

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, June 16, 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, Thompson, Woods and Weathers constituting the entire membership with the exception of Ricketts, and Turner who were absent. Also present were the County Planners, County Building Inspection Staff, County Stormwater Staff, County Attorney 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 May 19, 2023 meeting were approved on motion of Renfro second by Weathers and all voting aye

### **Old Business:**

#### **rezoning of property request: deferred April 21, 2023**

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 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.

#### **withdrawn by applicant**

### **New Business**

Application has been made by Kurt McKeithan requesting to rezone from Residential (R-1) to Neighborhood Commercial (C-1) property located at 8924 Stewarts Ferry Pike, the property contains approximately .53 acres and is further referenced as Wilson County Tax Map 116 Parcel 108.01.

Staff read recommendations. Kurt McKeithan was present to answer questions. After discussion pertaining to the allowable uses within the C-1 district, motion was made by Thompson to approve seconded by Jewell with all voting aye the request will be forwarded to the Wilson County Commission with a positive recommendation.

### **Site Plan and Plats:**

- 01.) Site Plan-Calvary Baptist Church, 1 lot, 1702 Sparta Pike 91/6.02  
Site plan was presented. Staff read recommendations. Jerry Warren, Warren and Associates was present representing the applicant. Daniel Cowan, Fire Marshal, was present representing WEMA. After discussion, on motion of Nokes seconded by Ashe and all voting aye the site plan was approved subject to staff recommendations.

02.) Prelim.; Montgomery Estates, 10 lots, Cairo Bend Road 8/8.00, 12.10  
withdrawn by applicant

03.) Prelim.; Saddle Ridge Place Subdv, 65 lots, Needmore Road 50/182.02,  
53/5.00, 11.00, 12.01  
Plat was presented. Staff read recommendations. Tom Clemmons, Clemmons  
and Associates was present to represent the applicant. After discussion, on  
motion of Ashe second by Renfro and all voting aye the plat was approved  
subject to staff recommendations.

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

Amd.; Reserve @ Horn Springs Phase 1 lot 38, 1203 Ben Forkum Drive  
35H/A/11.00

Soils Amd.; Barton Cove Subdivision Lot 10, Barton Shore Court  
35A/C/10.00

Rsb.; Stewarts Ferry Farms Lot 7, 12306 Stewarts Ferry Pike 115/54.00

Rsb.; John Salyer Property tracts 1 & 2 and 7 & 8, 300 Liberty Chapel Road  
49/6.17

County Attorney Jennings stated LGI Homes has filed a legal suit against the Planning  
Commission, he turned the case over to the County Insurance and they declined to  
represent the Planning Commission on the matter. Attorney Jennings then stated that  
the insurance policy has a rider to employ an attorney that will assist the county in such  
matters and would like permission from the Planning Commission to hire an attorney to  
help in this case. After discussion motion made by Ashe seconded by Renfro with all  
voting aye to grant Attorney Jennings request.

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