



WILSON COUNTY PLANNING COMMISSION AGENDA

Friday, April 17, 2026

10:00 a.m.

Commission Chambers, Wilson County Courthouse
228 East Main Street, Lebanon, TN. 37087

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES: March 20, 2026

Old Business:

Prelim – Beckhaven Reserve – Version 2	69 lots
Lohman Rd & 10740 Central Pk	100/52.00, 51.10
Commission District 14 Tommy Jones	zoned R-1

New Business:

Application has been made by K & A Land Surveying, representing property owners Locust Grove Investments, LLC., requesting to rezone property from (A-1) Agricultural to (R-1) Rural Residential. The property contains approximately 3.19 acres and is located at 10800 Hwy 109 N and is further referenced as Parcel 17.00 & 18.00 on Wilson County Tax Map 10. Commission District 4 Chad Barnard.

For informational purposes only (Lebanon UGB): Application has been made by Josh White – ASM Land Surveyors, representing property owners Adam & Rebecca Garner, requesting to rezone property from (A-1) Agricultural to (C-2) General Commercial. The property contains approximately 2.11 acres and is located at 1835 Cainsville Rd and is further referenced as Parcel 158.00 on Wilson County Tax Map 82. Commission District 7 Terry Scruggs.

Site plans and plats to be presented.

- 1) Site Plan – Friendship Christian School – Phase 1
5400 Coles Ferry Pk
Commission District 5 Jerry McFarland
2 lots
35/19.01, 19.10
zoned R-1
- 2) Site Plan – Golden Bear 8- Convenience Store & Fuel Station
4430 Murfreesboro Rd
Commission District 12 Haskell Evans
1 lot
123/20.02
zoned C-3
- 3) Site Plan – Speedway Industrial Park – Building 7 Truck Court
Darrell Waltrip Dr.
Commission District 13 Jeremy Hobbs
1 lot
141/26.08
zoned C-4

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|----|---|-----------------------------------|
| 4) | Site Plan – Centennial Roofing Signage
7104 Lebanon Rd
Commission District 25 Justin Smith | 1 lot
55/68.06
zoned C-3 |
| 5) | Final – Denney Property
Flatwoods Rd & Vesta Rd
Commission District 12 Haskell Evans | 10 lots
137/8.00
zoned A-1 |
| 6) | Prelim – Meg Wright Property
8081 Cainsville Rd
Commission District 7 Terry Scruggs | 9 lots
125/24.01
zoned A-1 |
| 7) | Prelim – Ravens Crest Phase 4
Ravens Crest Ave
Commission District 14 Tommy Jones | 65 lots
116/01.00
zoned R-1 |
| 8) | Subdivision – Dean & Betty Ligon Property
6721 Beckwith Rd
Commission District 14 Tommy Jones | 3 lots
095/50.00
zoned R-1 |

Plats for affirmation:

- | | |
|---|---|
| Subdivision of a Portion of the Ernest Wilson Property
6677 Trousdale Ferry Pk
Commission District 15 Chris Dowell | 1 lot
065/23.00
zoned A-1 |
| Amendment Sherry Acres Subdivision Property Lot 80 Phase 4
5016 Porter Hurt Dr
Commission District 13 Jeremy Hobbs | 1 lot
118/85.00
zoned R-1 |
| Amendment Riverside Subdivision Property Lot 1
10 Lakeview Dr
Commission District 4 Chad Barnard | 1 lot
028C/B/25.00
zoned A-1 |
| Consolidation Plat of Knobble-Hurst Subdivision Lot 44 and p/o lots 43 & 45
5550 Vanderbilt Rd
Commission District 8 Kevin Costley | 1 lot
31P/B/13.00
zoned R-1 |
| Consolidation Plat of Barrett Heirs Subdivision Lot 18, the David R. Trisdale Subdivision and Riverbend Properties II, LLC Properties
3763 & 0 McCrary Rd
Commission District 8 Kevin Costley | 1 lot
141/2.02, 2.03, 2.06 & 2.15
137/35.01, 35.02 & 36.15
zoned R-1 |

Revision to the By-Laws of the Wilson County Planning Commission

Article V Meetings

Section 3 – replace planning commission with quorum present

**BY-LAWS
OF THE
WILSON COUNTY PLANNING COMMISSION**

ARTICLE I

OBJECTIVE

The objective and purpose of the Wilson County Planning Commission are those set forth in Tennessee Code Annotated Sections 13-3-101 through 13-3-411 and amendments and supplements thereto and those powers and duties delegated to the planning commission by the county legislative body in accordance with the above mentioned enabling law.

