

AGENDA  
WILSON COUNTY PLANNING COMMISSION  
**Friday, July 20, 2018 Meeting**  
11:00 a.m.

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: June 15, 2018

**Old Business:**            **Applicant has requested indefinite deferment of the following rezoning request:**

Richard Cardwell requesting to rezone property from (R-1) Rural Residential to (C-2) General Commercial property is located at 2720 McCrary Road referenced by Wilson County Tax Map 137 parcel 16.00 the property contains approximately 12.94 acres. Commission District 13 Commissioner Sonja Robinson.

New Business:

Election of Officers: Planning Commission By-Laws

ARTICLE IV

Nomination of officers shall be made from the floor and officers shall be elected at the annual organization meeting, which shall be held on the third Friday of July of each year. Said organizational meeting shall be presided over by a staff member acting as Chairman pro-tem.

Site Plan and Plats:

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|--|------------------------------------|
| 01.) Site Plan-Midway 840 Building 1<br>Couchville Pike<br>Commission District 13 Sonja Robinson                                 | 1 lot<br>138/41.02<br>zoning C-4   |
| 02.) Site Plan-Denton Hunt Property<br>1639 Cainsville Road<br>Commission District 21 Cindy Brown                                | 1 lot<br>82/139.00<br>zoning C-3   |
| 03.) Rsb.; Cross Winds Subdivision Lots 5, 6, 7, 8, 101<br>2731 Saundersville Ferry Road<br>Commission District 18 Terry Muncher | 4 lots<br>29G/A/9.00<br>zoning R-1 |
| 04.) Revised Prelim.; Reserve at Raven's Crest<br>510 Gladeville Road<br>Commission District 14 Jeff Joines                      | 85 lots<br>116/2.00<br>zoning R-1  |

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|---|---|
| 05.) Prelim.; Ravens Crest Phase 2<br>Jackson Road<br>Commission District 14 Jeff Joines                            | 115 lots<br>116/38.00; 1.00<br>zoning R-1 |
| 06.) Subdv.; Hendrick Contracting & Home Design Inc. Property<br>Mann Road<br>Commission District 5 Jerry McFarland | 3 lots<br>25/64.03<br>zoning A-1          |

Plats for affirmation:

- |  |                                   |
|--|-----------------------------------|
| Subdv.; Yankee Gone South (formerly William D. Heydel Property)<br>5353 Sparta Pike<br>Commission District 9 Sara Patton | 1 lot<br>112/53.04<br>zoning A-1  |
| Amd.; Edgewater Estates Lot 52<br>Clearview Drive<br>Commission District 8 Frank Bush                                    | 1 lot<br>31I/A/8.00<br>zoning R-1 |
| Subdv.; Liddle Properties<br>Harkreader Road<br>Commission District 14 Jeff Joines                                       | 2 lots<br>117/24.01<br>zoning R-1 |
| Subdv.; Raymond Tomlinson Property<br>4140 Coles Ferry Pike<br>Commission District 17 Gary Keith                         | 1 lot<br>45/3.00<br>zoning R-1    |

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, June 15, 2018 at 12:00 p.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 Dixon, Jewell, Jones, Major, Nokes, Ricketts, Thompson and Weathers constituting the entire membership with the exception of Ashe, Hutto, and Woods who were absent. Also present were the County Planning Staff, County Building Inspectors Staff and Court Reporter Angie Russell with Briggs and Associates, hired by the County.

The minutes of the May 18, 2018 meeting were approved on motion of Weathers second by Dixon and all voting aye.

Chairman Jones then 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.

Old Business: none

New Business:

Rezoning request: Application has been made by Richard Cardwell to rezone property from (R-1) Rural Residential to (C-2) General Commercial the property is located at 2720 McCrary Road referenced by Wilson County Tax Map 137 parcel 16.00 the property contains approximately 12.94 acres. Commission District 13 Commissioner Sonja Robinson.

Craig Cardwell appeared representing the request stating the intent of the rezoning is to have self mini storage and include RV and boat storage. Dan Bledsoe appeared representing Gladeville Utility District. After discussion pertaining to commercial zoning being adjacent to the property on three sides, drainage issues on McCrary Road and a possible connection to Logistics Drive on motion of Jewell second by Thompson with all voting aye the request was deferred for thirty (30) days for the Planning Office and Applicant to discuss road connections availability.

Plats and site plans:

- 01.) Prelim; Olivia's Bend 8 lots  
Mires Road 120/20.01  
District 13 Commissioner Sonja Robinson zoned R-1 Rural Residential  
Plat was presented. Staff read recommendations. Ty Carter developer of the property was present to answer questions. Dan Bledsoe was present representing Gladeville Utility District. On motion of Weathers second by Ricketts with all voting aye the plat was approved subject to staff recommendations.
- 02.) Site Plan-Wilson Commerce Center Building B 1 lot  
Couchville Pike & Logistics Drive 138/34.03  
District 13 Commissioner Sonja Robinson zoned C-4 Planned Commercial  
Site plan was presented. Staff read recommendations. Dan Bledsoe was present representing Gladeville Utility District. Rob Fischer was present representing IDI Logistics agreeing to staff comments and working with Gladeville Utility District on their concerns. On motion of Jewell second by Thompson with all voting aye the site plan was approved subject to staff recommendations.

On motion of Dixon second by Weathers with all voting aye the following submittals for affirmation were approved.

Combination Plat: Thomas Boyce Property Taylorsville Road	1 lot 38/10.01
Subdv.; Jonathan G. Dugdale (Calvin Blair Property) 9606 Coles Ferry Pike	1 lot 26/29.10 po
Rsb.; Payton Farms Phase 1 Lot 13 Payton Farms Lane	1 lot 25L/A/8.00
Site Plan-Plantation South subdivision entrance sign Horn Springs Road & Plantation Boulevard	2 lots 46/22.00 & 22.04
Subdv.; James Mills Property Nokes Road	1 lot 80/39.01
Subdv.; Carla Dedman Property Hamilton Chambers Road	2 lots 37/12.00 po
Subdv.; Old Hickory Boat Storage Property Wilson Road	1 lot 10L/B/5.00
Subd.; Lillard C. & Laura J. Alsup Property Murfreesboro Road	1 lot 157/76.02
Subdv.; Joseph Tichenor Property Porterfield Hill Road & Sherrilltown Road	2 lots 145/22.00
Subdv.; Christina Manning Isbell Property Needmore Road	2 lots 53/1.07

Chairman noted the staff recommendations and related discussions 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 duly made and seconded, adjourned.

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Randall Hutto, Secretary