

AGENDA  
WILSON COUNTY PLANNING COMMISSION  
**Friday, August 17, 2018 Meeting**  
11:00 a.m.

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: July 20, 2018

**Old Business:**           none

New Business:

The following rezoning request is within the City of Lebanon’s planning region/urban growth boundary and will be presented to the City of Lebanon Regional Planning Commission for recommendation on Tuesday, August 28, 2018 at 5:00 p.m.

Application has been submitted by Paul Crockett representing property owners Blake Bass and Brandon Bass to rezone Parcel 94.02 on Wilson County Tax Map 92 from (A-1) Agricultural to (I-1) Light Industrial. The property is located on Murfreesboro Road consisting of approximately 14.95 acres.

Site Plan and Plats:

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| 01.) Site Plan-Speedway Industrial Park Phase 1 Lot 3 Building 3<br>Darrell Waltrip Drive<br>District 13 Commissioner: Sonja Robinson | 1 lot<br>141/26.01 & 20.19<br>zoning C-4 |
| 02.) Site Plan-Speedway Industrial Park Phase 1 Lot 2 Building 4<br>Richard Petty Way<br>District 13 Commissioner: Sonja Robinson     | 1 lot<br>141/26.01 & 20.19<br>zoning C-4 |
| 03) Site Plan-Dyke Industries<br>Maddox Road<br>District 13 Commissioner: Sonja Robinson  | 1 lot<br>138/41.07<br>zoning C-4         |
| 04.) Revised Final- Pine Creek Estates Phase 1 Lots 8-12<br>Mires Road<br>District 13 Commissioner: Sonja Robinson                    | 5 lots<br>120/18.00<br>zoning R-1        |
| 05.) Final-Saddle Ridge Place Phase II Section 2<br>Saddle Ridge Drive<br>District 8 Commissioner Frank Bush                          | 17 lots<br>53/5.01 & 5.02<br>zoning R-1  |

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| 06.) Sketch Plan-Stonehaven Subdivision<br>Mays Chapel Road<br>District 4 Commissioner Chad Barnard                        | 137 lots<br>48/4.00-7.00<br>zoning R-1 & A-1 |
| 07.) Prelim.; Majors Landing Subdivision<br>Murfreesboro Road & Flatwoods Road<br>District 13 Commissioner: Sonja Robinson | 31 lots<br>136/17.00 & 32.00<br>zoning R-1   |

Plats for affirmation:

Subdv.; The Hunter Property, 1 lot, Stewarts Ferry Pike, 115/57.00

Consolidation: Gerald Farrar Property, 1 lot, Knight Creek Road, 165/46.01

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, July 20, 2018 at 11:40 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 Ashe, Dixon, Jewell, Jones, Major, Ricketts, Thompson, Weathers and Woods constituting the entire membership with the exception of Hutto and Nokes who were absent. Also present were the County Planning Staff, County Building Inspectors Staff, County Stormwater Staff, County Attorney Jennings and Court Reporter Teresa Hatcher, hired by the County.

The minutes of the June 15, 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:**

#### **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. No action required.

### New Business:

#### ++Election of Officers++

Motion was made Jewell second by Thompson with all voting aye to re-elect current officers for the upcoming year. Gene Jones, Chairman; Diane Weathers, Vice Chair and Randall Hutto Secretary.

### Site Plan and Plats:

#### 01.) Site Plan-Midway 840 Building 1, 1 lot, Couchville Pike, 138/41.02

Site Plan was presented. Staff read recommendations. Danny Bledsoe was present representing Gladeville Utility District, Brendon Boles was present representing Kimley-Horn and Associates, Inc.. After discussion, on motion of Jewell, seconded by Woods and all voting aye, the site plan was approved, subject to staff recommendations and compliance with Gladeville Utility District comments.

#### 02.) Site Plan-Denton Hunt Property, 1 lot, 1639 Cainsville Road, 82/139.00

Site Plan was presented. Staff read recommendations. After discussion, on motion of Major, seconded by Dixon and all voting aye, the site plan was approved, subject to staff recommendations and compliance with stormwater requirements.

03.) Rsb.; Cross Winds Subdivision Lots 5, 6, 7, 8, 101, 4 lots, Saundersville Ferry Road, 29G/A/9.00  
Plat meets requirements. On motion of Woods second by Weathers with all voting aye the plat was approved subject to stormwater comments.

04.) Revised Prelim.; Reserve at Raven's Crest, 85 lots, 510 Gladeville Road, 116/2.00  
Plat was presented. Staff read recommendations. Plat was presented. Ryan Lovelace. Civil Site Design Group was present to answer questions. Commissioner Jeff Joines was present in support of the development. After discussion, on motion of Ashe, seconded by Jewell and all voting aye, the plat was approved subject to staff recommendations and compliance with Wilson County Road Department, Stormwater Department and Gladeville Utility District comments.

05.) Prelim.; Ravens Crest Phase 2, 115 lots, Jackson Road, 116/38.00; 1.00  
Plat was presented. Staff read recommendations. Plat was presented. Ryan Lovelace. Civil Site Design Group was present to answer questions. After discussion, on motion of Ashe, seconded by Dixon and all voting aye, the plat was approved subject to staff recommendations and compliance with Wilson County Road Department, Stormwater Department and Gladeville Utility District comments.

06.) Subdv.; Hendrick Contracting & Home Design Inc. Property, 3 lots, Mann Road, 25/64.03  
Plat was presented. Staff read recommendations. After discussion, on motion of Ricketts, seconded by Weathers and all voting aye, the plat was approved subject to staff recommendations

On motion of Dixon second by Woods with all voting aye the following Plats were affirmed.

Subdv.; Yankee Gone South LLC (renamed William D. Heydel Property), 1 lot, 5353 Sparta Pike, 112/53.04  
Amd.; Edgewater Estates Lot 52, 1 lot, Clearview Drive, 32I/A/8.00  
Subdv.; Liddle Properties, 2 lots, Harkreader Road, 117/24.01  
Subdv.; Raymond Tomlinson Property, 1 lot, 4140 Coles Ferry Pike, 45/3.00  
Amd.; Gay Winds Subdv.; Sec. 1 lots 79 & 77, 721 Gay Winds Drive, 32J/B/8.00

Director Brashear gave an update on zoning violations.

**Chairman noted the staff recommendations and the discussion had entered in to 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**