

AGENDA
WILSON COUNTY PLANNING COMMISSION
Friday, March 20, 2020 Meeting
10:00 A.M.

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: February 21, 2020

Old Business:

Revised: Amendment to the Wilson County Zoning Ordinance Article 2 Definitions, adding definition for accessory dwelling unit. Article 5 Zoning Districts, permitting accessory dwelling units within the R-1, R-2, A-1 and A-2 zone districts. (attached)

Sketch Plat-Canebrake Subdivision Georgetown Drive & Devonshire Drive Applicant requests deferral.	315 lots 74/3.00; 4.00
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New Business:

Rezoning of property request: Ryan Williams on behalf of R & R Marina's Inc. dba/Cherokee Steakhouse Marina Campground requesting to rezone approximately 10.35 acres from (C-1) Neighborhood Commercial to (C-2) General Commercial the properties are located at 400 & 450 Cherokee Dock Road referenced by Wilson County Tax Map 10 Parcel 23.00. Commission District 5 Commissioner: Jerry McFarland.

Site plans and plats to be presented:

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|--|---|
| 01.) Site Plan-Spring Hill Townhomes monument sign
574 Trousdale Ferry Pike
Commission District 21 Commissioner: Mike Kurtz | 1 lot
67/40.26
zoned R-2 |
| 02.) Site Plan-Crossroads Baptist Fellowship addition
7860 Linwood Road
Commission District 15 Commissioner: Chris Dowell | 1 lot
65/36.03
zoned A-1 |
| 03.) Sketch plat-Highlands of Poplar Ridge Subdivision
Highlands Ridge Drive
Commission District 13 Commissioner: Sonja Robinson | 82 lots
120/2.00; 6.03
zoned R-1 |
| 04.) Sketch plat-Autumn Breeze Subdivision
2600 South Mt. Juliet Road
Commission District 16 Commissioner Diane Weathers | 47 lots
99/88.00; 88.03
zoned R-1 |

- | | | |
|------|---|--|
| 05.) | Prelim; Armstrong Subdivision
2710 South Mt. Juliet Road
Commission District 16 Commissioner: Diane Weathers | 46 lots
99/90.01
zoned R-1 |
| 06.) | Revised Prelim; Ravens Crest & Reserve @ Ravens Crest
Gladeville Road & Jackson Road

Commission District 14 Commissioner: Tommy Jones | 645 lots
100/30.00; 33.12; 31.03
116//1.00; 1.01; 2.00; 38.00
zoned R-1 |
| 07.) | Final-Spenlake Section Two
Heron Way
Commission District 4 Commissioner: Chad Barnard | 6 lots
12/2.00
zoned A-1 |
| 08.) | Final-Neal Lands Subdivision
Hearn Hill Road
Commission District 9 Commissioner Sara Patton | 5 lots
130/13.03 po
zoned A-1 |
| 09.) | Subdv.; Hendrick Contracting & Home Design
Mann Road
Commission District 5 Commissioner: Jerry Mc Farland | 3 lots
25/64.03; 64.05
zoned A-1 |
| 10.) | Site Plan-NAPA Auto Parts signs
115 Logistics Drive
Commission District 13 Commissioner Sonja Robinson | 1 lot
138/34.03
zoned C-4 |

Plats for affirmation:

- | | |
|---|------------------------------|
| Subdv. Couch Property
2014 Cody Drive | 2 lots
59/15.03 |
| Subdv.; Inman Property
Cairo Bend Road | 1 lot
8/10.09 |
| Combination Plat-Twin Cove Lots 22 & 23
Twin Cove Drive | 2 lots
14E/A/15.00; 15.01 |
| Combination Plat-E.G. High Subdivision of the Jackson Place
Underwood Road | 2 lots
121/28.04;28.05 |
| Combination Plat Gary Swindell Property
Speck Road | 2 lots
19/24.23 |

Reminder:

Continuing Education Training Session
Tuesday, March 24, 2020 from 6:00 p.m. until 10:00 p.m. in the County Commission room of the Wilson County Courthouse
Please RSVP by Monday, March 16, 2020 via emailing Georgia Baine @ baineg@wilsoncountyttn.gov or by telephoning the office at 615.449.2836

A RESOLUTION AMENDING THE WILSON COUNTY ZONING ORDINANCE ESTABLISHING DEFINITIONS FOR ACCESSORY DWELLING UNITS, AS WELL AS, INTERNAL ACCESSORY DWELLING QUARTERS AND ENACTING CERTAIN ZONING CRITERION AND REGULATIONS CONJUNCTION WITH THE USE OF THESE TWO TERMS.

