

Wilson County Planning Commission Minutes
Amended June 17, 2022

The Wilson County Planning Commission met Friday, May 20, 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 Jewell, Jones, Major, Nokes, Ricketts, Thompson, Weathers and Woods constituting the entire membership with the exception of Ashe, Dixon and Hutto who were absent. Also present were the Building Inspection Staff, 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 April 22, 2022, meeting was approved on motion of Weathers second by Thompson and all voting aye.

Commissioner Jerry McFarland informed the Planning Commission there would be a workshop held on May 24, 2022 at 5:00 p.m. in the County Commission room with the Corp of Engineers as moderator to discuss flood mitigation.

Motion was made by Jones second by Thompson and all voting aye to move to the front of the agenda the following items:

Old business:

Prelim.; Couchville Pike Commercial, 3 lots, Couchville Pk. & Aldi Blvd. 138/39.06
Plat was presented. Staff read recommendations. Joe Haddix, CSDG was present requesting the plat be withdrawn. No action needed.

New business:

01. Site Plan-The Oaks Subdivision entrance sign, 1 lot, Lone Oak Rd. 122/1.06
Site plan was presented. Staff read recommendations. On motion of Nokes second by Ricketts with all voting aye the site plan was approved subject to staff recommendations.
- 02.) Final-Speedway Industrial Park East Tract, 6 lots, Richard Petty Way & Gwynn Rd.
141/11.00, 26.05, 26.07, 26.09
withdrawn by applicant
- 04.) Prelim.; Linda Pinkstaff Property, 16 lots. Hamilton Chambers Rd. & Hwy. 141 37/16.05
Plat was presented. Staff read recommendations. Paul Crockett, Crockett Surveying was present as surveyor of record requesting the plat be approved with five (5) foot contours as shown not the two (2) foot contours requested by Planning staff. On motion of Woods second by Nokes with all voting aye the plat was approved as submitted to staff for review.
- 05.) Prelim.; Rickett's Subdivision, 61 lots, 1460 Posey Hill Rd. 95/48.11
Plat was presented. Staff read recommendations. Kyle Griffin, CSDG appeared as engineer of record, requesting renewal of the plat and agreeing to staff recommendations with each phase to include at least five (5) lots. On motion of Weathers second by Woods, Ricketts abstains, with all other voting aye the plat was approved subject to staff recommendations.

back to regular agenda

Land Use Amendment Request for the Robert Lannom Property located at 2525 Lone Oak Road

The property is referenced by Wilson County Tax Map 138 parcel 32.03 and contains approximately 60.74 acres.

Staff read recommendations. Area residents appearing in opposition to the request; Kevin Lee, Amanda Burnett, Henry Lutz, Rob Hill, Kathy Leftwich, Richard Holland, Micah Forrest, Cathy Lefwich, Richard Holland, Tammy Hill, Danny Dowlen, Mike Lutz, Kathy Dotson, stating their concerns to be existing empty warehouses in the area, impact on property values, cars parking on the side of the road, blue medical gloves being left on the side of the road, loud music, lights from existing warehouses glaring onto properties, narrow roads, flooding in area, gps giving wrong directions bringing tractor and trailers down Lone Oak Road destroying mailboxes, fences and yards, blasting causing property damage and damage to wells, safety of children, heavy equipment during construction of proposed buildings causing damage to roads. A packet was handed out in opposition to the request showing flooding in the area, GPS directions for truckers, damage to properties from 18 wheelers and a list of properties for sale in Wilson County listing acreage that is non-residential.

Commissioner Sonja Robinson spoke in opposition of the request stating that other roads in the area would be affected not only Lone Oak Road and the proposed road improvements does not include the entire road only sections, accidents on Lone Oak due to narrowness of the road, signs placed for local delivery being knocked down, unsafe conditions for neighborhood.

Property owner Bob Lannom spoke in favor of the request stating the property was a family farm and he no longer can farm the land. Positives to come from the sale of the farm for commercial purposes, tax base increase, no impact on schools, other property in the area commercial.

Anna Fay Leeman spoke in favor of the request stating demographics in the area support warehousing not subdivisions because of the 840 and 109 corridors, and with Nashville Speedway being in the area hotels may be on the horizon.

