

14-9-2

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON  
COUNTY, TENNESSEE TO AMEND THE BUDGET AND APPROPRIATION  
RESOLUTION FOR THE 2014-2015 FISCAL YEAR TO MAKE AN  
ADDITIONAL APPROPRIATION IN THE CONVENIENCE CENTERS FUND**

**BE IT RESOLVED** by the Board of County Commissioners of Wilson County, Tennessee that the budget and appropriation resolution for fiscal year 2014-2015 be, and the same is hereby amended, by making the following additional appropriation in the Convenience Centers Fund, all as shown on the attached budget amendment request form.

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SPONSOR

RECOMMENDED FOR APPROVAL:

URBAN TYPE PUBLIC FACILITIES BOARD

July 11, 2014

5-0

BUDGET COMMITTEE

September 4, 2014

5-0

## BUDGET AMENDMENT REQUEST FORM

Department: Convenience Centers

Fund Name: Sanitation  
Fund Number: 116

UTPFB: 7-11-14  
Budget Committee: 9-4-14

Account Number (include Object Code)	Account Description	Debit	Credit
116-55732-147	Truck Drivers		\$ 31,465.00
116-55732-201	Social Security		\$ 1,951.00
116-55732-204	Retirement		\$ 4,317.00
116-55732-205	Insurance		\$ 9,884.00
116-55732-210	Unemployment		\$ 100.00
116-55732-212	Medicare		\$ 457.00
116-39000	Fund Balance	\$ 48,174.00	
<b>TOTAL</b>		<b>\$ 48,174.00</b>	<b>\$ 48,174.00</b>

**EXPLANATION FOR CHANGE: Request to admend budget to add truck driver position. Approved by committees, but left out of original budget.**

14-9-3

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON  
COUNTY, TENNESSEE TO AMEND THE BUDGET AND APPROPRIATION  
RESOLUTION FOR THE 2014-2015 FISCAL YEAR TO MAKE AN  
ADDITIONAL APPROPRIATION TO THE LIBRARIES**

**BE IT RESOLVED** by the Board of County Commissioners of Wilson County,  
Tennessee that the budget and appropriation resolution for fiscal year 2014-2015 be, and  
the same is hereby amended, by making the following additional appropriation into the  
Libraries, as shown on the attached budget amendment request form.

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SPONSOR

RECOMMENDED FOR APPROVAL:

BUDGET COMMITTEE

September 4, 2014

5-0

## BUDGET AMENDMENT REQUEST FORM

Department: Libraries

Fund Name: General  
Fund Number: 101

Budget Committee: 9-4-14

Account Number (include Object Code)	Account Description	Debit	Credit
101-56500-316	Contributions		\$ 9,840.00
101-39000	Fund Balance	\$ 9,840.00	
<b>TOTAL</b>		<b>\$ 9,840.00</b>	<b>\$ 9,840.00</b>

**EXPLANATION FOR CHANGE: Request to amend budget to include 1.5% salary increase.**

14-9-4

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON COUNTY, TENNESSEE TO REFLECT REVENUES RECEIVED BUT NOT INCLUDED IN THE ORIGINAL BUDGET FOR THE 2014-2015 FISCAL YEAR AND TO AMEND THE BUDGET AND APPROPRIATION RESOLUTION FOR THE 2014-2015 FISCAL YEAR TO TRANSFER THESE FUNDS FROM COURTROOM SECURITY RESERVE TO OTHER EQUIPMENT**

**BE IT RESOLVED** by the Board of County Commissioners of Wilson County, Tennessee that the budget and appropriation resolution for fiscal year 2014-2015 be, and the same is hereby amended, to reflect revenues received but not included in the original budget for fiscal year 2014-2015 and further amended by making the following additional appropriation from Courtroom Security Reserve to Other Equipment, all as shown on the attached budget amendment request form.

