

Wilson County Planning Commission Minutes
Amended May 19, 2023

The Wilson County Planning Commission met Friday, April 21, 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 Renfro who was absent. Member Turner entered the meeting at 11:00 a.m. 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 March 17, 2023 meeting were approved on motion of Weathers second by Woods and all voting aye.

Old Business:

Application made 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 (C-2 PUD) General Commercial Planned Unit Development 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. This request was deferred at the January 20, 2023 meeting. Evan Nahmias was present representing the applicant requesting deferral until the June 16, 2023 meeting to allow more time to work with the Road Commission and engineers on flooding issues in the area.

Motion made by Ashe to defer seconded by Jewell with all voting aye the request was deferred with the applicant paying readvertising cost.

Prelim.; Montgomery Estates, 10 lots, Cairo Bend Rd.
Applicant has withdrawn the plat for consideration.

8/12.10

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

Motion made by Jones seconded by Weathers with all voting aye to move the item to the end of the agenda.

New Business

Application has been submitted by Joe Haddix on behalf of property owner Susan Gibson requesting to have property rezoned from (A-1) Agricultural to (R-1) Rural Residential, the property is located at 724 Bradshaw Road and contains approximately 17.78 acres, the property is further referenced as Wilson County Tax Map 26 Parcel 67.01.

Staff read recommendations. Planner Brashear stated the County is under contract with the Corp of Engineers to study the Spencer Creek watershed and shows this area to be within the study. Commissioner Jerry McFarland gave an overview of what the study is expected to show. Mr. McFarland stated there is a creek that runs through this property and off the property is a swamp and blueline stream. Commissioner McFarland requested the commission to take those items into consideration of whether to approve or disapprove the development. Betty Johnston appeared stating there is drainage issues on the property and development may make it worse. Christy Holt appeared stating there is existing flooding in the area, water run-off from the development may make it worse. Jack Wallace appeared stating he has water run-off and drainage concerns. Joe Haddix, CSDG appeared representing the developer. After further discussion motion made by Thompson to approved subject to staff recommendations seconded by Jewell with Weathers and Ashe voting aye, those voting against were Nokes, Jones, Ricketts, Woods, motion fails due to lack of majority vote, motion was then made by Jewell to defer second by Weathers with all voting aye the request was deferred until the May 19, 2023 meeting.

Site Plan and Plats:

- 01.) Site Plan-Golden Bear-8 Central Pike Property, 1 lot
Central Pk. & Murfreesboro Rd. 123/20.02
Site Plan was presented. Staff read recommendations. After discussion, on motion of Ricketts, second by Woods, and all voting aye, the site plan was approved subject to staff recommendations.
- 02.) Site Plan-American Tower -T-Mobile 1 lot
14701 Cainsville Rd. 162/18.00
Site Plan was presented. Staff read recommendations. After discussion, on motion of Jewell, second by Ashe, and all voting aye, the site plan was approved subject to staff recommendations.
- 03.) Site Plan-Gilmore Hill Baptist Church-pavilion 1 lot
384 South Dickerson Chapel Rd. 22/7.01
Site Plan was presented. Staff read recommendations. Greg Watson, Garner Construction appeared representing the project. Commission Beth Bowman appeared stating she has received no concerns, no complaints pertaining to the request. After discussion, on motion of Ashe, second by Weathers, and all voting aye, the site plan was approved subject to staff recommendations.
- 04.) Final-Ravens Crest Phase 2 Section 3 32 lots
Jackson Rd. & Ravens Crest Ave. 116/38.03
Plat meets planning requirements. Kyle Griffin, DSDG appeared representing the developer. After discussion, on motion of Woods, second by Ricketts, and all voting aye, the plat was approved subject to staff recommendations.

