



WILSON COUNTY PLANNING COMMISSION

Friday, April 21, 2023
10:00 a.m.

Commission Chambers, Wilson County Courthouse

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: March 17, 2023

Old Business:

The following rezoning of property request was deferred at the January 20, 2023 meeting. Application submitted 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 General Commercial Planned Unit Development (C-2 PUD) the 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.

District 12 Commissioner: Haskell Evans

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Prelim.; Montgomery Estates	10 lots
Cairo Bend Road	8/12.10
District 5 Commissioner Jerry McFarland	zoned A-1

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A Resolution amending lot size & allowable use criterion within the agricultural & residential zone districts (attached)

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New Business

rezoning of property request:

Application has been submitted by Joe Haddix on behalf of property owner Susan Gibson requesting to have property rezoned from (A-1) Agricultural to (R-1) Rural Residential, the property is located at 724 Bradshaw Road and contains approximately 17.78 acres, the property is further referenced as Wilson County Tax Map 26 Parcel 67.01. District 5 Commissioner: Jerry McFarland.

Site Plan and Plats:

01.)	Site Plan-Golden Bear-8 Central Pike Property Central Pike & Murfreesboro Road District 12 Commissioner Haskell Evans	1 lot 123/20.02 zoned C-3
02.)	Site Plan-American Tower -T-Mobile 14701 Cainsville Road District 9 Commissioner Blake Hall	1 lot 162/18.00 zoned A-1
03.)	Site Plan-Gilmore Hill Baptist Church-pavilion 384 South Dickerson Chapel Road District 6 Commissioner Beth Bowman	1 lot 22/7.01 zoned A-1
04.)	Final-Ravens Crest Phase 2 Section 3 Jackson Road & Ravens Crest Avenue District 14 Commissioner Tommy Jones	32 lots 116/38.03 zoned R-1
05.)	Final-Hawthorne Valley Phase 2 Archwood Valley District 14 Commissioner Tommy Jones	80 lots 100/59.00 zoned R-1
06.)	Final-Misty Cove Estates fka Leeward Estates North Lakeview Drive District 6 Commissioner Beth Bowman	55 lots 16/22.00 zoned A-1
07.)	Prelim.; Cassa 2710 fka Armstong Subdivision 2710 South Mt. Juliet Road District 16 Commissioner Diane Weathers	46 lots 99/89.00 & 90.01 zoned R-1
08.)	Sketch Plat-Cumberland Oaks Bates Road & Yelton Road District 5 Commissioner Jerry McFarland	157 lots 13/32.00, 33.00 & 14/5.04, 7.00, 8.00, 10.00 zoned R-1
09.)	Sketch-Willow Landing Phases 1, 2, 3 Cooks Road & Mays Chapel Road District 4 Commissioner Chad Barnard	279 lots 48/4.00, 4.04, 5.00 zoned R-1
10)	Sketch-SW Cook Road Subdivision SW Cook Road District 16 Commissioner Diane Weathers	144 lots 97/81.01, 81.02, 81.03 zoned R-1

Plats for affirmation:

Amd. Spenlake Section Two Lot 32 16 Heron Way District 4 Commissioner Chad Barnard	1 lot 12M/E/3.00 zoned A-1	
Subdv.; Anthony Porter Property Bloodworth Road District 4 Commissioner Chad Barnard	1 lot 10/9.00 zoned A-1	
Rsb.; Connie Colbert Property Lots 6 & 7 Phillips Road District 15 Commissioner: Chris Dowell	4 lots 43/5.16, 5.17 zoned A-1	
Consolidation Plat-SCP Acquisitions LLC 815 Couchville Pike District 13 Commissioner Jeremy Hobbs	1 lot 138/83.00 zoned C-4 & R-1	
Subdv.; Goins Property Lot 8 725 Oregon Road District 9 Commissioner Blake Hall	1 lot 177/16.05 zoned A-1	
Subdv.; Sloan C. Davenport Prop. Lot 1A & Joe R. Davenport Prop. Lot 4 Old Alexandria Road District 9 Commissioner Blake Hall	2 lots 129/52.01 & 52.06 zoned A-1	
Subdv.; Carl Judkins Property Shop Springs Road District 7 Commissioner Terry Scruggs	1 lot 90/18.00 zoned A-1	
Rsb.; Dennis & Pricilla Martin Property 1356 & 1440 Hamilton Chambers Road District 6 Commissioner Beth Bowman	2 lots 37/19.03, 19.04 zoned A-1	
Subdv.; Ann S. Jackson 7 Roy C. Griffin Property Franklin Road District 12 Commissioner Haskell Evans	2 lots 93/36.01, 36.07 zoned A-1	
Subdv.; Jonathan Mark Gray & Jessica Lassiter Property Creighton Lane District 4 Commissioner Chad Barnard	2 lots 13/5.00 zoned A-1	
Amd.; Spenlake Section Two Lot 35 13 Heron Way District 4 Commissioner Chad Barnard	1 lot 12M/E/6.00 zoned A-1	

**A RESOLUTION AMENDING LOT SIZE and ALLOWABLE USE CRITERION
WITHIN THE AGRICULTURAL AND RESIDENTIAL ZONE DISTRICTS WITHIN
THE WILSON COUNTY ZONING ORDINANCE**

WHEREAS Wilson County Government seeks to protect the general health, safety, and welfare of the public at large, and.