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SPONSOR

RECOMMENDED FOR APPROVAL:

BUDGET COMMITTEE

September 4, 2014

5-0

## BUDGET AMENDMENT REQUEST FORM

Department: Courtroom Security

Fund Name: General  
Fund Number: 101

Budget Committee: 9-4-14

Account Number (include Object Code)	Account Description	Debit	Credit
101-39128	Courtroom Security Reserve	\$ 17,466.00	
101-53930-790	Other Equipment		\$ 17,466.00
<b>TOTAL</b>		<b>\$ 17,466.00</b>	<b>\$ 17,466.00</b>

**EXPLANATION FOR CHANGE: Request to amend budget to include funds for equipment approved in 13-14 but not spent, omitted from original budget in error.**

14-9-5

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON COUNTY, TENNESSEE  
DELAYING THE EFFECTIVE DATE OF RESOLUTION NO. 14-8-7 TO DECEMBER 1, 2014**

**WHEREAS**, the Wilson County Road Commission recommended, and the Board of County Commissioners approved, Resolution No. 14-8-7 at their meeting on August 25, 2014; and

**WHEREAS**, since that time, questions have arisen about how this Resolution may affect city governments, as well as other potential questions; and

**WHEREAS**, the Steering Committee recommended that the implementation date of this Resolution be changed from August 25, 2014 to December 1, 2014, to allow the Wilson County Road Commission and any appropriate governmental bodies to address the issues that have been raised and to allow representatives of city governments to offer comment, should they wish; and

**WHEREAS**, it appearing that a delay in the implementation date is in the best interest of all concerned while these issues be addressed;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Wilson County, Tennessee that the effective date for Resolution No. 14-8-7 be changed from August 25, 2014 to December 1, 2014.

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SPONSOR

RECOMMENDED FOR APPROVAL:

STEERING COMMITTEE  
September 4, 2014  
8-0-5

WILSON COUNTY ROAD COMMISSION  
September 5, 2014  
4-0-1

14-8

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON COUNTY, TENNESSEE  
APPROVING REGULATIONS GOVERNING THE USE OF THE COUNTY RIGHT-OF-WAY**

WHEREAS, the Tennessee Code allows utilities to be placed within the County right-of-way, and

WHEREAS, the Tennessee Code, although varying in particulars concerning specific types of utilities, generally requires that permission be obtained from the County legislative body, County Road Commission or the Chief Administrative Officer of the Road Department prior to entering upon the County right-of-way to perform work, and

WHEREAS, the Tennessee Code also generally requires that work performed within the County right-of-way be performed under the direction and control of the Chief Administrative Officer of the County Road Department, and

WHEREAS, it is impractical for permission to be granted on a case-by-case basis by the County Road Commission or the County legislative body, and

WHEREAS, it is necessary to establish clear procedures and rules, to be administered and enforced by the Chief Administrative Officer of the Road Department, for the use of the County right-of-way by utilities, so as to minimize interference with vehicular traffic, minimize damage to the County right-of-way, minimize risks to the public safety and convenience, and minimize damage to utilities, and

NOW THEREFORE, BE IT RESOLVED, by the Road Commission of Wilson County, Tennessee, meeting in regular session on this day 1<sup>st</sup> of August, 2014 and the Board of County Commissioners of Wilson County, Tennessee, meeting in regular session on this day 25<sup>th</sup> of August, 2014, that the following regulations shall apply to the use of County rights-of-way by utilities in Wilson County:

SECTION 1. The following regulations apply to all utilities. "Utilities" includes any line, system or facility, either underground or overhead, used for producing, storing, conveying, transmitting or distributing communications, electricity, gas, petroleum, petroleum products, hazardous liquids, water, steam or sewerage and other underground or overhead facilities and appliances. The regulations apply to all persons performing work within the County right-of-way. "Persons" includes, but is not limited to, individuals, utility districts, authorities, governmental entities and companies. "Persons" may also be referred to herein as "applicants". The regulations apply to the installation, maintenance and removal of utilities unless otherwise provided.

SECTION 2. Except in cases of an emergency as defined herein, persons must obtain a permit from the County Highway Department prior to performing any work within the County right-of-way. The permit request shall state the nature and purpose of the work to be performed, the date, location and estimated time of the beginning and end of the work at each site, and the name and contact information of the company or party to be performing the work. The permit request shall be accompanied by construction plans detailing the work to be performed. Applicants shall also provide copies of any permit(s) required by other governmental agencies. Persons making requests to perform work in the County right-of-way shall use the permit request form

designated as Attachment A to this Resolution. The permit may include special conditions, as determined in the sole discretion of the Chief Administrative Officer of the County Highway Department, for the protection of the County's property, roads and rights-of-way, as well as the welfare and safety of the general public. Acknowledgment of receipt of a copy of these regulations shall be a part of the permit request. By issuance of a permit, applicants will be required to conform to these regulations as well as any additional conditions set forth in writing by the Chief Administrative Officer of the County Highway Department. Once physical work has commenced within the right-of-way, applicants, as recipients of a permit, agree to perform the work in accordance with these regulations and the permit issued hereunder, as well as all other applicable permits, regulations, laws, agency rules, resolutions and ordinances. Wilson County assumes no responsibility for any damage to utilities installed after the effective date of these regulations and that are not installed in accordance with the provisions and conditions of the permit and these regulations. Wilson County assumes no responsibility for any damage to utilities not maintained or removed in accordance with the provisions and conditions of the permit and these regulations.

