

Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, May 19, 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, Jones, Nicholson, Nokes, Renfro, Ricketts, Thompson and Weathers constituting the entire membership with the exception of Jewell and Woods who were absent. Also present were the County Planners, County Building Inspection Staff, County Stormwater Staff and Court Reporter Angie Russel, Briggs & 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.

The minutes of the April 21, 2023 meeting were approved on motion of Jones second by Weathers and all voting aye with the following correction: **Chairman Jones made a motion to amend the Resolution by zone district, A-1 zone district leave as current**, second by Ashe, Nichols votes NO, with all others voting aye motion passes.

Member Ashe questioned Director Brashear as to whether the Planning Commission did their due diligence as the County Commission members were confused about the zoning ordinance amendment presented at their meeting. Director Brashear assured member Ashe and the Planning Commission they did.

Old Business:

rezoning of property request: deferred April 21, 2023

Application 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. Staff read recommendations. Betty Johnstone appeared in opposition to the request of rezoning and development of the property, stating existing water runoff problems. Thomas Maynard appeared in opposition to the request, concerns, water runoff, no road shoulders on Bradshaw Road, additional traffic through the Heritage Highlands neighborhood. Brian McFarland appeared in opposition to the request, concerns, water runoff, flooding, additional traffic through Heritage Highlands, with no sidewalks in the Heritage Highlands Subdivision bringing concerns for children's safety. Director Brashear made the Planning Commission aware that the property for rezoning is within the watershed study due to be completed in 2024-2025. Joe Haddix, CSDG appeared representing the applicant. After discussion motion made by Renfro to deny based on drainage and road access, seconded by Nicholson, with a vote of 3-6 motion fails due to lack of majority vote. Motion was then made by Weathers to approve seconded by Turner with a vote of 4-5 motion fails due to lack of majority vote. Motion was made by Ashe to send to the County Commission without recommendation seconded by Renfro vote was unanimous.

Sketch-SW Cook Road Subdivision, 144 lots, SW Cook Rd. 97/81.01, 81.02, 81.03
Withdraw by applicant.

New Business

Rezoning of property request:

Shelly Cole representing JAMS Investment Group has made application to rezone 5760 Highway 109 North from (C-3) Highway Commercial to (C-2) General Commercial the property contains 1.78 acres and is further referenced as Wilson County Tax Map 33 Parcel 45.00.

Staff read recommendation. Shelley Cole, property owner was present representing the request. After further discussion motion made by Turner to approve seconded by Ashe with all voting aye the request will be forwarded to the Wilson County Commission with a positive recommendation.

Site Plan and Plats:

- 01.) Site Plan-Mending Fences Cowboy Church, classroom portable 1 lot
10471 Highway 109 North 10/28.00
Site plan was presented. Staff read recommendations. Director Brashear stated the Wilson County Board of Zoning Appeals approved a variance for the portable building with the understanding when the church leaves the variance leaves. Daniel Cowan, Wilson Emergency Management Agency appeared stating any place of assembly request must be sent to the State Fire Marshall Office for approval and the request has not been approved. Randy Gibson, Mending Fences Cowboy Church appeared to answer questions. After further discussion motion by Ricketts to approve subject to State Fire Marshals approval seconded by Ashe, Renfo abstains, motion passes with majority vote.
- 02.) Site Plan-Cassa 2791 monument entrance sign 1 lot
South Mt. Juliet Road 99/77.01
Site Plan was presented. Staff read recommendations. Kyle Griffin, CDSG was present representing the project. After discussion, on motion of Renfro seconded by Thompson and all voting aye the site plan was approved subject to staff recommendations.
- 03.) Site Plan-Lebanon Envirocast addition 1 lot
2147 Murfreesboro Road 103/41.00
withdrawn by applicant.
- 04.) Site Plan-Berea Church of Christ accessory building 1 lot
5555 Coles Ferry Pike 35/19.00
Site Plan was presented. Staff read recommendations. Charley Dean, Dean Design Group was present representing the applicant. Daniel Cowan, Wilson Emergency Management Agency appeared answering questions pertaining to requirements of the State Fire Marshall's Office for places of assembly. After further discussion, on motion of Renfro seconded by Ricketts with all voting aye the site plan was approved subject to staff recommendations, State Fire Marshall approval and recommendation of Wilson Emergency Management Agency.

Posey Hill Road 95/40.00, 49.00
Plat was presented. Staff read recommendation. Kyle Griffin, CSDG was present representing the applicant. After discussion, on motion of Weathers seconded by Nokes and all voting aye the plat was approved subject to staff recommendations.

06.) Final-Cassa 2710 Phase 1 24 lots
South Mt. Juliet Road 99/90.01
Plat was presented. Staff read recommendation. Kyle Griffin, CSDG was present representing the applicant. After discussion, on motion of Weathers seconded by Renfro and all voting aye the plat was approved subject to staff recommendations.

07.) Final-Cassa 2710 Phase 2 22 lots
South Mt. Juliet Road 99/89.00,
90.01
Plat was presented. Staff read recommendation. Kyle Griffin, CSDG was present representing the applicant. After discussion, on motion of Weathers seconded by Ricketts and all voting aye the plat was approved subject to staff recommendations.

08.) Final-Amber Falls Subdivision 54 lots
Burford Road 24/41
Applicant requests deferral until the September 2023 meeting. After discussion, on motion of Jones seconded by Renfro and all voting aye the plat was deferred per applicant's request.

Plats for affirmation:

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

Frank J. Hoffman Property Lot 2 1 lot
5878 Franklin road 94/30.04

Subdv.; Elizabeth Vantrease & Consolidation of the Charles Vantrease Property 1 lot
Double Log Cabin Rd. 34/7.00, 7.06

Discussion: changes to County Zoning Ordinance amending lot size & allowable use criterion within the agricultural & residential zone districts.

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