

# DRAFT

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, July 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 Jewell, Jones, Major, Nokes, Ricketts, Thompson and Weathers and constituting the entire membership with the exception of Ashe, Dixon, Hutto and Woods 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 June 17, 2022, meeting were approved on motion of Weathers second by Nokes and all voting aye.

### **Old business:** \_\_\_\_\_

Prelim.; Dillon Pointe Subdivision, 106 lots, Old Hunters Point Pk.  
36/16.24

Plat was presented. Staff read recommendations. Planner Brashear provided an update from consulting county engineer Jerry Warren. Email from area resident Bill Robertson was read into record. Email from Caitlyn Elam, Botanist, TDEC was read into record. Area residents voicing their concerns to the development, Dr. Wes Suddarth, Kevin Graves, Jeff Brown, Buddy Trouy and Robert Snider. Residents stated their concerns to the development being, location of homes being in wetlands, location of new road within the development not acceptable as located due to wetlands, location of sand pit being in area that floods, sink holes on the property, flooding of property in heavy rain event causing new homes to flood and possible damage to the neighboring property, retention ponds remaining full, infrastructure not being in place causing safety concerns to the area, two lane bridges in area causing traffic congestion, water flowing over the bridge in heavy rain event. and water from dump flowing into the tributary, waterline diameter and water pressure downstream, narrow roads with no shoulders being on the road, construction truck traffic. Matt Taylor, Engineer with SEC was present to answer questions. Discussion pertaining to the time construction can begin and dirt being moved. Discussion on flood studies by FEMA. James Vaden, representing the County Stormwater was present to answer questions. Chris Leauber, Director Water and Wastewater Authority was present to answer questions. Attorney Shawn Henry was present representing Lennar Homes. After further discussion motion was made by Jewell to approve subject to staff recommendations, seconded by Thompson with Nokes voting NO, with all others voting aye the plat was approved subject to staff recommendations and approved subject to Stormwater comments.

### **New business:**

## **AMENDMENT TO THE WILS ON COUNTY ZONING ORDINANCE.**

to add a parking standard for warehousing, distribution, light manufacturing/assembly, and office facilities above 25,000 square feet in size.

Moved to the end of the agenda.

## REZONING OF PROPERTY

Applicant, Matt Taylor, SEC representing Quick Supply c/o Julian Smith, is requesting rezoning a portion of the Blake Bass Property, 100 Taylor Road from A-1 Agricultural District Zoning to I-2 Industrial Zoning with a PUD overlay referenced by Wilson County Tax Map 126 being part of Parcel 9.00. The portion of the property requested for rezoning consideration contains approximately 18.77 acres.

Staff read recommendations. Area residents voicing their concerns to the development, Phillip Lindsley, Melissa Davenport, Cheri Lindsley, Jeanette McCray, Brad Lassiter, Laura Nuessle, Andrea Thomas, and Julia Smith. Residents stated their concerns to be visible security lighting onto neighboring properties, unknown amount, or type of materials to be stored and how they will be stored, size and number of trucks to be entering and exiting the site each day, the use of Trammel Lane and/or Chicken Road not being acceptable for heavy truck traffic, concerns of egress/ingress from Sparta Pike, possible accidents pertaining to explosives. Julian Smith, Account Manager of Quick Supply was present to answer questions. Matt Taylor, SEC was present to answer questions. Blake Bass, property owner was present to answer questions. After further discussion pertaining to a possible Knox box system for emergency services to access the property and questions to the egress/ingress entrance crossing the railroad tracks, motion was made by Jewell to defer until the August 19, 2022 meeting for more information, second by Jones, with all voting aye the motion to defer was unanimous.

## **Site Plans and Plats**

01.) Septic Variance: Earl Butts Property, Eastover Rd. 1 lot  
82/104.00

Staff has spoken to TDEC they will not sign a plat until it has a lot evaluation that meets requirements. Per subdivision regulations off site soils are prohibited if the Planning Commission is willing to grant a variance for off-site soils TDEC will sign the plat with proper easement documentation. Property owner Dorian Ayache requested the Planning Commission by-pass the environmental signature. After discussion motion was made by Jewell to deny, second by Thompson, with all voting aye, the request was denied.