SECTION 3. Applicants shall submit a permit fee in the amount of Five Hundred Dollars (\$500.00) along with their permit request. The fee will be used to offset the County administrative and personnel cost related to the enforcement of these regulations.

SECTION 4. All utility installations, maintenance and removals shall be done in accordance with the applicable technical specifications set forth in Attachment B to this resolution and any subsequent specifications adopted by the county legislative body and the county highway commission. Persons shall pay the salary and expenses for any inspector(s) that the County Road Department may see fit to place upon the work site to ensure compliance with such technical specifications while any such inspector(s) may be assigned to the work site. The Chief Administrative Officer of the County Highway Department, before incurring any expenses expected to be charged to the applicant, shall advise the applicant in writing of this fact.

SECTION 5. The Department of Commerce and Insurance of the State of Tennessee (the "Department") requires that all persons contracting to perform construction work within the State be qualified and licensed by the department if the work is equal to or in excess of Twenty-Five Thousand Dollars (\$25,000.00). Requirements for obtaining such a license are determined by the Commissioner of the Department and may be obtained by contacting the Regulatory Boards Division. All persons and/or the company for which they are employed shall be duly licensed by the department, the State of Tennessee, and any other appropriate governmental agency. Proof of a currently valid Tennessee contractor's license shall be presented when request for a permit is made.

SECTION 6. As a condition of the issuance of a permit, applicants must provide proof of liability insurance with a minimum policy in the amount of One Million Dollars (\$1,000,000.00).

SECTION 7. If the work that is the subject of the permit request is not of an emergency nature, the Chief Administrative Officer of the County Road Department may refuse or delay approval of the permit request if approval would unduly interfere with the work of the County Road Department or would cause undue inconvenience to the public. However, the Chief

Administrative Officer's approval of the permit request shall not be unreasonably withheld. In the event of an emergency, persons will not be required to comply with the regular permitting requirements set forth herein. For purposes of these regulations, "emergency" means an imminent danger to life, health, or property, whenever there is a substantial likelihood that loss of life, health or property will result before the procedures in these regulations can be fully complied with. In the event of an emergency, notice of any work within the county right-of-way shall be given to the Chief Administrative Officer of the County Highway Department in writing in the manner provided by Section 2 or by telephone, within two (2) hours of the beginning of any such activity. If notice is given by telephone, the agent of the person making the call shall enter the date and time of the call, the nature, purpose, and location of the work to be performed, the estimated beginning and ending times of the work, and the name and contact information of the company or party to be performing the work, on a standard permit request form and deliver it to the Chief Administrative Officer of the County Road Department by the next business day.

SECTION 8. The Chief Administrative Officer of the County Road Department may require an applicant to post collateral to ensure that the County road and right-of-way will be repaired to the same quality as before the excavation or other work was performed. The Chief Administrative Officer will determine the form, amount and sufficiency of the collateral. Should the Chief Administrative Officer of the County Road Department execute settlement of the collateral, the proceeds from such execution shall be payable to the Wilson County Road Fund. In the event of an emergency, as defined herein, the Chief Administrative Officer of the County Road Department may require the person to post collateral as provided herein for non-emergency work as a condition for continuing work in the county right-of-way. In the event work is abandoned for a period of thirty (30) consecutive days or a time period specified in the permit, whichever is less, then the Chief Administrative Officer of the County Road Department shall be authorized to execute settlement of the collateral in his sole discretion. The proceeds from such execution shall be used to repair roads and rights of ways to pay all other reasonable costs. Any leftover proceeds will be returned to applicants.

SECTION 9. (a) Persons shall replace or repair any portion of the pavement, shoulders, bridges, culverts, or any other part of the County right-of-way that may be disturbed or damaged as a result of their work performed in the right-of-way. The County right-of-way shall be repaired following installation, maintenance and/or removal of utilities. The right-of-way shall also be repaired if damaged as a result of future line failure or leakage. The Chief Administrative Officer of the County Road Department shall be notified prior to any backfilling or bedding of any utility. In the event a person covers, conceals or obscures work in violation of these regulations or in violation of a directive from the Chief Administrative Officer of the County Road Department, such work shall be uncovered and displayed for the County's inspection upon request and shall be reworked at no cost in time or money to the County.