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

WHEREAS, the current version of the Wilson County Zoning Ordinance was passed and adopted in January 22, 1990 for the purposes of carrying out the above stated intent; and,

WHEREAS, the current Zoning Ordinance went into effect on March 5, 1990; and,

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

WHEREAS, the zoning Ordinance seeks to provide certain economic and social advantages that result from and orderly and planned development; and,

WHEREAS, the need has arisen for definition and provisions Accessory Dwelling Units and Internal Accessory Dwelling Quarters and the regulation thereof, and;

WHEREAS, a public hearing was held before the County Commission on _____ regarding this matter;

NOW THEREFORE BE IT RESOLVED that the following section and related amendments be amended to the Wilson County Zoning Ordinance as follows:

SECTION 1:

Under ARTICLE 2 – DEFINITIONS

Add the Following Definition as shown in bold Italics:

ACCESSORY DETACHED DWELLING UNIT – A detached structure to be used in a capacity that is secondary and accessory to a primary residential structure on the same property for the purposes of establishing a one-bedroom efficiency dwelling for any number of purposes. Such uses routinely include Grandmother suites, in-law' quarters, guest houses, pool houses, servants, caretakers', or housekeepers' quarters, etc. Such Dwelling units must be below 900 square feet in total dedicated space used for the elements of the dwelling unit (bedroom or sleeping quarters area, accessory kitchen area, accessory bathroom area, and any accessory dining area, accessory living room or entertaining area). ~~*Accessory Dwelling Units will have paid any necessary Adequate Facilities Tax to offset the cost of public improvements to serve this additional dwelling unit in order to be considered compliant with the Wilson County Zoning Resolution.*~~

INTERNAL ACCESSORY DWELLING QUARTERS – Space within a primary residential structure that is to be dedicated to use as an accessory dwelling quarters. Such accessory use within a primary residence is evidenced by the existence of a secondary kitchen area in addition to a somewhat separated area for a one bedroom sleeping quarters and a bathroom for use by the inhabitants of this secondary internal living space. Such use is differentiated from a two family dwelling as defined by the Wilson County Zoning resolution by the lack of a second front of building entrance for entrance into the accessory quarters, and by total area dedicated to such use falling below 900 square feet when accounting for a **ONE** bedroom sleeping quarters, the secondary kitchen area, the secondary bathroom area and any secondary dining area, living room, or entertaining area associated with the secondary dwelling quarters. Internal Accessory Dwelling Quarters will not be required to pay Adequate Facilities Tax to offset the cost of public improvements to serve this additional dwelling unit in order to be considered compliant with the Wilson County Zoning Resolution so long as the square footage and building entrance requirements as outlined above are complied with and so long as the dwelling falls under the existing or proposed roof line of the primary structure. **If extension of roofline or building footprint is required, then the adequate facilities tax will be required.** ~~*Accessory Dwelling Units will have paid any necessary Adequate Facilities Tax to offset the cost of public improvements to serve this additional dwelling unit in order to be considered compliant with the Wilson County Zoning Resolution.*~~

ADD the following language at the appropriate alphabetized location within the definitions section of the Zoning Resolution:

SECTION 2:

UNDER ARTICLE 5 ZONING DISTRICTS:

- IN THE R-1 RURAL RESIDENTIAL ZONE DISTRICT SECTION 5.10;
- THE R-2 SUBURBAN RESIDENTIAL ZONE DISTRICT SECTION 5.12;
- THE A-1 AGRICULTURAL ZONE DISTRICT SECTION 5.20;
- THE A-2 AGRICULTURAL PRESERVATION ZONE DISTRICT SECTION 5.22;

Add the following language under Permitted Uses after the uses listed in Item A:

- A-1: **ACCESSORY DETACHED DWELLING UNITS** – Must have adequate septic capacity to accommodate the addition of one bedroom to accommodate this one-bedroom unit OR be on a Sanitary Sewer System. Must be no more than 900 square feet in size when accounting for the bedroom or sleeping quarters, accessory kitchen area, accessory bathroom area, and any associated dining room, living or entertaining area; commonly referred to as the total heated area. Adequate Facilities Taxes will also be required to be paid when such accessory facilities are to be established on a residential site.
Accessory Dwelling Units MUST have permanent and separate connection to all public utilities ?????????????????? and will comply with permanent foundation provisions found in SECTION 3.12.04 of the Wilson County Zoning Resolution in accordance with the language for principle single family and two-family residential structures. Total number of accessory Dwelling units permitted on a property is limited to one.
No Accessory Dwelling Unit may be used as a Bed and Breakfast/Inn (or Short-term Rental) without receiving approval from the Board of Zoning Appeals to do so.
All structures proposed for use an accessory dwelling unit must be compliant with building codes as determined by the Chief Building inspector.