ARTICLE II

Membership and Terms

Section 1. The membership of the Wilson County Planning Commission shall be eleven (11) members, except for periods between expired terms and new appointments when the membership shall consist of those having un-expired terms.

Section 2. The Wilson County Mayor shall make nominations to fill vacancies and expired terms and submit the names to the county legislative body for confirmation. The majority of the Wilson County Planning Commission shall not be elected officials of the county.

Section 3. The terms of membership shall be four years with staggered expiration dates as originally provided.

Section 4. A planning commission member who is absent five (5) consecutive times without justification may be removed at the discretion of the Wilson County Planning Commission for cause specified in writing served on the member and after hearing, of which such member shall be given not less than fifteen (15) days written notice.

ARTICLE III

Officers and Their Duties

Section 1. The officers of the planning commission shall consist of a Chairman, Vice-Chairman and a Secretary.

Section 2. The Chairman shall preside at all meetings and hearings of the planning commission and have the duties normally conferred by parliamentary usage of such officers.

Section 3. The Chairman shall have the privilege of discussing all matters before the planning commission. The Chairman shall vote on all matters before the Planning Commission. In the situation of a tie vote, the Chairman shall not vote pass. The Chairman shall not be a member of the County legislative body.

Section 4. The Vice-Chairman shall act for the Chairman in his absence.

Section 5. The Secretary, or recording secretary, shall keep the minutes and records of the planning commission, prepare with the Chairman the agenda of the regular and special meetings, provide notice of meetings to planning commission members, arrange proper and legal notice of hearings, attend to correspondence of the commission and such other duties as are normally carried out by a Secretary.

ARTICLE IV

Election of Officers

Section 1. 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.

Section 2. The candidate for each office receiving a majority vote of the entire membership of the planning commission shall be declared elected.

Section 3. All officers shall be elected for a term of one (1) year and all officers shall be eligible to succeed themselves.

Section 4. Vacancies in offices shall be filled immediately for the un-expired term by regular election procedure.

ARTICLE V

Meetings

Section 1. Meetings shall be held on the third Friday of each month at the Wilson County Courthouse or a place designated by the Chairman of the planning commission. The time and/or place of the regular monthly meeting may be changed by a majority consensus of the entire planning commission.

Section 2. A majority of the membership of the planning commissions shall constitute a quorum. A quorum shall be present before any formal business is transacted.

Section 3. All items, including but not limited to, plats, planning studies (Comprehensive Plan elements, etc.) and planning regulations (subdivision regulations, design standards, zoning, etc.) and amendments thereto must be approved by a majority of the ~~planning commission~~ **quorum present**.

Section 4. Special meetings may be called by the Chairman. It shall be the duty of the Chairman to call such meetings when requested to do so in writing by a majority of the members of the planning commission. The notice of such meeting shall specify the purposes of such a meeting and no other business may be considered except by unanimous consent of the quorum present. The Secretary shall notify or cause to have notified all members of the planning commission in writing of such special meeting.

Section 5. All meetings at which official business action is taken shall be open to the general public.

Section 6. For matters not covered by these By-Laws, "Roberts Rules of Order" shall be the guide.

ARTICLE VI

Order of Business

The order of business at a regular scheduled meeting shall be:

- A. Approval of the previous meeting minutes
- B. Old/New Business
- C. Hearing of persons having business with the Planning Commission
- D. Staff Reports
- E. Chairman's Report
- F. Adjournment

ARTICLE VII

Committees

Special committees may be appointed by the Chairman for purposes and terms, which the Planning Commission approves.

ARTICLE VIII

Employees

Section 1. The Planning Commission may appoint such employees and staff as it may deem necessary for its work and may contract with other consultants for such services as it may require.

Section 2. The expenditures of the Planning Commission, exclusive of gifts, shall be within the amounts appropriated for the purpose by the county legislative body.

ARTICLE IX

Hearings

Section 1. In addition to those required by law, the commission may at its discretion hold public hearings as it deems for the interest of the public.

Section 2. Notice of such hearings shall be published in a newspaper of general circulation within Wilson County at least ten (10) days prior to the date of such public hearing.

Section 3. The case before the Planning Commission shall be presented in summary by the Secretary, Planning Staff member or a designated member of the Planning Commission and parties in interest shall have privilege of the floor.

Section 4. A record shall be kept of those speaking before the Planning Commission.

ARTICLE X

Amendments

These By-Laws may be amended by a majority of the entire Planning Commission.

ARTICLE XI

Effective Date

Those By-Laws shall take effect after the date of adoption by the Wilson County Planning Commission.

November 19, 1999

Date of Adoption

September 18, 2015

Revision Date

Revision Date

*****PUBLIC COMMENT**