

Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, April 22, 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, Jewell, Jones, Major, Nokes, Ricketts, Thompson, Weathers and Woods constituting the entire membership with the exception of Dixon and Hutto 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 March 18, 2022, meeting was approved on motion of Weathers second by Woods and all voting aye.

Old Business:

Application submitted by Brian Grover, SEC INC. with permission from property owner Rick Reshae requesting to rezone 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

Staff read recommendations. Area residents Dr. Wes Suddarth, Kevin Graves, Charles Brittian, Michelle Robertson, Wayne Drennan, Daniel Ater, Gene Trouy, Mary McDonald, Kristi Chastain, Kim Tardelli, Kitty Waters, Dr. Bill Robertson, Eli White, Jeff Brown, Tim Russell, expressed concerns to the development of the property being area bridge debris from rainfall, blue line stream on property causing flooding of proposed homes, mosquito infestation, recent rainfall causing driveway washouts, slow drainage of area properties after rainfall, increased commercial and private vehicle traffic, existing wetlands, existing narrow bridges, narrow roads, no internet access, impact on schools, existing roads having no shoulders, road flooding, step system design and maintenance, no installation of traffic signals, EMS access and understaffed EMA personnel, traffic sturdy issues, protected species of flower Bladderpod, construction noise, construction traffic during schools hours, road debris from construction and the presence of sinkholes on property. Seth Hallums, Realtor spoke in support of the development. John Smith, engineer, was present representing the Wilson County Water and Wastewater Authority gave an overview of the step system proposed for the development. Matt Taylor, SEC was present representing the development design. Commissioner Kenney Reich was presenting representing District 6 requesting denial of the development. Kevin Sturgell was present representing Lennar Homes. Commissioner Jerry Mc Farland was present representing District 5 the adjacent district to the proposed subdivision. Letters (75) from area residents were submitted to the Planning Commission stating concerns of development of the property. Photos of flooding of property taken in 2016, 2020, 2021, 2022 were submitted into record. Photos of the existing roadway, a summary critiquing road study that was presented by the Developer. After further discussion motion to deny made by Ashe second by Woods with all voting aye the motion to deny was approved based on the increase of number of lots allowed under the R-1 PUD and road infrastructure.

Site Plan-Burgess Commercial
Couchville Pike

1 lot
138/39.07

Site Plan was submitted. After discussion on motion of Jewell second by Jones with all voting aye the site plan was denied as currently submitted.

New Business

Rezoning of property City of Lebanon jurisdiction, meeting date 04/26/2022 at 5:00 p.m. City of Lebanon Administration Building

Application submitted by Paul Crockett representing property owner Larry Clemmons to rezone 3.54 acres from (A-1) Agricultural to (C-3) Highway Commercial the property is located at 1715 Murfreesboro Road referenced by Tax Map 92 Parcel 48.01

Application by Joe Haddix representing property owner Robert Lannom requesting a Land Use Plan Amendment from high density residential area to a commercial center area, the applicant also seeks to rezone the same property from (R-1) Rural Residential to (C-4) Planned Commercial being approximately sixty (60) acres located at 2525 Lone Oak Road, the property is further referenced as Wilson County Tax Map 138 Parcel 32.03.

Applicant requests deferral until the May 20, 2022 meeting. On motion of Major second by Weathers and all voting aye the request for deferral was granted.

Rezoning of property

Application submitted by Fefi Gerges requesting to rezone 10.7 acres from (A-1) Agricultural to (C-2) General Commercial, the property is located at 4421 Murfreesboro Road referenced by Tax Map 124 Parcel 3.06

Staff read recommendations. Property owner Fefi Gerges was present to answer questions. After discussion motion made by Ashe to deny second by Weathers with Jones also voting no, motion fails due to lack of a majority vote, motion was then made by Woods to approve second by Jewell with Jones and Ashe voting no, with all others voting aye the request will be sent to the Wilson County Commission for final approval with a positive recommendation.

Site Plan & plats:

- 01.) Prelim.; Solitude Subdivision 47 lots
Stewarts Ferry Pike 117/24.13
Plat was presented. Staff read recommendations. Joe Haddix, CSDG was present representing the developer. After discussion on motion of Weathers second by Ricketts, with all voting aye the plat was approved subject to staff recommendations.

- 02.) Prelim.; Couchville Pike Commercial 3 lots
Couchville Pike & Aldi Boulevard 138/39.06
Applicant requests deferral until the May 20, 2022 meeting. On motion of Weathers second by Woods with all voting aye the deferral request was approved.

add on:

Subdv.; Bragg Property 4 lots
Lohman Road 100/42.00; 50.00

Planner Christopher Lawless presented the plat on behalf of the property owner stating the number of lots had increased from two lots to four lots, after discussion motion made by Woods to approve second by Major with all voting aye the plat was approved subject to staff review.

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

- Rsb.; J. E. Maude Brown Property, 1 lot, Belotes Ferry Rd. 16/27.00
- Combo: Knobble Hurst Subdivision Lots 30 & 31, 2 lots, Vanderbilt Rd. 31P/A/28.00, 29.00
- Rsb.; John & Georgia Lamberson Lots 1 & 2, 1 lot, Nixon Lane 106/21.01
- Rsb.; Roger L. Tackett Property, 1 lot, Hunters Point Pike 23/45.03
- Subdv.; David Page Property, 1 lot, Cooks Road 48/69.01

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