

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, August 19, 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 and who was absent. Also present were the Planning Staff, Stormwater Staff, Building Inspection 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 July 22, 2022, meeting were approved on motion of Weathers second by Nokes and all voting aye.

### **Election of Officers- moved to the end of agenda**

#### Old Business:

Applicant, Matt Taylor, SEC representing Quick Supply c/o Julian Smith, is requesting rezoning 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. Commission District 7, Terry Scruggs.

#### **Applicant requests deferral.**

Area residents voicing their concerns to the development, Donald Nuessle, Chelsie Birk, Jim Malone, Alden Davenport, Edward Davenport, Laura Nuessle, Andrea Thomas and William Mathis.

Residents stated their concerns to be Old Trammel Road not being adequate for heavy truck traffic, against transforming rural area from agricultural to industrial, semi-truck traffic entering/exiting Sparta Pike, Old Trammel Road and Taylor Road due to limited site distance on all roads, increase in traffic on Old Trammel Road, explosive storage potential for accidents, no environmental study to show impact on land or nearby streams in case of accidental leakage of Nitroglycerin, no study on real estate impact, future expansion of industrial use, keeping area rural in nature, changes to the community and neighborhood safety, fire/explosive emergency response and there being no fences, no water, no cameras and no lights on the property pertaining to site location. Commissioner Scruggs stated he has received several calls relating to the application, and that people feel threatened by the proposal, the residents do not want to see the application approved and he would appreciate anything the Commission could do. After further discussion motion made by Major to defer until the September 16, 2022 meeting, second by Jewell, with all voting aye the request for deferral was granted as the applicant requested.

Amendment to the Wilson County Subdivision Regulations:

Article III – general requirements and minimum standards of design, section a. streets, sub section 2 – relation to adjoining street system, make the following changes or additions to be added after paragraph 2:

Where 99 lots or more are proposed in a subdivision of property, there shall be two entrances to the development established for public ingress/egress off existing county road infrastructure. Both entrances shall conform to the road commission standard of having a center turn lane, acceleration and deceleration lanes added to the existing road system by the newly proposed intersection as applicable when roads are intersected rather than continued into a proposed development. Secondary Access will be required prior to the recording of the 34<sup>th</sup> lot in a subdivision.

Amendment was presented. Jeremy Stoner spoke in support of the amendment. After discussion on motion of Ricketts second by Weathers and all voting aye the amendment was approved adding the following statement to the end of the amendment, **Does not apply to any sketch, preliminary, or final plat with valid approval prior to date of adoption August 19, 2022.**

Master Plan Amendments, Site Plans and Plats

- 01.) Proposed C-4 Master Plan Amendment - Applicant Mark Mc Donald has made application to amend the Garvin Retail/Commercial PUD from the existing uses Gas/Quick Service Retail, Quick Service Retail, Restaurant, Hotel and Retail/Commercial to Quick Service Retail, Retail, Commercial, Restaurant (sit down and/or drive thru) Hotel, Offices, Gas Station, Truck Maintenance & Parking, . The zoning will remain (C-4) Planned Commercial. The property is located at 645 Couchville Pk. & Aldi Blvd containing approximately 13.91 acres referenced by Wilson County Tax Map 138 Parcel 39.06. Master Plan was presented. Staff read recommendations. Joe Haddix, CSDG, engineer of record was present to answer questions. After discussion on motion of Thompson second by Woods and all voting aye the master plan was approved subject to staff recommendations and adding warehouse and distribution to the list of uses.
  
- 02.) Site Plan-Speedway Bldg. 3 (Amazon) parking expansion & directional signs 1 lot  
1000 Richard Petty Way & Darrell Waltrip Drive 141/26.10  
Site plan was presented. Staff read recommendations. After discussion on motion of Jewell second by Thompson and all voting aye the site plan was approved subject to staff recommendations.

- 03.) Site Plan-Trucking Facility Couchville Pk./Logistics Dr. 1 lot  
Couchville Pk. & Logistics Dr. 138/34.00  
Site Plan was presented. Staff read recommendations. Joe Haddix, CSDG, engineer of record was present to answer questions. Mark Mc Donald, procurer of the property was also present to answer questions. After discussion on motion of Weathers second by Thompson and all voting aye the site plan was deferred until the September Planning Commission meeting to allow time for the site plan to be reviewed by the County Engineer and County Stormwater Division.
- 04.) Sketch Plat-The Grove @ Bartons Creek 58 lots  
7166 Coles Ferry Pk. 35/36.00  
Sketch plat was presented. Staff read recommendations. Joe Haddix, CSDG, engineer of record was present to answer questions. After discussion on motion of Jewell second by Ricketts and all voting aye the sketch plat was approved subject to staff recommendations, that included an additional stub out to the west adjacent property (Thorne Property).
- 05.) Final Plat.; Fleming Property 3 lots  
290 Mann Rd. & Trice Rd. 35/20.00  
Plat was presented. Staff read recommendations. Jason Denton, adjacent property owner voiced his concerns to the lots possibly impacting his farm operation due to water flow being disrupted. James Vaden, Wilson County Stormwater Division discussed the requirements of new lot builds. Beau Agee surveyor of record was present to answer questions. Phillip Vance was present requesting approval of the plat. After discussion on motion of Jones second by Weathers and all voting aye the plat was approved subject to staff recommendations with Lots 2 and 3 being deemed and identified on the plat as critical lots.
- 06.) Preliminary Plat - Wayne Lannom Property 6 lots  
Gwynn Rd. 141/6.00  
Plat was presented. Staff read recommendations. Paul Crockett Surveyor of record was present stating that after deed research Lot 1 shown on the proposed plat became a legal lot of record in 1961 and should be removed from the plat, changing the plat to a five (5) lot subdivision plat on final instead of a six (6) lot preliminary plat. After discussion on motion of Nokes seconded by Thompson with all voting aye the plat was approved as a final (5) lot subdivision plat with verification that lot 1 shown on the original plat submitted for review was a legal lot of record before 1961.

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

Amd.; Shelley Acres Section 5 Lot 43, 605 Shelly Drive, 1 lot, 117K/D/3.00

Rsb.; Lewis & Charlene McCoy Property, 105 Turner Road, 1 lot, 112/42.02

Subdv.; Hickerson & Son Construction LLC Property, 121 Lakeview Drive, 2 lots, 28/2.02

Subdv.; Wedgewood Realty Company, Leeville Road, 2 lots, 94/38.00

Amd.; Jimmy Comer Property, 333 Watson Circle, 1 lot, 25/46.01

Subdv.; Joan Baer Property, 9626 Cainsville Road & Newby Road, 1 lot, 134/3.03 po

Combination Twin Cove Subdivision Section 1 lots 13 & 14, 1 lot, 14E/A/24.00, 25.00

Add on at the request of Planning Director Brashear:

Site Plan-Boxwell Reservation addition Learning Center 1 lot  
1260 Creighton Lane 13/56.00

Site Plan was presented. Staff stated the addition was a five thousand (5,000) square foot learning center. After discussion on motion of Jewell second by Major with all voting aye the site plan was approved subject to staff recommendations.

Election of Officers:

Jewell made motion for all officers to remain the same second by Ricketts with all voting aye the officers remain as is, Gene Jones, Chairman, Diane Weathers Vice-Chair, Randall Hutto, Secretary.

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