Where Accessory Dwelling Units are proposed; all parking of vehicles associated with the entirety of the residential use on property should occur on the private property and not on the Public Right of Way on a regular basis.

Homes which already possess an Internal Accessory Dwelling Quarters may ALSO possess or add on ONE accessory Detached Dwelling Unit

A-2: **INTERNAL ACCESSORY DWELLING QUARTERS** – Must have adequate septic capacity to accommodate the addition of one bedroom to accommodate this one-bedroom unit OR be on a Sanitary Sewer System. Must be no more than 900 square feet in size when accounting for the bedroom or sleeping quarters, accessory kitchen area, accessory bathroom area, and any associated dining room, living or entertaining area; commonly referred to as the total heated area. Internal accessory dwelling quarters **MUST** comply with permanent foundation provisions found in SECTION 3.12.04 of the Wilson County Zoning Resolution in accordance with the language for principle single family and two-family residential structures. Total number of Internal accessory dwelling quarters permitted on a property is limited to one.

No internal accessory dwelling quarters may be used as a Bed and Breakfast/Inn (or Short-term Rental) without receiving approval from the Board of Zoning Appeals to do so.

All spaces proposed for use an internal accessory dwelling quarters must be compliant with building codes as determined by the Chief Building inspector.

Where Internal Accessory Dwelling Quarters are proposed; all parking of vehicles associated with the entirety of the residential use on property should occur on the private property and not on the Public Right of Way on a regular basis.

SECTION 4:

After each relocation, deletion, or addition to the zoning resolution; insert the following language:
Revised (insert approval date), **Resolution** (insert resolution #).

SECTION 5:

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 6:

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.

Date of Approval: _____

SPONSOR

Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, February 21, 2020 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, Major, Nokes, Ricketts, Thompson, Weathers and Woods constituting the entire membership with the exception of Dixon and Hutto who were absent. Also present were the Planning Staff, Building Inspectors Staff, Stormwater Staff, County Attorney Jennings and Court Reporter Teresa Hatcher, hired by the County.

The minutes of the January 17, 2020 meeting were approved on motion of Weathers second by Jewell 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:

ACTION: on motion of Jones second by Thompson with all voting aye the amendment to the zoning ordinance and item # 4 Neal Lands Subdivision were moved to the end of the agenda.

Revised: Amendment to the Wilson County Zoning Ordinance Article 2 Definitions, adding definition for accessory dwelling unit. Article 5 Zoning Districts, permitting accessory dwelling units within the R-1, R-2, A-1 and A-2 zone districts.

Site Plan-Rooms to Go @ Cedar Farms directional signs	1 lot
125 Logistics Drive	138/32.04

Site plan was presented. Staff read recommendations. On motion of Weathers second by Nokes with all voting aye the site plan was approved subject to staff recommendations.

New Business: Site Plans and Plats:

Rezoning of property request: City of Mt. Juliet planning region/urban growth boundary presented on Thursday, February 20, 2020. Applicant: Norman Chrisman requesting to rezone approximately 2.00 acres from (A-1) Agricultural to (C-2) General Commercial, the properties are located on unaddressed property on Karen Drive and 9127 Lebanon Road referenced by Wilson County Tax Map 54 Parcels 64.00 & 65.00.

ACTION: The City of Mt. Juliet Planning Commission recommended the property be rezoned to C-1 Neighborhood Commercial.

Rezoning of property request: Russell Thompson requesting to rezone approximately 25 acres from (R-1) Rural Residential to (I-1) Industrial the properties are located at 3876 Murfreesboro Road and 3994 Murfreesboro Road referenced by Wilson County Tax Map 114 Parcels 27.01 and 43.01.

ACTION: Staff read recommendations. Paul Crockett represented the property owners submitting to the Planning Commission zoning maps and photographs showing commercially zoned properties in the area. Mr. Crockett stated the property would have a buffer adjacent to residential zoned properties and is across from the County compactor site. James Booth adjacent property owner spoke in opposition of the request stating his concerns to be the allowed uses under I-1 zoning being located next to his property, water runoff polluting property from industrial use, changes to the quality of life and erosion concerns. After further discussion, on motion of Ashe seconded by Woods and all voting aye, rezoning was recommended to the County Commission.

Site plans and plats presented.

- 01.) Site Plan-Verizon Wireless "Turner Tower" co-location formerly Sprint CPS 1 lot
2923 Sparta Pike 105/9.00
Site plan was presented. Staff read recommendations. After discussion, on motion of Major, second by Jewell, and all voting aye, the site plan was approved subject to staff recommendations.