(b) Whenever practical, the Chief Administrative Officer of the County Road Department, upon the County Road Department receiving a permit request, shall inspect the site before the work begins and shall inspect the site after the work is completed. Inspection by an engineering firm, paid for by the applicant and hired or approved by the County, shall be required, at the discretion of

the Chief Administrative Officer of the County Highway Department, for extensive construction or work within the County right-of-way as a condition to issuance of the permit. In addition, persons shall reimburse the County for all testing, inspections, reasonable attorney and professional fees, and other expenses incurred as a result of any deficient work within ninety (90) days of receipt of an invoice from the County Road Department.

(c) After such inspection(s), if, in the opinion of the Chief Administrative Officer of the County Road Department, the condition of the roadway or right-of-way has been damaged and has not been properly repaired, the Chief Administrative Officer of the County Road Department shall determine the nature of the work necessary to return the roadway or right-of-way to a condition substantially equal to its condition before the work was performed, and shall give persons written notice of such deficiency in returning the roadway or right-of-way to its proper condition. As part of such notice, the Chief Administrative Officer shall inform the persons as to whether he/she has elected, in his/her sole discretion, to immediately execute settlement of the collateral and use the proceeds to repair the damage or to allow the persons to repair the damage themselves, such repairs Administrative Officer elects to allow the persons to repair the damage within thirty (30) days of receipt of the notice of deficiency. If the damage is not satisfactorily repaired within the thirty (30) day period, the Chief Administrative Officer shall execute settlement of the collateral and use the proceeds to repair the damage. Regardless of which option is initially chosen by the Chief Administrative Officer, if the collateral is not sufficient to complete the necessary repairs, the Chief Administrative Officer shall facilitate the necessary repairs and persons shall reimburse the County Road Department for the cost of such repairs within ninety (90) days of receipt of an invoice from the County Road Department.

SECTION 10. Persons performing work within the County right-of-way shall be responsible for road damages, personal injury, property damages or any other damages caused by any negligence on their part, including but not limited to, the improper placing of or failure to display construction signs, danger signs and other required signage and will bear any expense proximately caused by their operation on the right-of-way. This applies whether the applicant or someone acting on the applicant's behalf performs the work. Persons shall provide proper signage, flaggers, barricades, flashing lights or other methods to warn the public of open trenches, obstructions or other impediments to travel. Signage shall conform to the most current edition of the Manual on Uniform Traffic Control Devices. Persons shall keep all traveled ways clear of obstructions and equipment not directly connected with the project or operation. Any inspection or control exercised by the Chief Administrative Officer of the County Highway Department shall in no way relieve the applicant from any duty or responsibility to the general public nor shall such services and/or control by the Chief Administrative Officer of the County Road Department relieve the applicant from any liability for loss, damage, or injury to persons or adjacent properties.

SECTION 11. For all utilities located above ground, including location signage, persons shall maintain sufficient weed and brush control within a ten (10) foot radius such that said utilities are easily visible. Wilson County assumes no responsibility for any damage to any utility that is improperly located, signed or maintained for visibility.

SECTION 12. If, at any future time, it should become necessary in the maintenance, construction or reconstruction of a county road to have applicant's utilities removed in order that said road may be properly maintained, constructed or reconstructed or in the event said utilities should, at any time, interfere with the use of said road, the applicant agrees, upon being requested so to do by the Road Department, to remove said utilities promptly, at its own expense and without cost to the road department, unless any requested removal should be contrary to any law of the State.

SECTION 13. Applicant shall be responsible for any conflicts with other utilities or appurtenances that are on the County road right-of-way and shall notify the respective owner(s) of any conflicts and secure the owner's permission for any alterations.

SECTION 14. By approving the applicant's permit request, the Wilson County Road Department does not grant the applicant any right, title or claim to any road right-of-way and in granting this permission to go upon the right-of-way does not, in any way, assume the maintenance of the applicant's utilities.

SECTION 15. Approval of an applicant's permit request shall become void if the work that is the subject of the request is not commenced within thirty (30) days of the date of the permit request.

SECTION 16. The Chief Administrative Officer of the County Road Department may employ the County Attorney, or other attorney as provided in Tennessee Code Annotated Section 54-7-110, to seek an injunction against any party in violation of these regulations. The Chief Administrative Officer of the County Road Department may issue a stop work order if work is being performed in violation of these regulations. Any person violating these regulations shall also be subject to a fine of up to Five Hundred Dollars (\$500.00) per violation, pursuant to Tennessee Code Annotated Section 5-1-121. A "violation" is defined as each day a person is in non-compliance with these regulations.