WHEREAS the Wilson County Zoning resolution was passed and adopted in its entirety on January 17, 2003, as had been modified from previously approved and adopted versions of the zoning resolution, and

WHEREAS the current zoning resolution has been subsequently revised with the most recent revision and adoption occurring on September 19, 2022, and

WHEREAS the need has arisen to provide additional protections for Wilson County inhabitants, neighboring property owners, and the general public, regarding health and safety and general welfare; and

WHEREAS the zoning resolution seeks to provide certain economic and social advantages that result from an orderly and planned use of the land resources within Wilson County for the benefit of those who reside in Wilson County, inclusive of orderly and adequate layout of infrastructure and drainage provisions; and

WHEREAS The need has arisen in Wilson County to evaluate density and use allowances within current residential and agricultural zone districts within Wilson County, and

WHEREAS the County government is concerned about ongoing issues associated with the impacts of growth and the ability of the County Government to catch up with, or keep up with, such impacts for a sustained period given the current County infrastructure and the rapid rates of residential growth in the middle Tennessee area,

NOW THEREFORE BE IT RESOLVED that the following lot size and use criterion be amended in the Wilson County Zoning resolution as follows:

SECTION 1:

Amend the Zoning Ordinance by amending the lot size and allowable land uses in the listed residential and agricultural zone districts as described on the following two tables. Changes to lot size and land use will be amended and incorporated into the listed articles of the zoning resolution as appropriate within the current construct of each article's language as outlined in the tables.

Table 1:

Modify by inserting language	Proposed Zoning Criterion Modifications within the Wilson County Zoning Resolution		
in correct sections as follows:	No Public Water & Septic	Septic & Public Water	Sewer & Public Water
A2 - Agricultural Preservation District Article 5.22	174,240 (4 Acres) - Single Family	174,240 (4 Acres) - Single Family	174,240 (4 Acres) - Single Family
and anywhere else A2 Zoning	174,240 (4 Acres) - Two Family	174,240 (4 Acres) - Two Family	174,240 (4 Acres) - Two Family
acreage/use requirements are referenced	No Multi-family	No Multi-family	No Multi-family
A1-Agricultural District Article 5.20	80,000 - Single Family	80,000 - Single Family	80,000 - Single Family
and anywhere else A1 Zoning	120,000 - Two Family	120,000 - Two Family	120,000 - Two Family
acreage/use requirements are referenced	No Multi-family	No Multi-family	No Multi-family
R-1-Rural Residential District Article 5.10	40,000 - Single Family	40,000 - Single Family	40,000 - Single Family
and anywhere else R1 Zoning		with provision for 30,000 square foot lots if state approves	
acreage/use requirements are referenced	No Two-Family	No Two-Family	No Two-Family
	No Multi-family	No Multi-family	No Multi-family
R-2- Suburban Residential District Article 5.11	40,000 - Single Family	40,000 - Single Family	20,000 - Single Family
and anywhere else R2 Zoning		with provision for 30,000 square foot lots if state approves	
acreage requirements are referenced	No Two-Family	No Two-Family	30,000 - Two Family
	No Multi-family	No Multi-family	No Multi-family
			R-2 Description will be changed from High Density Residential District to Medium Density Residential District
R-3 - Planned Residential District Article 5.12	Planned Development Requires submittal of a master plan for Development that is approved by the County Commission.		
and anywhere else R3 Zoning	Single Family Attached Permitted.		
acreage requirements are referenced	Single Family Detached Permitted.		
	Two Family Attached Permitted.		
	Multi-Family Permitted with compliance with Article 4.20 as amended.		
	Mobile Home Park Permitted with compliance with Article 4.20 as amended.		
	Nursing Homes, Retirement Centers, Assisted living Facilities, and Hospitals.		
	Utility and Governmental Use.		
	Total Unit Density must remain below 8 units an acre.		
	Maximum Building Height of 55' with Sprinklering and Fire Suppression to WEMA/Fire Marshall Satisfaction.		
	Existing Developed R-3 Properties will be grandfathered into their previous approvals but significant revision in use mix or redevelopment above 30% of units of the originally approved development will require a revised master plan approval by the County Commission.		
	Article 4.20 will be amended to remove Board of Zoning Appeals requirement for approval of multi-family and mobile home parks.		

Table 2:

Article 5.5 Planned Unit Development	Proposed Amended Criterion Along with	
Modify by inserting language	amendment to any other references to Use and Densities within in the listed Zone Districts	
	Proposed Modifications to	
in correct sections as follows:	Pertinent Portions of Current Table 5.5-301.1.	
	Maximum Overall Single Family	
	Density In Base Zone District (Dwelling Units/Gross Acre)	Planned Unit Development Density Bonus in Dwelling Units/Gross Acre
A2 - Agricultural Preservation District	n/a	n/a
A1-Agricultural District	n/a	n/a
R-1-Rural Residential District	1.09	0.35
R-2- Suburban Residential District	2.18	0.32
R-3 - Planned Residential District	n/a	n/a
	*Note: All densities per gross acre are to be calculated based on estimate of 75% of the total acreage of residential development to a count for roads and other infrastructure.	

SECTION 2:

After each relocation, deletion, or addition to the zoning ordinance; insert the following language:

Revised (insert approval date), **Resolution** (insert resolution #).

SECTION 3:

If any part of this resolution is deemed to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this regulation which is not of itself invalid or unconstitutional.

SECTION 4:

The above listed amendments shall take effect upon approval of this amendment; the general welfare of the public requiring it. No part of this regulation shall have any impact on pre-existing use on appeal approvals. The Regulations in place at the time of approval of such activities shall take precedent.

Action of Planning & Zoning Committee	<u>approved</u>	02/07/2023
Action of Planning Commission	<u>deferred</u>	03/17/2023
Action of Planning Commission	approve/deny	04/21/2023
Action County Commission	approve/deny	

SPONSORING COMMITTEE