

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, March 17, 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, Renfro, Ricketts, Thompson, Turner and Weathers constituting the entire membership with the exception of Nokes and Woods who were absent. Also present were the County Planners, County Building Inspection Staff, County Stormwater Staff 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 February 17, 2023 meeting were approved on motion of Renfro second by Ricketts and all voting aye.

### **Old Business:**

Highlands of Poplar Ridge	84 lots	
Highlands Ridge Drive & Eakes Thompson Road		120/20.00,
6.03		

Staff read recommendations. Eric Broofield, General Manager Gladeville Utility District read into record comments regarding items required by the developer to be in compliance within the District's service area. Mike Wrye, Lose and Associates appeared representing Universal Builders the developer of the property. Nathan Quinn appeared representing the Boles property to the west of this development. After discussion, on motion of Weathers, second by Thompson, and all voting aye, plat was approved, subject to staff recommendations and Gladeville Utility District comments.

### **New Business**

A Resolution amending lot size & allowable use criterion within the agricultural & residential zone districts.

On motion of Jones second by Renfro and all voting aye the resolution was moved to the end of the meeting.

Resolution 23-2-10 - A resolution adopting the 2021 edition of the International Building Code (IBC), the International Residential Code (IRC), the International Fire Code (IFC), the National Fire Protection Agency 101 Life Safety Code (NFPA-101) and the International Plumbing Code (IPC), the International Mechanical Code (IMC) the International Fuel Gas Code (IFC), the International Energy Code (IECC).

On motion of Jones second by Renfro and all voting aye the resolution was moved to the end of the meeting.

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

- 01.) Site Plan-Midway 840 monument sign 1 lot  
1815 Couchville Pike 138/83.00  
Site plan was presented. Staff read recommendations. After discussion, on motion of Ashe, second by Weathers, and all voting aye, site plan was approved, subject to staff recommendations and stormwater fees being paid.
- 02.) Site Plan-West Elementary School portables 1 lot  
9315 Lebanon Road & Karen Drive 54/50.00  
Site plan was presented. Staff read recommendations. Jake Porter, engineer, CSDG appeared representing the applicant. After discussion, on motion of Weathers, second by Turner, and all voting aye, site plan was approved, subject to staff recommendations.
- 03.) Site Plan-Connect Church Parking Expansion 1 lot  
14500 Central Pike 101/35.05  
Site plan was presented. Staff read recommendations. Jake Porter, engineer, CSDG appeared representing the applicant. After discussion, on motion of Jewell, second by Renfo, and all voting aye, site plan was approved, subject to staff recommendations.
- 04.) Final-Jamie Lee Roddy & Zachary Hemontolor Property 8 lots  
East Richmond Shop Road 136/26.00  
Plat was presented. Staff read recommendations. Paul Crockett surveyor of record appeared representing the applicant. After discussion, on motion of Turner, second by Weathers, and all voting aye, plat was approved, subject to staff recommendations and Stormwater Department approval.
- 05.) Prelim.; Montgomery Estates 10 lots  
Cairo Bend Road 8/12.10  
Plat was presented. Staff read recommendations. Commissioner Jerry McFarland appeared representing constituents requesting denial based on the way the plat is drawn. Jennifer Baker appeared in opposition. Thomas Hopkins, developer of the property appeared to answer questions. John Miner, engineer, SEC appeared representing the applicant. After discussion, on motion of Jewell, second by Thompson, and all voting aye, plat was deferred to permit planning staff time to review revised plans and allow county attorney Jennings time to research road connectivity requirements.
- 06.) Prelim.; Autumn Breeze Subdivision Phases 2-4 37 lots  
2600 South Mt. Juliet Road 99/88.00, 88.03  
Plat was presented. Staff read recommendations. Mike Wrye, Lose and Associates appeared representing Universal Builders. After discussion, on motion of Weathers, second by Ashe, and all voting aye, plat was approved, subject to staff recommendations.

**PLATS FOR AFFIRMATION:**

On motion of Jewell, second by Ricketts, with all voting aye, the following plats were affirmed subject to staff recommendations and compliance with Stormwater, Engineering, WEMA, and Utility District comments.

Subdv.; Earl W. Wright Property	1 lot
Lone Oak Road	122/11.00 po
Rsb.; Frank Tolliver Estate Lots 14A & 14B	1 lot
Coles Ferry Pike	35/6.00, 6.01
Rsb.; Ruby Hasty Property Lot 1	1 lot
Linwood Road	106/25.01
Rsb.; James Mann Property	1 lot
West Saulsbury Road	85/20.04
Subdv.; Robert Vanhooser Jr. Property	1 lot
Horn Springs Road	46/37.00
Rsb.; Gerald Blair Property Lot 1	1 lot
Atkinson Road	114/24.01
Rsb.; Gerald Blair Property Lot 2	1 lot
Atkinson Road	114/24.02
Subdv.; Glenn Carlton Wright Property	1 lot
Blue Well Road	144/52.00
Subdv.; Janice Stewart Property	1 lot
Trousdale Ferry Pike	64/27.03
Rsb.; Bob McCrary Property	2 lots
4619 McCrary Road	141/18.10
Subdv.; Judith Kemp Property	2 lots
6201 Old Murfreesboro Road	114/35.04
Subdv.; GLR Rev. Trust Property & George W. Robertson Property	2 lots
3720 Belotes Ferry Road	15/16.00, 16/16.02
Combination Plat-Thorne Consolidation Plat	1 lot
Misty Lake Drive & North Street	16E/C/28.00

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Action: Planner Brashear stated the resolution was approved by the Wilson County Commission on Monday, February 27, 2023 and presented to the Planning Commission for informational purposes. No vote required.

Amendment to the Wilson County Zoning Ordinance amending the lot size and allowable land uses in the residential and agricultural zone districts.

Planner Brashear outlined the changes to lot size and land use to be amended and incorporated into the articles of the zoning ordinance.

Chairman Jones clarified the amendment originated from the Planning & Zoning Committee and is being sent to the Planning Commission for recommendation to the Wilson County Commission as they have the final approval.

David Yoest appeared in favor of the amendment.

Randy Sexton, Landmark Homes appeared needing clarification on density in zone districts.

Mike Burton appeared commenting on the impacts of down zoning and requested an opportunity for more public input.

Chris Leauber, Executive Director, appeared representing the Wilson County Water and Wastewater Authority commenting on conventional septic systems verses public sewer systems and the impacts on the environment.

Frank Lannom, Attorney, representing professionals that work with first time home buyers and the effect it will have on them as well as the impact the amendment will have on future generations pertaining to the cost of buying and building a home.

John Sheley, Executive Vice President, Homebuilders Association appeared commenting on the need for producing affordable single-family homes.

Joey Wallace appeared discussing the difficulty of buying land at present due to cost and the impact the amendment will have if it is changed.

After further discussion, motion was made by Nicholson to approve, second by Renfro, Thompson abstains, motion fails due to lack of majority vote.

Motion was then made by Jewell to defer until the April meeting with a workshop prior to the meeting to discuss the amendment in detail second by Jones with Renfro and Nicholson voting NO, motion carries with a vote of 7-2.

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