SECTION 17. A permit may be denied, suspended or revoked by the Chief Administrative Officer of the County Highway Department when the Chief Administrative Officer has determined that the operation is not being and/or will not be conducted in a manner as prescribed by applicable regulations, rules, resolutions, ordinances or laws. Any violations deemed of a significant nature by the Chief Administrative Officer of the County Highway Department, or unwarranted damages done to the road system, may result in a permit being denied, suspended or revoked. The Chief Administrative Officer of the County Road Department shall report all such actions to the County Road Commission and County Attorney. Failure to obtain a permit, abandoning the project, conducting work which is not in accordance with the plans approved by the Chief Administrative Officer of the County Road Department or obtaining a permit under the emergency provision when no emergency exists, may also be grounds for denial of future permit requests.

SECTION 18. Pursuant to the Competitive Cable and Video Services Act, Tennessee Code Annotated Section 7-59-310, as a condition of the issuance of a permit allowing for open trenching,

the applicant shall provide at least fifteen (15) days' notice prior to the initiation of any work in the County right-of-way to all providers of cable or video services within the County. The notice shall include the particular dates in which the trenches will be available for such cable or video service providers for the installation of conduit, pedestals or vaults, and laterals. This requirement shall be limited to new construction or property development in which utilities will be laid in the County right-of-way.

SECTION 19. In addition to complying with the regulations set forth herein, applicants shall also comply with any and all applicable subdivision and storm water regulations.

SECTION 20. In the event of the occurrence of extraordinary circumstances, the Chief Administrative Officer of the County Road Department may modify provisions of these regulations to address the particular situation. The burden of proving such extraordinary circumstances rests with the individual seeking relief. Monetary hardship shall not constitute extraordinary circumstances. Any such approval of a variance from these regulations and any modified conditions or specifications issued by the Chief Administrative Officer shall be in writing.

SECTION 21. These regulations shall be effective from and after August 25, 2014. Acknowledgment of receipt of a copy of these regulations shall be a part of the permit request.

SECTION 22. This resolution shall be effective from and after its passage, the public welfare requiring it.

APPROVED: \_\_\_\_\_, Chairman, Wilson County Road Commission

ATTEST: \_\_\_\_\_, Secretary, Wilson County Road Commission

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_, Wilson County Mayor

ATTEST: \_\_\_\_\_, Wilson County Clerk

DATE: \_\_\_\_\_

RECOMMENDED FOR APPROVAL:

WILSON COUNTY ROAD COMMISSION  
August 1, 2014  
4-0-1

*Approved*  
*25-10*

14-9-6

**A RESOLUTION TO AMEND THE WILSON COUNTY ORDINANCE AND ADD OR CLARIFY DEFINITION OF CONTRACTOR'S STORAGE YARDS, RESPECTIVELY AND PLACE ADDITIONAL PROVISIONS UPON SAID DEFINED USE WHERE IT APPEARS WITHIN THE ZONING RESOLUTION.**

**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 for clarification and additional definition regarding contractor storage yard and bed and breakfast inn, and;

**WHEREAS**, the need has arisen for additional protective provisions to be made in relation to these two defined uses and their interaction and relationship with neighboring properties, land uses and/or zoning districts, 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, SECTION 2.20 – SPECIFIC TERMS, Make the following changes or additions to be added in alphabetical order:

**Contractor Storage Yard:** Any land or buildings used for the storage of tools, equipment, vehicles, materials, sand, rock, gravel, vegetation, paints, pipe, or electrical components used in or associated with building or construction. A contractor's yard may include outdoor or indoor storage, or a combination of both. Term is here-to-forward interchangeable with "Contractor's office and/or equipment yard", "Contractor's Yard", "storage yard", "outdoor storage areas" and "Equipment Yard". Exceptions: Storage of five (5) or fewer pieces of construction machinery and trailer used to haul such machinery, where applicable, shall not constitute a contractor's storage yard, nor shall equipment in active agricultural production be considered as applying within this definition. This exception only applies if not more than one of the construction machinery (inclusive of any trailer which hauls said piece of machinery) weighs more than 10,000 pounds.

