

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, July 17, 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, Major, Nokes, Ricketts, Thompson and Weathers constituting the entire membership with the exception of Dixon, Hutto, Jones and Woods 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 June 19, 2020 meeting were approved on motion of Ashe second by Thompson and all voting aye.

Vice Chairman Weathers 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:

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 motion made by Jewell to defer for 30 days with Planner to contact Middle Tennessee Electric for their input on the amendment, second by Ashe, with all voting aye the amendment was deferred.

### New Business: Site Plans and Plats:

- 01.) Site Plan-Prologis monument sign, 1 lot, 648 Couchville Pike  
Site plan was presented. Staff read recommendations. Guy Dedman was present representing the project and agrees to staff comments and Gladeville Utility District comments. On motion of Nokes second by Major with all voting aye the site plan was approved subject to staff recommendations
- 02.) Final- Mc Church, Savage & Savage Properties R-O-W dedication , 1 lot, Jackson Road  
Applicant withdrew request.
- 03.) Prelim.; Higher Grounds Homes, LLC Property, 4 lots, Fredericksburg Lane  
Applicant requests deferral. On motion of Majors second by Ricketts with all voting aye the plat was deferred at the request of the applicant.
- 04.) Sketch – Canebrake Subdivision, 276 lots, Devonshire Road  
Plat was presented. Staff read recommendations. Ryan Lovelace, Civil Site Design Group was present to answer questions. After discussion on motion of Ricketts second by Nokes with all voting aye the plat was approved subject to staff recommendations.
- 05.) Final-Robert E. Pritchard Property, 4 lots, Poplar Hill Road  
Plat was presented. Staff read recommendations. Paul Crockett surveyor of record was present to answer questions. On motion of Ashe second by Jewell with all voting aye the plat was approved subject to staff recommendations.

- 06.) Final-Reserve at Horn Springs Phase 2, 19 lots, Willow Springs Road/Porter Drive Plat was presented. Staff read recommendations. Paul Crockett surveyor of record was present to answer questions. On motion of Thompson second by Nokes with all voting aye the plat was approved subject to staff recommendations.
- 07.) Final- Final Hickory Point Phase 2, 29 lots, Kathryn Adele Lane Plat was presented. Staff read recommendations. Paul Crockett surveyor of record was present to answer questions. Commission member Ashe expressed his concerns for emergency services in locating homes without mailboxes. After further discussion on motion of Jewell second by Major with all voting aye the plat was approved subject to staff recommendations.
- 08.) Final- Glade Estates Phase 4, 26 lots, Guethlein Drive and Glade Drive Plat was presented. Staff read recommendations. Paul Crockett surveyor of record was present to answer questions. On motion of Nokes second by Ashe with all voting aye the plat was approved subject to staff recommendations.
- 09.) Final-Heritage Highlands Phase 4, 43 lots, CP Stewart Boulevard & Christian Court Plat was presented. Staff read recommendations. Paul Crockett surveyor of record was present to answer questions. After discussion on motion of Ashe second by Ricketts with all voting aye the plat was approved subject to staff recommendations including no driveway access on Academy Road.
- 10.) Prelim. Highlands of Poplar Ridge, 86 lots, Highlands Ridge Drive Plat was presented. Staff read recommendations. On motion of Nokes second by Major with all voting aye the plat was approved subject to staff recommendations.

On motion of Majors second by Weathers and all voting aye the following plats were grouped and affirmed.

Rsb.; Bob McCrary Property, McCrary Road, 2 lots,  
Rsb. John Nelson Bryan Lots 5-6, 2923 Sparta Pike, 2 lots  
Rsb. Lowe and Zachary Property Tract 2, Belotes Ferry Road, 2 lots

Discussion: revision to the public sewer certificate for the plat Rsb.; Speedway Industrial Park Phase 1 Lots 2, 3, 4, Richard Petty Way.

After discussion on motion of Thompson second by Majors with all voting aye the plat may be signed by Planning Secretary or designee as revised by the City of Lebanon Engineering Department.

Vice 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