

## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, June 21, 2024 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, Hutto, Jewell, Jones, Nicholson, Nokes, Renfro, Thompson, Turner, and Weathers and Woods constituting the entire membership. Also present were the County Planners, Zoning Department, Stormwater Department, County Attorney Jennings and Court Reporter Teresa Hatcher hired by the County.

Chairman Jones 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.

The minutes of the May 17, 2024 meeting were approved on motion of Ashe seconded by Thompson and all voting aye.

### **Old Business:**

Wilson County Zoning Ordinance Amendment 2024-005  
Amending regulations pertaining to Home Occupation

On motion of Jones seconded by Weathers with all voting aye the amendment was moved to the end of the meeting.

### **New Business:**

#### **Revised Master Plan request:**

Application has been made by Jack Cammarata with permission from property owners Paul and Elizabeth Clark to amend the (C-3) Highway Commercial Planned Unit Development master plan use for the Elizabeth Clark Property located at 2650 McCrary Road from brake assembly warehouse to motor vehicle repair, office and manufacturing incidental to retail, the property contains 9.13 acres and is further referenced as Wilson County Tax Map 137 Parcel 15.02. Staff read recommendations. David Lipford, Team Wilson Real Estate Partners appeared representing the applicant. After discussion motion made by Thompson to approve based on staff recommendations seconded by Weathers with all voting aye the request will be forwarded to the Wilson County Commission with a positive recommendation.

#### **Land Use Plan Amendment:**

Application has been made by Joe Haddix, Civil Site Design Group with permission from property owners NWC Investments II LLC requesting a Land Use Plan Amendment from high-density residential area to a commercial center area, the properties are located on Bluebird Road, Linwood Road, Bobo Road and Routon Road being Wilson County Tax Map 84 Parcels 14.00 and 16.00 and Map 89 Parcel 4.00 the combined parcels for this request contain approximately 1381.99 acres.

Staff read recommendations. Joe Haddix, CSDG was present representing the applicant. Scott Coblentz, SSP Land Management was present representing the applicant. Paul Reinke, Development Director, Hillwood was present to answer questions on behalf of the development. Hal Bone, Builder and Developer spoke in favor of the request. Scott Campbell, Senior

Development Director, Hillwood was present to answer questions on behalf of the development. Lana Svite, Younger and Associates spoke on the economic impact of the development based on salaries and property tax. Michael Swope, Tuckers Crossroads property owner presented a signed petition to the Commission of residents opposed to the project. Residents and property owners speaking in opposition to the development Houston Neal, Judey Harrington, Perry Neal, Jack Pratt Jr., Kevin Gaines, Allie Poston, Frank Flores, Ally Swope, Erica Mitchell, Habeeba Park, Chris Lawson, Stella Swope, Al Lausier, Angela Kelly, Dr. Jason Hanneken, Dr. Roy Terry, Delaine Smith, Cathey Roberts, Kelly Hanlon, Mike Powell, Russell Poston, Derrick Dodson, Dave Meir, Brent Baldwin, Andy Vanshake, Dennis Harrington, Stephanie Wilson, Michael Ezsol, Commissioner Chris Dowell and Lynn Williams, the residents stated concerns regarding parking areas, additional homes being built for employees to live, septic system location, school system overload, keeping a family-oriented community, warehouses being an eye sore coming into the County, preservation of farmland, buffering from residential homes, impact on full-time farmers, accidents on interstate and traffic being diverted to secondary roads, environmental impact, existing availability of warehouses in Lebanon, Mt. Juliet and Watertown, impact on generational farms in the area, existing infrastructure not supporting this type of businesses, jobs filtering traffic from other County's, toxic waste, leaving last place in the county not developed, traffic accidents with congested traffic, semi-truck traffic sitting still, lighting, noise, overcrowding area, felon friendly business in close proximity to school. No current traffic study, land use not in keeping with the current land use plan, air pollution, and moving away from the Tennessee State Fair being recognized as agriculture. Those speaking in favor of the development DeLayne Grandstaff Davenport, Nancy Grandstaff, Gage Grandstaff, and Commissioner Terry Scruggs stated that access to city water is the most important factor due to the water line expansion providing water to homes that currently do not have public water. Attorney Jack Lowery was present representing the residents of the Tuckers Crossroads community.

Executive Director Corey Johns appeared on behalf of the Wilson County Joint Economic Development Board.

Commission members Renfo, Woods, Ashe, and Thomspson spoke on the impact the land use amendment request would have on the area. Commission member Jewell made a motion to defer 30 days for a traffic count study, and flood study, and spoke on interstate accessibility and the 2006 growth plan, motion failed due to lack of second, after further discussion motion was made by Renfro to deny based on land use direction, second by Nokes with Jewell and Weathers voting NO, motion to deny passes by a vote of 8 for, 2 against, 1 absent.

### **Rezoning of Property**

Application has been made by Joe Haddix, Civil Site Design Group with permission from property owners NWC Investments II LLC requesting to rezone from Agricultural. (A-1) to Planned Commercial (C-4) properties are located on Bluebird Road, Linwood Road, Bobo Road, and Routon Road being Wilson County Tax Map 84 Parcels 14.00 and 16.00 and Map 89 Parcel 4.00 the combined parcels for this request contain approximately 1381.99 acres. Commission Staff read recommendations, After discussion motion made by Nokes to deny second by Weathers with all voting aye, the request was denied based on staff recommendations.

## Site plans and Plats

- 01.) Site Plan-Denso Corporation canopy project 1 lot  
648 Couchville Pike 138/34.01  
Site plan was presented. Staff read recommendations. Melissa Marvel, Capitol Construction Services was present representing the applicant. After discussion on motion of Weathers, second by Renfro, and all voting aye, the site plan was approved subject to staff recommendations and payment of stormwater fees.
- 02.) Site Plan-Lamar Advertising L. E. D. Billboard 1 lot  
Lebanon Road 54/66.00  
Site plan was presented. Staff read recommendations. After discussion on motion of Ashe, second by Jewell, and all voting aye, the site plan was approved subject to staff recommendations.
- 03.) Site Plan-Canebrake Subdivision Amenity Center 1 lot  
Devonshire Drive 74/3.00  
Site plan was presented. Staff read recommendations. After discussion on motion of Ashe, second by Turner, and all voting aye, the site plan was approved subject to staff recommendations.
- 04.) Final-The Oaks Section Two 27 lots  
Donna Oaks Drive, Molly Lane, Wiskey Trail 122/1.06  
Plat was presented. Staff read recommendations. After discussion on motion of Jewell, second by Thompson, and all voting aye, the plat was approved subject to staff recommendations and payment of stormwater fees.
- 05.) Prelim.; Ravens Crest Phases 1 & 3 120 lots  
Gladeville Road & Jackson Road 116/1.00, 1.01, 2.00, 38.00  
100/30.00, 31.03, 33.12  
Plat was presented. Staff read recommendations. Chris Leauber, Water and Wastewater Authority was present to answer questions about the step system. After discussion on motion of Weathers, second by Renfro, and all voting aye, the plat was approved subject to staff recommendations.
- 06.) Prelim.; Alden D. Meier Property 4 lots  
623 Gambill Cove Tubbs Road 12/7.01  
Plat was presented. Staff read recommendations. Brian Keith, K and A Land Surveying was present representing the property owner. After discussion on motion of Jones, second by Thompson, with Renfro voting NO, and all others voting aye, the plat was approved.