- 05.) Final-Hawthorne Valley Phase 2 80 lots
 Archwood Valley 100/59.00
 Plat was presented. Staff read recommendations.
 David Webber appeared in opposition. Kyle Griffin, CSDG appeared representing the developer. Chris Leauber appeared representing the Water and Wastewater Authority, Jay Zielke appeared in opposition due to lack of egress ingress design. Corey Jones appeared stating concerns to the proposed turn lane location, egress/ingress design, smaller lot sizes and small homes, heavy equipment traveling in and out of the neighborhood causing a safety issue for residents. Jeff Reed, LGI Homes appeared representing the developer. Shannon Keisling, appeared with concerns of increased neighborhood traffic, construction equipment, one entrance and one exit into the development, Ms Keisling read into record a letter from Leah Boehan stating her concerns of one entrance one exit and EMS service being able to access for emergencies. Nate Vanatta appeared with concerns to neighborhood safety with only one entrance one exit. Thomas Kearn appeared with concerns to school bus traffic. Glory Dalton concerns to be heavy construction traffic and damage to roads within the neighborhood. After further discussion motion made by Jewell to approve subject to staff recommendations second by Nokes, with Weathers voting to approve, Turner abstains, with a vote of 6-3 plat is denied due to lack of majority vote. Kyle Griffin, CSDG requested an explanation of why the plat was denied. Member Ricketts stated he is against adding more homes without a second exit. After further discussion motion was made by Nichols to deny based on safety second by Thompson with a vote of seven (7) to deny two (2) to approve and one abstention, motion to deny was approved.
- 06.) Final-Misty Cove Estates fka Leeward Estates 55 lots
 North Lakeview Drive 16/22.00
 Plat meets requirements. Randy Laine, TTL, Inc. appeared as engineer for the project. Area resident Nancy Freeman appeared in opposition to the request. Commissioner Bowman appeared stating a new concern from Jennifer Clemet the finding of reindeer moss, other concerns one way in one way out of the subdivision, area flooding and concerns to the step sewer system. Jordan Fleming developer of the property appeared to answer questions. After discussion on motion of Ashe, second by Jewell, with all voting aye, the plat was approved subject to staff recommendations.
- 07.) Prelim.; Cassa 2710 fka Armstong Subdivision 46 lots
 2710 S. Mt. Juliet Rd. 99/89.00; 90.01
 Plat meets requirements. Kyle Griffin, CSDG appeared representing the developer. After discussion on motion of Woods, second by Weathers, with all voting aye, the plat was approved subject to staff recommendations.
- 08.) Sketch-Cumberland Oaks 157 lots
 Bates Rd./Yelton Rd. 13/32.00, 33.00, 14/5.04, 7.00, 8.00, 10.00
 Sketch meets requirements. Commissioner Jerry McFarland requested the road connection to Chalford Place be delayed as long as possible due to small children playing in the area and no sidewalks inside the subdivision. Chad Pilcher resident of Chalford Place requested no construction traffic through Chalford Place for the safety of children within the Chalford Hills Subdivision. Planner Brashear stated Bates Road should be the primary construction entrance. Commissioner McFarland requested the development be delayed until the Spencer Creek water shed study is completed. Mike Kanak appeared

stating concerns to the location of the decel lane due to site distance on Bates Road. Adam Seager, Civil Engineer, Dale & Associates appeared representing the developer to answer questions. Ann Calabria spoke to the Commission about the exiting road system stating Yelton Road would be better for ingress egress for the development due to site distance on Bates Road. Barry Boston also had safety concerns with the development using Chalford Place as egress/ingress. After further discussion motion made by Jewell to approve, second by Thompson, Woods votes NO, with all others voting aye the plat was approved subject to staff recommendations.

- 09.) Sketch-Willow Landing Phases 1, 2, 3
Cooks Rd. & Mays Chapel Rd.
withdrawn by applicant 279 lots
48/4.00, 4.04, 5.00

- 10) Sketch-SW Cook Road Subdivision
SW Cook Rd. 144 lots
97/81.01, 81.02, 81.03
Applicant requested one-month deferral. On motion of Weathers, second by Woods, with all voting aye, the plat was deferred until the May 19, 2023 meeting.

- 11.) Rsb.; Connie Colbert Property Lots 6 & 7
Phillips Rd. 4 lots
43/5.16, 5.17
Plat meets requirements. Jordan Fleming, developer was present to answer questions. After discussion on motion of Thompson, second by Turner, with all voting aye, the plat was approved subject to staff recommendations.

- 12.) Subdv.; Carl Judkins Property
Shop Springs Rd. 3 lots
90/18.00
Plat meets requirements. On motion of Thompson, second by Jewell. with all voting aye, the plat was approved subject to staff recommendations.

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

- Amd. Spenlake Section Two Lot 32 1 lot
16 Heron Way 12M/E/3.00
- Subdv.; Anthony Porter Property 1 lot
Bloodworth Rd. 10/9.00
- Consolidation Plat-SCP Acquisitions LLC 1 lot
815 Couchville Pk. 138/83.00
- Subdv.; Sloan Davenport Prop. Lot 1A & Joe Davenport Prop. Lot 4 2 lots
Old Alexandria Rd. 129/52.01; 52.06
- Rsb.; Dennis & Pricilla Martin Property 2 lots
1356 & 1440 Hamilton Chambers Rd. 37/19.03, 19.04
- Subdv.; Jonathan Mark Gray & Jessica Lassiter Property 2 lots
Creighton LN. 13/5.00
- Amd.; Spenlake Section Two Lot 35 1 lot
13 Heron Way 12M/E/6.00

