

Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, September 16, 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 constituting the entire membership with the exception of Woods and Hutto and who was absent. Also present were the Planning Staff, Stormwater Staff, Building Inspection Staff, County Attorney Jennings and Court Reporter Sean Franks, Briggs and Associates 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.

Chairman Jones introduced Gary Renfro to the Planning Commission, taking the place of Randall Hutto through December 2022.

The minutes of the August 19, 2022, meeting were approved on motion of Weathers second by Dixon and all voting aye.

Old Business:

Final-Estates of Master's Way 22 lots
Masters Way 100/64.01

Plat was presented. Staff read recommendations. Aws Ahmed, engineer with SEC was present to answer questions. After discussion on motion of Nokes second by Ashe with all voting aye the plat was approved subject to staff recommendations.

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.

Applicant withdrew request, no action required.

Site Plan-Trucking Facility Couchville Pk./Logistics Dr. 1 lot
Couchville Pk. & Logistics Dr.
138/34.00

Applicant requests deferral to allow time for further drainage studies. On motion of Jewell seconded by Major with all voting aye the site plan was deferred until the October 21, 2022 meeting.

New Business

Application made by CP Logistics to rezone property from (A-1) Agricultural to (C-4) Planned Commercial the property is located at 2050 Gwynn Road referenced by Wilson County Tax Map 141 parcel 12.02 the property contains approximately 6.58 acres.

Jeff Koniczny, development manager, Panattoni Development Company was present to answer questions. After discussion pertaining to traffic flow and parking during race weekend at the Nashville Speedway, motion was made by Ashe seconded by Renfro with all voting aye the request received a positive recommendation and will be forwarded to the Wilson County Commission for final approval.

Site Plans and Plats

01.) Site Plan-New Balance Business Sign (Speedway Industrial Lot 6B Bld. 9)

1 lot

1125 Darrell Waltrip Drive

141/26.13

Site plan was presented. Staff read recommendations. On motion of Weathers seconded by Dixon with all voting aye the site plan was approved subject to staff recommendations.

02.) Site Plan-Speedway Industrial Park Phase 2 Lot 12 Building 12

1 lot

1225 Richard Petty Way

141/11.00;

26.05

Site plan was presented. Staff read recommendations. On motion of Ricketts seconded by Nokes with all voting aye the site plan was approved subject to staff recommendations.

03.) Final-Speedway Industrial Park Lots 13, 14, 15, 17 & Rsb. Lot 12

5 lots

Richard Petty Way & Marty Robbins Drive

141/11.00,

26.05

Site plan was presented. Staff read recommendations. On motion of Jewell seconded by Ashe with all voting aye the site plan was approved subject to staff recommendations.

04.) Site Plan-Speedway Industrial Park Phase 2 Lot 13 Building 13

1 lot

Richard Petty Way

141/11.00, 26.05

Site plan was presented. Staff read recommendations. On motion of Weathers seconded by Jewell with all voting aye the site plan was approved subject to staff recommendations.

05.) Sketch Plat-Windemere Cove fka Lake Estates

71 lots

348 Green Road & Bates Road

14/2.00

Plat was presented. Staff read recommendations. Jim Harrison, CSDG, engineer of record was present to answer questions. Hal Clark, CSDG, Landscape Architect of record was present to answer questions and presented a conceptual plan for the development. After discussion pertaining to amenities for the development, step

sewer system location and requirements, preservation, access and security for an existing cemetery, advantages and disadvantages of gated vs non-gated community, EMS access being there are several proposed cul-de-sacs, proposed re-alignment and widening of Green Road and stormwater quality motion made by Dixon seconded by Ashe with all voting aye the plat was approved subject to staff recommendations.

- 06.) Prelim; The Oaks Phase 3 20 lots
1021 Lone Oak Road 121/10.10
Plat was presented. Staff read recommendations. On motion of Jewell seconded by Nokes with all voting aye the plat was approved subject to staff recommendations.

- 07.) Prelim.; The Grove @ Bartons Creek 57 lots
7166 Coles Ferry Pike
35/36.00
Plat was presented. Staff read recommendations. Staff stated they needed access and property staked for proper onsite review. Russell Parrish, Parrish and Associates was present to answer questions and stated he is working on getting the property cleared. On motion of Jones second by Jewell with all voting aye the plat was deferred until the October 21, 2022 meeting to allow time for property clearing to allow onsite review by staff.

- 08.) Final-Sharpe's Crossing Phase 1 fka Ricketts Subdivision Phase 1
26 lots
Jamie's Way & Posey Hill Road
95/48.13
Plat was presented. Staff read recommendations. On motion of Nokes, seconded by Ashe, Ricketts abstains, with all others voting aye the plat was approved subject to staff recommendations.

- 09.) Final-Breckenridge Glen 2 fka Higher Ground Subdivision
5 lots
Breckenridge Glen Drive & Fredricksburg Road
98/22.00
Plat was presented. Staff read recommendations. Russell Parrish, Parrish and Associates was present to answer questions. On motion of Ashe seconded by

Ricketts with all voting aye the plat was approved subject to staff recommendations.

- 10.) Final-Michael David Bromley & Amy Bromley 4 lots
6697 Greenvale Road & Knight Creek Road
165/4.01

Plat was presented. Staff read recommendations. David Yoest was present stating his concerns to the development of the property. After discussion pertaining to density in agricultural zoned areas of Wilson County motion made by Jewell seconded by Weathers with all voting aye the plat was approved subject to staff recommendations.

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.

Rsb.; Belle Isle Lot 22, 6738 Cairo Bend Road, 2 lots, 15/3.21
Subdv.; Marion Nelson Wilson Property, 717 Vanderbilt Road, 2 lots, 50/139.00 po

An update on the progress of the Land Use Plan and Growth Plan were given.

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