

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, January 21, 2022, 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, Jones, Jewell, Major, Nokes, Thompson, and Weathers constituting the entire membership with the exception of Hutto, Dixon, Woods, and Ricketts who were absent. Also, present were the Planning Staff, Stormwater Staff, County Attorney Mike 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 17, 2021 meeting was approved on motion of Weathers second by Thompson and all voting aye.

### **New Business**

2022-001-Due to the recent approval of Senate Bill 364 releasing property from Davidson County and being acquired by Wilson County, it is the responsibility of Wilson County to assign a zoning classification for that property. The zoning classification recommended for the property is (R-1) Rural Residential being consistent with the established zone district in Wilson County. The property is formerly identified as 713 and 715 General Kershaw Drive Old Hickory, Tennessee.

Jones ask if there needed to be any action on this taken and county attorney stated this is for information that this was approved by the state.

### **Site Plans and Plats**

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| 01.) Edwards/Thorne Property   | 1 lot     |
| 1825 Sparta Pike   | 91/26.00  |
| Site plan was presented, Staff read recommendations. Gary Thorne appeared representing the project. On motion of Thompson second by Jewell and with all voting aye the site plan was approved subject to staff recommendations.  |           |
| 02.) Sketch Plat-Hidden Harbour Subdivision  | 22 lots   |
| Hidden Harbour Drive   | 50/173.00 |
| Plat was presented, staff read recommendations. Jacob Palmer from CSDG appeared representing the project. Plat was dropped from 22 lots to 17 lots in order to meet zoning requirements. Applicant agreed to all staff comments. On motion of Jewell second by Ashe and with all voting aye the site plan was approved subject to staff recommendations. |           |

03.) Final-James Barkley Property 11 lots  
Lohman Road 100/53.02 & 53.03  
Site plan was presented. Staff read recommendations. On motion of Ashe second by Thompson and with all voting aye the site plan was approved subject to staff recommendations.

04.) Final-Ravens Crest Phase 2 Section 1 25 lots  
Gladeville Road & Jackson Road 116/38.03  
Plat was presented, staff read recommendations. Jacob Palmer from CSDG appeared representing the project. Tom Brashear stated that we will also need an overall amenities plan for the site. Danny Bledsoe spoke stating that there is a large waterline on the frontage of this property that will need to be worked out before Gladeville will sign the plat. Danny stated that this is not something he feels should hold up an approval but can be worked out in the interim. With the motion by Ashe second by Jewell and with all voting aye the site plan was approved subject to staff recommendations.

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