

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, February 17, 2023 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, Jewell, Jones, Nicholson, Nokes, Renfro, Ricketts, Thompson, Turner, Weathers and Woods constituting the entire membership. Also present were the County Planners, County Building Inspection Staff, County 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 January 20, 2023 meeting were approved on motion of Weathers second by Renfro and all voting aye.

### **Old Business:**

Application submitted by Keith Neal requesting to rezone the following property from (R-1) Rural Residential to (C-2) General Commercial the property is located at 8515 Stewarts Ferry Pike and contains approximately 6.97 acres the property is further referenced as Wilson County Tax Map 116 Parcel 42.05.

Staff read recommendations. Bob Wright spoke in opposition to the request. Property owner Keith Neal was present to answer questions. After discussion pertaining to C-2 allowed uses, zoning of nearby properties, motion was made by Renfro to deny based on property not being in compliance with the current land use plan seconded by Ricketts with Ashe, Jewell and Thompson voting NO, Jones abstaining, based on majority vote the request for rezoning was denied.

### **New Business**

#### **Land Use Plan Amendment**

Application has been made by Brendon Boles, Kimley-Horn with permission from property owners **Jerry Mc Peak and Terry Mc Peak** requesting a Land Use Plan Amendment from low density residential area to a commercial center area, the property is located on Maddox Road and contains approximately forty (40) acres, the property is further referenced as Wilson County Tax Map 140 Parcel 1.00.

Staff read recommendations. Brendon Boles, Kimley Horne was present to answer questions. After discussion pertaining to the current land use plan uses allowed and the proposed updated land use plan uses allowed motion made by Jewell to approve seconded by Turner with Renfro and Jones voting NO with all others voting aye the request was approved and will be forwarded to the Wilson County Commission for final recommendation.

**Rezoning of property**

Application has been made by Brendon Boles, Kimley-Horn with permission from property owners **Jerry Mc Peak and Terry Mc Peak** requesting rezoning of the property from (R-1) Rural Residential to (C-4) Planned Commercial the property is located on Maddox Road and contains approximately forty (40) acres, the property is further referenced as Wilson County Tax Map 140 Parcel 1.00.

Staff read recommendations. After discussion, on motion of Jewell, second by Thompson, Jones and Renfro voting NO with all others voting aye, the request was approved and will be forwarded to the Wilson County Commission for final recommendation.

**\*\*\*\*\*Site Plans and Plats**

- 01.) Site Plan-JAMS Investment Group building addition 1 lot  
5780 Highway 109 North & Northern Road 33/45.00  
Site Plan was presented. Staff read recommendations. Mike Weist property owner was present to answer questions. After discussion, on motion of Renfro, seconded by Ashe and all voting aye, the site plan was approved subject to staff recommendations.
  
- 02) Site Plan-SPDWY IP PH. 1 Lot 3 BLDG 3 (Amazon) EV Charger & Hydrogen Fuel Cell Generator  
1000 Richard Petty Way & Darrell Waltrip Drive 141/26.10  
Site Plan was presented. Staff read recommendations. Josh Magargee was present to answer questions representing the applicant. Daniel Cowan, Wilson County Emergency Management Agency was present to answer questions. After discussion, on motion of Thompson seconded by Woods and all voting aye the site plan was approved subject to staff recommendations.
  
- 03.) Site Plan-SPDWY IP PH 2 Lot 15 BLDG 15 1 lot  
Marty Robbins Drive & Gwynn Road 141/12.01, 12.02, 12.03, 12.04, 26.05  
Site Plan was presented. Staff read recommendations. Rob Arts, project manager, Kimley Horn was present to answer questions representing the applicant. After discussion, on motion of Ashe seconded by Thompson and all voting aye the site plan was approved subject to staff recommendations.
  
- 04.) SPDWY IP PH 2 Lot 11 Bld. 11 building materials modification 1 lot  
1250 Richard Petty Way & Gwynn Road 141/26.05  
Site Plan was presented. Staff read recommendations. Hector Bella, Ware Malcomb was present to answer questions. After discussion, on motion of Thompson seconded by Ricketts and all voting aye, the site plan was approved subject to staff recommendations.
  