02.) Site Plan-Abune Aregawi Orthodox TeWahedo Church parking addition, Hobson Pk. 1 lot, 119/60.14

Site plan meets requirements. On motion of Nokes, second by Weathers, and all voting aye, the site plan was approved.

03.) Site Plan-AT & T generator installation NW Rutland site, NW Rutland Rd. 1 lot  
77/52.07

Site plan was presented. Staff read recommendations. After discussion, on motion of Weathers, second by Ricketts, and all voting aye, the site plan was approved subject to staff recommendations.

04.) Site Plan-BRP Big Rig Parking directional signs, Couchville Industrial Blvd. 1 lot  
137/2.19

Site plan meets requirements. On motion of Major, second by Weathers, and all voting aye, the site plan was approved.

05.) Final-Estates of Master's Way, Masters Way 22 lots  
100/64.01

Applicant requests deferral until September 16, 2022, meeting. On motion of Jones, second by Weathers, and all voting aye, the plat was deferred as requested.

06.) Amd.; Connie Watkins Property Lots 1, 2, 3, Hartsville Pk. 3 lots,  
44/41.00

Plat was presented. Staff read recommendations. On motion of Nokes, second by Weathers, and all voting aye, the plat was approved subject to staff recommendations.

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

Subdv.; Stephens Property, 1 lot, Sugar Flat Rd.  
60/35.07

Soils Amd. Hickory Point Subdivision Phase 2 Lot 40, 1 lot, Kathryn Adele LN.  
12N/E/4.00

Rsb.; Frank Tolliver Estate Tracts 14A & 14B, 2 lots, Coles Ferry Pk.  
35/6.00, 6.01

Soils Amd. Hickory Point Subdivision Phase 1 Lot 18, 1 lot, Kathryn Adele LN.  
12N/D/27.00

Subdv.; Robert & Joseph Brown Property, 1 lot, Mires Rd.  
118/25.00

Subdv.; Robert & Joseph Brown Property, 2 lots, 556 Mires Rd.  
118/26.00

Rsb.; Howard & Billie Love Huddleston Property Lot 1, 1 lot, Sparta Pk.  
129/36.02

Soils Amd.; Mark Augelli Property, 1 lot, Mires Rd.  
121/46.00

**Amendment to the Wilson County Zoning Ordinance;** to add a parking standard for warehousing, distribution, light manufacturing/assembly, and office facilities above 25,000 square feet in size. After discussion on motion of Thompson, second by Major, and all voting aye, the amendment received a positive recommendation and will be forwarded to the Planning and Zoning Committee for review and then to the Wilson County Commission for final recommendation.

On motion of Thompson, second by Jewell, with all voting aye, Chad Goughnour was granted permission to speak before the Commission pertaining to the Ricketts Subdivision approved for development behind the Berkshire Ridge Subdivision.

Mr. Goughnour expressed concerns on behalf of himself and residents of the Berkshire Ridge Subdivision pertaining to the single point of access to the Ricketts Subdivision being through Berkshire Boulevard and with that comes construction truck traffic, residents not being notified the property was sold to become rental property for commercial purposes, with the one point of access to the Berkshire Ridge Subdivision and Ricketts Subdivision there will only be one way in and one way out for emergency services which brings a concern for neighborhood safety. Mr. Goughnour also expressed concerns pertaining to the sewer system, Ricketts Subdivision not being a part of the Berkshire Ridge Subdivision and having access to or damaging open space improvements within the Berkshire Ridge Subdivision and safety of children during construction phase with heavy truck traffic and after construction with excessive traffic for the number of homes being built. A petition from residents was presented to the Planning Commission stating apprehensions to the proposed Ricketts Subdivision the petition contained 332 signatures. Area residents also stated they felt that proper notification/identification was not given for the Ricketts Subdivision development because the agenda stated Posy Hill Road only and did not show stub out road name Jamie's Way as connecting road nor Berkshire Boulevard as point of access to the proposed subdivision.

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