

Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, February 18, 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 Jones, Jewell, Major, Nokes, Ricketts, Thompson, Weathers and Woods, constituting the entire membership with the exception of Ashe, Hutto and Dixon, 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 January 21, 2022 meeting was approved on motion of Weathers second by Jewell and all voting aye.

New Business

Rezoning of property

Application made by Brian Grover, SEC INC. with permission from property owner Rick Reshae to rezone approximately 139.6 acres from (A-1) Agricultural to (R-1 PUD) Residential Planned Unit Development Overlay District. The property is located on Cedar Grove Road & Old Hunters Point Pike referenced by Wilson County Tax Map 36 Parcel 16.24 and Wilson County Tax 37 Parcel 34.09.

Applicant requests deferral. Area resident Paul Nawiesniak spoke of his concerns on the request. After discussion on motion of Weathers second by Thompson and all voting aye the request for deferral was approved.

Site Plans and Plats

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| 01.) | Septic Variance: Earl Butts Property
Eastover Road | 1 lot
82/104.00 |
| Staff read recommendations. Dorian Ayache , property owner appeared before the commission. After discussion on motion of Jewell second by Woods with all voting aye the request was differed until the March meeting with Planning Brashear contacting the State Environmental Office for information on the septic system(s). | | |
| 02.) | Site Plan-Speedway Industrial Park Phase 1 Lot 1B Building 2
Richard Petty Way | 1 lot
141/26.07 |
| Site plan was presented. Staff read recommendations. Dan Bledsoe was present representing Gladeville Utility District. After discussion on motion of Thompson second by Ricketts with all voting aye the site plan was approved. | | |

- 03.) Final-Speedway Industrial Park Ph. 1 & 2 lots 9, 10, 11, 12 &
Revision to Lots 1B & 2 for ROW dedication 6 lots
Marty Robbins Drive & Richard Petty Way 141/11.00; 26.05,
26.07, 26.09
Site plan was presented. Staff read recommendations. After discussion on motion of Thompson second by Ricketts with all voting aye the site plan was approved.
- 04.) **Prelim ; Hidden Harbour** Drive Subdivision 17 lots
Hidden Harbour Drive 50/173.00
Plat was presented. Staff read recommendations. After discussion on motion of Jewell second by Thompson with all voting aye the plat was approved subject to staff recommendations.
- 05.) Sketch-Solitude Subdivision 47 lots
Stewarts Ferry Pike 117/24.13
Plat was presented. Staff read recommendations. Dan Bledsoe was present representing Gladeville Utility District pointing out discrepancy in water line locations on the plat. Joe Haddix, CSDG agreed to Gladeville Utility District comments. After further discussion on motion of Woods second by Weathers with all voting aye the plat was approved subject to Gladeville Utility comments and staff recommendations.
- 06.) Rsb.; Ken Albaugh Property 3 lots
Mann Road 24/63.12, 69.07
Plat was presented Staff read recommendations. Ken Albaugh appeared as property owner to answer questions. Joe Ahler appeared as surveyor of record. After discussion on motion of Nokes second by Woods with all voting aye the plat was approved.
- 07.) Final-Morse Property 5 lots
Burford Road 23/110.05
Plat was presented. Staff read recommendations. Richard Graves appeared as surveyor of record. After discussion on motion of Jewell second by Major with all voting aye the plat was approved subject to staff recommendations.
- 08.) Rsb.; Gene Jones Trustee Property Tracts 5 & 6 4 lots
Philadelphia Road 23/80.05. 50.11, 50.12,
80.10
Plat was presented. Staff read recommendations. Richard Graves appeared as surveyor of record. After discussion on motion of Woods second by Weathers with all voting aye the plat was approved subject to staff recommendations.

On motion of Jewell, second by Woods with all others voting aye, the following plats were affirmed subject to staff recommendations.

Subdv.; Arnold Cole Subdivision Lot 3A, 1 lot, Earhart Road, 97/1.05

Subdv.; Stonewall Farms Property, 1 lot, Swindell Hollow Road, 64/5.09

Rsb.; Larry Miller Property, 1 lot, Harkreader Road, 100/62.03

Subdv.; Edward Bain Property, 1 lot, Parkerson Road, 110/36.00

Subdv.; Bobby McPeak Property, 2 lots, Moccasin Road, 122/5.00 po

Rsb.; Michael Bradshaw Property 3B, 2 lots, Gwynn Lane, 34/12.07

Amd.; Spencer Creek Lakesite Homes Lot 11, 1 lot, Harbor Drive, 13"O"/A/27.00

Soils Amd.; Hickory Point Phase 1 Lot 14, 1 lot, Kathryn Adele Lane, 12N/D/23.00

Subdv. Paula Diann Hickey & Carolyn Sue Campbell Property, 1 lot, Mitchell Road, 21/19.02 po

Subdv.; Hays Hill 2 Lot 42, 2 lots, Vanderbilt Road, 50/136.00, 137.00

Subdv.; Sherlie Bates Property, 2 lots, Academy Road, 26/59.00

Subdv.; L & E Properties, 1 lot, Old Hunters Point Pike, 36/16.24

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.

Randall Hutto, Secretary