

Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, June 17, 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, Dixon Jewell, Jones, Major, Nokes, Ricketts, Thompson, Weathers and Woods constituting the entire membership with the exception of Hutto who was absent. Also present were the Planning Staff, 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 May 20, 2022, meeting were approved as corrected on motion of Weathers second by Thompson and all voting aye.

Old business: _____ none

New business:

REZONING OF PROPERTY

Application has been made by Randy Laine representing property owner Linda Graves to rezone approximately 66.20 acres from (A-1) Agricultural to (R-1 PUD) Residential Planned Unit Development Overlay District, the property is located on Burford Road referenced by Wilson County Tax Map 24 Parcel 41.00. Commission District 6 Kenny Reich.

Staff read recommendations. No public comment. Motion was made by Weathers to approve rezoning the property from (A-1) Agricultural to R-1 PUD including variance request second by Woods with all voting aye the rezoning request will proceed to the Wilson County Commission for final recommendation.

Site Plans and Plats

- 01.) Site Plan -Speedway IP Ph. 2 Lot 10 Bldg. 10, 1 lot, Marty Robbins Dr. 141/26.05
Site plan was presented. Staff read recommendations. Rob Arts, Engineer with Kimley Horn was present to answer questions. On motion of Woods seconded by Dixon with all voting aye the site plan was approved subject to staff recommendations.
- 02.) Site Plan-Speedway IP Ph. 2 Lot 11 Bldg. 11, 1 lot, Richard Petty Way 141/26.05
Site plan was presented. Staff read recommendations. Rob Arts, Engineer with Kimley Horn was present to answer questions. On motion of Jewell seconded by Ricketts with all voting aye the site plan was approved subject to staff recommendations.

- 03.) Site Plan-Speedway IP Ph. 2 Bldg. 17, 1 lot, Richard Petty Way 141/26.05
Site plan was presented. Staff read recommendations. Rob Arts, Engineer with Kimley Horn was present to answer questions. On motion of Ashe seconded by Weathers with all voting aye the site plan was approved subject to staff recommendations.
- 04.) Prelim.; Dillon Pointe Subdv.; 106 lots, Old Hunters Point Pike 36/16.24
Plat was presented. Staff read recommendations. Matt Taylor, Engineer with SEC was present to answer questions. Area residents voicing their concerns to the development, Dr. Wesley Suddarth, Mary McDonald, Kevin Graves, Kitty Waters, Kristi Chastain, Buddy Trouy, Bill Robinson and Jennifer Foster. Residents stated their concerns to the development being wastewater affluent flowing into Spring Creek, not enough study to the protected species the Bladder Pod, houses being flooded, houses being built close to wetland area, size of retention ponds being too small, overcrowding schools, traffic flow, impact on downstream residences, strain on utilities, request was made to limit number of homes because of flooding, existing narrow roads, existing narrow bridges, heavy equipment traffic, trash being left by contractors, a letter from Caitlin Elam, Botanist, Division of Natural Areas was presented to planning members. Chris Leauber, Executive Director, was present representing the Wilson County Water Authority. Kevin Sturgill, Lennar Homes was present to answer questions. James Vaden, Wilson County Stormwater was present to answer questions. After discussion, motion made by Jewell to approve subject to staff recommendations seconded by Weathers with Ricketts, Major and Thompson also voting to approve, voting to deny were Ashe, Woods, Jones, Dixon, and Nokes, motion fails due to lack of majority vote. Motion was then made by Dixon to defer for 30 days to allow time for more information, second by Woods, motion fails due to lack of majority vote. After further discussion motion was made by Dixon to approve subject to staff recommendations and stormwater recommendations, seconded by Jewell those also voting to approve were Weathers Major and Ricketts those voting no were Ashe, Thompson, Woods, Jones and Nokes motion fails due to lack of majority vote. Motion was then made by Ashe to deny without prejudice second by Thompson with Woods, Jones and Nokes voting to deny those voting no were Jewell, Weathers, Dixon, Ricketts, and Major. After further discussion motion was made by Jones to defer for 30 days to allow Matt Taylor, Engineer with SEC to work with James Vaden, Wilson County Stormwater on stormwater requirements, second by Weathers, with Jewell voting no, all others voting aye the plat was deferred.
- 05.) Final-The Oaks Subdivision Ph. 1, 41 lots, Lone Oak Rd. & Donna Oaks Dr. 122/1.06 po
Plat was presented. Staff read recommendations. After discussion, on motion of Dixon seconded by Woods and all voting aye, the plat was approved subject to staff recommendations.
- 06.) Final-Linda Pinkstaff Property, 16 lots, Hamilton Chambers Rd. 37/16.05
Plat was presented. Staff read recommendations. Jim Agee, Realtor was present representing the property owner. After discussion on motion of Ashe second by Jewell with all voting aye the plat was approved subject to staff recommendations.

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

Rsb.; Vantage Vue Subdivision Lot 13, 1 lot, Benders Ferry Rd,	28/2.19
Renewal: Douglas E. Hodge Property, 2 lots, Cainsville Rd. & Lindsley Rd.	104/52.00

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