- 02.) Sketch Plat-Armstrong Subdivision 49 lots
2710 S. Mt. Juliet Road 99/99.01
Plat was presented. Staff read recommendations. After discussion, on motion of Jewell, second by Weathers, and all voting aye, the plat was approved on sketch subject to staff recommendations.

- 03.) Sketch Plat-Canebrake Subdivision 315 lots
Georgetown Drive & Devonshire Drive 74/3.00; 4.00
Applicant requests deferral. On motion of Jones, second by Thompson, and all voting aye, the plat was deferred until the March 20, 2020 Planning Commission meeting.

- 04.) Final-Horse Thief Hollow LTD Property renamed Neal Lands Subdivision
moved to the end of the agenda.

- 05.) Final-David Lawrence Property 7 lots
Hearn Hill Road 130/12.00
Plat meets requirements. Paul Crockett, Surveyor appeared representing developer stating the preliminary plat has been approved, the number of lots have decreased and the development is not overcrowding the area. Attorney Dave Lawrence appeared representing the estate of David Lawrence stating there is another road to access the properties that being County Line Road, plat meets subdivision regulations, concerns with Hearn Hill Road should be addressed to the Wilson County Road Commission, lots are not small, houses would not be crammed and infrastructure follows development. . Mike Bradford, Deann Bradford, Crystal Fischer and Commissioner Sara Patton spoke in opposition of the request. There concerns being growth, crime, traffic, trash, impaired drivers, increased traffic, preservation of agriculture properties, road with one lane bridges, no shoulders on the Hearn Hill Road, inadequate infrastructure to support more homes. After discussion, on motion of Jewell, second by Woods, and all voting aye, the plat was approved on final subject to staff recommendations.

- 06.) Final-Needmore Green Subdivision 7 lots
 North Greenhill Road & Needmore Road 53/22.00; 23.00; 24.00; 22.01; 22.02
 Plat was presented. Staff read recommendations. After discussion, on motion of Nokes, second by Ricketts, and all voting aye, the plat was approved on final subject to staff recommendations.
- 07.) Site Plan-Connect Church sign 1 lot
 14500 Central Pike 101/035.05
 Site plan meets requirements. On motion of Jewell, second by Weathers, and all voting aye, the site plan was approved subject to staff recommendations.
- 04.) Final-Horse Thief Hollow LTD Property renamed Neal Lands Subdivision 5 lots
 Hearn Hill Road 130/13.03
 Plat meets requirements. Brian Keith, Surveyor appeared representing applicant stating subdivision meets all requirements. Crystal Fischer, Deann Bradford and Commissioner Sara Patton spoke in opposition of the request stating their concerns to be premature development for the area health and safety of residents due to inadequate road infrastructure, After discussion, on motion of Jewell, second by Thompson, and all voting aye, the plat was approved on final subject to staff recommendations.

On motion of Weathers second by Woods with all voting aye the following plats were grouped and affirmed subject to staff recommendations.

- Consolidation-Hickory Point Phase 1 lots 63 & 64 2 lots
 Gambill Cove Tubbs Road 12N/D/5.00; 6.00
 Final-Lester Property & Hobbs Property 1 lot
 Hamilton Chambers Road 37/22.15; 22.21
 Subdv.; Elenora Estates Lot 10 2 lots
 Maple Hill Road 45A/A/10.00
 Withdrawn by applicant.
 Rsb.; Gill Estate Tract 4 1 lot
 Sugar Flat Road 60/35.07
 Rsb.; Greenwood Acres Lots 7 & 8 and Cindy Brown Property 1 lot
 Sparta Pike 91/63.02; 63.03
 Subdv.; Lenita Hall Property & Charles Oakley Property 1 lot
 SE Tater Peeler Road 92/29.02; 29.03
 Subdv.; Donna Burton Alexander Property 1 lot
 Northern Road 33/4.00
 Site Plan-Mc Intyre Outdoor Advertising billboard relocation 1 lot
 1830 Safari Camp Road 80/28.01

On motion of Weathers second by Woods, Jones abstaining, all others voting aye the following plats were grouped and affirmed subject to staff recommendations.

- Rsb.; Majors Landing Lot 38 previously lot 41 1 lot
 Flatwoods Road 136/17.03
 Jones abstains.
 Rsb.; Majors Landing Lots 40 & 42 2 lots
 Flatwoods Road 136/17.02; 17.04

Revised: Amendment to the Wilson County Zoning Ordinance Article 2 Definitions, adding definition for accessory dwelling unit. Article 5 Zoning Districts, permitting accessory dwelling units within the R-1, R-2, A-1 and A-2 zone districts.

ACTION: After discussion on motion of Major, second by Thompson, and all voting aye, the amendment was deferred until the March 20, 2020 meeting for further review.

Chairman noted the staff recommendations and the 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