Joe Haddix, CSDG, engineer of record was present to answer questions and presented handouts summarizing a visit by Sherriff Robert Bryan pertaining to emergency response perspective, an outline of water flow corrections to detain and divert water, and proposed road improvements.

Zach Wagner, Strategic Capital Partners spoke in support of the request stating warehouse are needed as retail grows and the warehouses are built as speculative without tenant.

After further discussion motion made by Thompson to deny second by Woods also voting to deny were Ricketts, Jones, voting to approve were Major, Jewell, Weathers and Nokes the motion failed due to lack of majority vote.

Motion was then made by Jewell to approve second by Weathers with Ricketts, Major and Nokes voting aye, Jones, Thompson and Woods voting NO, by default land use does not change due to lack of majority vote.

Rezoning Request for the Robert Lannom Property located at 2025 Lone Oak Road The property is referenced by Wilson County Tax Map 138 parcel 32.03 and contains approximately 60.74 acres. Staff read recommendations. Those speaking in opposition to the request were Amanda Burnett and Kevin Lee, stating the infrastructure was not in place to support the request and with there being other locations in the area more suitable for warehouses.

Anna Fay Leeman spoke in favor of the request stating residential development will cause more overcrowding to schools and with the installation of the sewer force main the area should be commercial.

After further discussion motion made by Jewell to approve second by Major with Ricketts, Nokes and Weathers also voting to approve, those voting NO were Jones, Thompson Woods with a vote of 5-3 motion fails due to lack of majority vote.

Site Plan & plats:

- 03.) Sketch-Dillion Pointe Subdivision, 106 lots, Old Hunters Point Pk. 36/16.24
Sketch plat meets requirements. Those speaking in opposition to the subdivision development: Kevin Graves, Dr. Wes Suddarth, Bill Robertson and Gene Trouy stating their concerns to be retention ponds, roads flooding, driveway wash out from flooding, septic system location, no habitat study for endangered species the bladderpod, narrow roads, narrow bridges, excessive traffic. Aws Ahmed, SEC was present to answer questions and stated draining will not be changed or altered, will follow Stormwater regulations, plans will be submitted to TDEC for review. Billy Plant, SEC was also present to answer questions. Wendy Deat, Lannar Homes was present to answer questions and stated plans conform with zoning and will comply to Stormwater and other Departments regulations. After further discussion motion made by Jewell to approve second by Weathers with Thompson, Woods, Ricketts, voting aye Nokes and Jones voting NO motion fails due to lack of majority vote. Motion made by Jewell to reconsider second by Ricketts and all voting aye. Motion was then made by Jewell to approve second by Weathers with Nokes voting NO, with a vote of 6-1 sketch was approved.
- 06.) Prelim.; Hawthorne Valley Phase 2 & 3, 156 lots, Archwood Valley 100/59.00
Preliminary plat meets requirements. Those speaking in opposition to the request: Marian Maxwell, Christian Boehnen, Crystal Stoner, Jeremy Stoner, Keith Williams and Laurie Dalton, stating their concerns to be no secondary entrance/exit, EMS access, impact on property values, proposed development not being in keeping with exiting neighborhood, children's safety. Jeff Reid, LGI Homes was present to answer questions and stated the developer will horror comments to the County, will seek TDOT approved entrance being Central Pike is a state route, road construction plan approval has been given by Wilson County Road Department and letters of credit will be posted with the County. Heather Johnson, LGI was present to answer question representing the developer of the property. Kyle Griffin, CSDG appeared as engineer of record to answer questions. After further discussion, motion made by Ricketts to deny based on development not having a turn lane on Central Pike for traffic into and out of the subdivision, second by Nokes , with a vote of 5-2 motion fails, motion was then made by Jewell to reconsider the application and approve subject to the developers ability to use or acquire new road right of way into the plan for turn lane on Central Pike into the existing development, second by Thompson, with all voting aye the plat was approved with conditions.

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

Soils Amd.; Walter Wade Cummings Property Lot 3, 1 lot, 4315 Coles Ferry Pk.	36/34.04
Rsb.; Russell Jenkins Property Lot 3, 1 lot, 220 N. W. Williams Rd.	27/40.01
Rsb.; Ronald D. Willis Property Tract 1A, 1 lot, Holloway Rd.	102/8.13, 8.17
Subdv.; E. J. Bilbro Property Lot 10	95/43.10

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