- 05.) Site Plan-Cherokee Marina & Campground off site sign renovation 1 lot  
Hwy 109 & Cherokee Dock Road 10/23.00 po  
Site Plan was presented, Staff read recommendations. On motion of Ashe, seconded by Weathers and all voting aye, the site plan was approved subject to staff recommendations.

- 06.) Sketch Plat-McCrary Road Subdivision (name change Glade Park) 53 lots  
 Sketch plat was presented. Staff read recommendations. Joe Haddix, CSDG was present to answer questions representing the developer stating additional environmental work will need to be done, agreed to all recommendation and will adjust the waterline. Commission member Ashe expressed concerns to the cul-de-sacs within the development for emergency services ingress and egress. After further discussion, on motion of Weathers seconded by Woods with Renfro, Ricketts, Jones and Nicholson voting NO, with all others voting aye, the sketch plat was approved subject to staff recommendations.
- 07.) Final-Nettie Elizabeth Tomlinson Property Tracts 7 & 8 4 lots  
 North Dickerson Chapel Road 18/17.04  
 Plat was presented. Staff read recommendations. Commissioner Beth Bowman representing District 6 was present stating she received no support or concerns from residents. On motion of Weathers, seconded by Renfro and all voting aye, the plat was approved subject to staff recommendations.
- 08.) Prelim.: Jamie Lee Roddy Property 8 lots  
 East Richmond Shop Road 136/26.00  
 Plat was presented. Staff read recommendations. John Smith, was present representing the Wilson County Water and Wastewater Authority. Paul Crockett, surveyor of record was present to answer questions representing the property owner. On motion of Nokes seconded by Ashe and all voting aye the plat was approved with five (5) foot contours and surveyor agreeing to all other subject to staff recommendations.
- 09.) Prelim.; Amber Falls Subdivision 55 lots  
 1310 Burford Road 24/41.00  
 Plat was presented. Staff read recommendations. Kelley Swindell spoke in opposition of the request. Kristen Ragsdale spoke in opposition of the request. Jackie Malone spoke in opposition of the request. Kim Bee spoke in opposition of the request. Jennifer Foster spoke in opposition to the request. Kevin Graves spoke in opposition to the request. Buddy Truett spoke in opposition to the request. Michelle Reed questioned the traffic study. Jordan Fleming, developer/builder appeared before the Commission to answer questions. Linda Graves, property owner appeared before the Commission. Randy Laine, engineer for the development appeared before the Commission, John Smith, appeared representing the Wilson County Water and Wastewater Authority. Commissioner Beth Bowman appeared before the Commission and read comments from area residents both against and in support of the development. After discussion, on motion of Jewell seconded by Weathers, Woods and Renfro voting NO, with all others voting aye, the plat was approved subject to staff recommendations.
- 10.) Prelim.; Highlands of Poplar Ridge 84 lots  
 Highlands Ridge Drive & Eakes Thompson Road 120/2.00, 6.03  
 Plat was presented. Staff read recommendations. Nathan Quinn, Four Star was present to answer questions. Oliver North, Lose Design requested approval of the plat without stub out to adjacent property. Butch Earhart appeared as developer of the property to answer questions. Daniel Cowan appeared representing Wilson County Emergency Management

Agency. After discussion pertaining to offsite water improvements and residential fire sprinkler for homes, motion made by Jewell to defer until the March meeting for further discussion on waterline requirements and clearing paths for staff access to property for review seconded by Renfro, with all voting aye, the plat was deferred until the March meeting.

**PLATS FOR AFFIRMATION:**

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.

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| Rsb.; Joseph Haynes & Michael Searcy Property Lot 1C<br>Horn Springs Road | 1 lot<br>35/47.00    |
| Subdv.; David L. Adams Property<br>Sugar Flat Road                        | 1 lot<br>60/39.02    |
| Amd.; Stonebrook Falls Subdivision Lot 19<br>Stone Brook Drive            | 1 lot<br>25H/A/19.00 |

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.

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Randall Hutto, Secretary