemmons to stop Fleming Homes from building 53 homes in Misty Cove.

Jordan Fleming, Developer of Leeward Estates, stated the development would add fire hydrants to the area, provide a step system for the development that may in the future allow existing residents to connect to if their septic system begins to fail, add value to the area, add restrictive covenants, restrict size of homes and building materials.

Caleb Thorne spoke in favor of the development.

Nancy Freeman spoke against the development.

Adam Sharpe spoke in favor of the Development.

After further discussion on motion of Jewell second by Weathers, Renfro voting NAY, Nicholson abstains, with all others voting aye, the plat was approved subject to staff recommendations and commitments made by the developer.

**New Business**

**\*\*\*\*\*Rezoning of property**

Application submitted by Keith Neal requesting to rezone the following property from (R-1) Rural Residential to (C-2) General Commercial the property is located at 8515 Stewarts Ferry Pike and contains approximately 6.97 acres the property is further referenced as Wilson County Tax Map 116 Parcel 42.05.

Staff read recommendations. Bob Wright spoke against the request for commercial zoning.. Property owner Keith Neal stated there is a shop on the property, the house that was on the property burnt and he is trying to utilize the property for the best use being there is commercial zoned property in the area.

After discussion motion made by Renfro to deny based on being in a residential area, second by Thompson with Nicholson and Ricketts also voting to deny, those voting to approve were Ashe Weathers, Nokes and Jewell, with Jones abstaining, motion fails due to lack of majority vote. Motion was then made by Jewell to defer, seconded by Thompson, Renfro voting NO, with all others voting aye, the request was deferred until the February meeting.

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

- 01.) Site Plan-Boswells Golf Cars Incorporated 1 lot  
1715 Murfreesboro Road 92/48.01  
Site plan was presented. Staff read recommendations. Anna Maddox, civil engineer, Barge Cauthen & Associates was present representing the applicant. After discussion, on motion of Ashe seconded by Thompson and all voting aye the site plan was approved subject to staff recommendations.
  
- 02.) Prelim.; Sunset Harbour Subdivision fka Hidden Harbour Subdivision 16 lot  
Hidden Harbour Drive 50/173.00  
Plat was presented. Staff read recommendations. Kyle Griffin, CSDG was present representing the applicant. After discussion, on motion of Thompson seconded by Weathers and all voting aye the plat was approved subject to staff recommendations.
  
- 03.) Final-Sharpe’s Crossing Phase 2 30 lots  
Berkshire Boulevard & Jamies Way 95/48.13  
Plat was presented. Staff read recommendations. Kyle Griffin, CSDG was present representing the applicant. After discussion, on motion of Weathers seconded by Renfro and all voting aye the plat was approved subject to staff recommendations.
  
- 04.) Final-Sharpe’s Crossing Phase 3 5 lots  
Berkshire Boulevard & Jamies Way 95/48.13  
Plat was presented. Staff read recommendations. Kyle Griffin, CSDG was present representing the applicant. After discussion, on motion of Ashe seconded by Jewell and all voting aye the plat was approved subject to staff recommendations.

### **Affirmation plats**

On motion of Ashe second by Weathers, Ricketts abstaining, with all others voting aye, the following plat was affirmed subject to staff recommendations and compliance with Stormwater, Engineering, WEMA, and Utility District comments.

Johnnie Ricketts Property, 1 lot, Central Pike

95/48.10

### **Amendment to the Wilson County Zoning Ordinance**

Revised County Flood Damage Prevention Ordinance

After discussion, motion to approve by Renfro seconded by Jewell with all voting aye the amendment will be forwarded to the Wilson County Commission with a positive recommendation.

Chairman noted the staff recommendations and discussion had entered into the decision making of the Commission and directed the staff recommendations to be placed in the minute attachment file. There being no further business to come before the Commission at this time, the same was on motion dually made and seconded, adjourned.

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Randall Hutto, Secretary