## **SECTION 2:**

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.32 – HIGHWAY COMMERCIAL (C-3) SUBSECTION 5.32.03, **remove the following use listing from the list entitled USES PERMISSIBLE ON APPEAL:**

“F” Contractor’s Office and/or equipment yard

**and replace with the following:**

“F” Contractor’s Office – with no associated outdoor storage of contractor’s equipment, construction equipment, and or raw materials or excess supplies and salvage materials stored on site or any use or part there of that falls within the definition of **Contractor Storage Yard** as found in the general provisions of this zoning resolution. Company Automobiles and Trucks will be permitted as long as adequate parking is provided for such and as long as these vehicles constitute typical passenger vehicles for general highway use rather than for primary use in construction activities;

## **SECTION 3:**

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.31 – GENERAL COMMERCIAL (C-2) SUBSECTION 5.31.03 – USES PERMISSABLE ON APPEAL,

**remove the following use listing from the list entitled USES PERMISSIBLE ON APPEAL:**

“E” Contractor’s yard;

**and replace with the following:**

“E” Contractor’s Office – with no associated outdoor storage of contractor’s equipment, construction equipment, and or raw materials or excess supplies and salvage materials stored on site or any use or part there of that falls within the definition of **Contractor Storage Yard** as found in the general provisions of this zoning resolution. Company Automobiles and Trucks will be permitted as long as adequate parking is provided for such and as long as these vehicles constitute typical passenger vehicles for general highway use rather than for primary use in construction activities;

## **SECTION 4:**

Under ARTICLE 5 – ZONING DISTRICTS, SECTION 5.33 – PLANNED COMMERCIAL (C-4) SUBSECTION 5.33.02 USES PERMITTED, the following language after the listed use “commercial sales,”:

Contractor’s Office and/or equipment yard with screen fences and vegetative screening provided around all outdoor storage areas in accordance with SECTION 3.55 of the GENERAL PROVISIONS of this zoning resolution,

**SECTION 5:**

After each relocation, deletion, or addition to the zoning ordinance; insert the following language:

**Revised** (June 20, 2014 per Planning Commission), **Resolution** (insert resolution #).

**SECTION 6:**

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 7:**

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.

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SPONSOR

RECOMMENDED FOR APPROVAL:

PLANNING AND ZONING COMMITTEE

August 14, 2014

4-0-3

14-9-7

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON COUNTY, TENNESSEE  
APPROVING THE CREATION OF THE WILSON COUNTY PARKS AND RECREATION ADVISORY BOARD**

**WHEREAS**, Wilson County Mayor Randall Hutto has created a Parks and Recreation Advisory Board to assist the County in applying for Parks and Recreation grants for Wilson County and to be of assistance to the cities of Lebanon, Mt. Juliet and Watertown, should they wish; and

**WHEREAS**, information has been received that it is necessary for this Advisory Board to be recognized and approved by the Wilson County Commission for them to have the authority to seek these grants; and

**WHEREAS**, the Wilson County Parks and Recreation Advisory Board will serve in an advisory capacity only, offering assistance to those named above, and will have no budget and no authority to spend any money without the approval of the Wilson County Commission; and

**WHEREAS**, the Parks and Recreation Advisory Board will consist of five (5) members, with several ex-officio members from the cities and other areas of government; and

**WHEREAS**, it appears in the best interest of the citizens of Wilson County, Tennessee that the Wilson County Commission approve and recognize the Wilson County Parks and Recreation Advisory Board;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Wilson County, Tennessee that the Wilson County Parks and Recreation Advisory Board is hereby authorized, recognized and approved by this County Commission to serve in an advisory capacity to Wilson County Mayor Randall Hutto and the Wilson County Commission, with no budgetary authority and no authorization to spend any money without the approval of the Wilson County Commission.

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SPONSOR

RECOMMENDED FOR APPROVAL:

STEERING COMMITTEE  
September 4, 2014  
8-0-5

BUDGET COMMITTEE  
September 4, 2014  
5-0

14-9-8

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON COUNTY, TENNESSEE  
TO APPROVE AND ACCEPT THE BOND OF WILSON COUNTY  
CONSTABLE WESLEY W. THOMPSON, III**

**WHEREAS**, Jim Goodall, Wilson County Clerk, has certified according to the records of his office that Wilson County Constable Wesley W. Thompson, III has filed his bond pursuant to statute; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Wilson County, Tennessee meeting in regular session on September 15, 2014 that the bond of Wilson County Constable Wesley W. Thompson, III be approved and recorded in the office of the Register of Deeds the same as bonds of other County officials.

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SPONSOR

SURETY'S BOND NO. 66189104

STATE BOND FORM COB-7(82)

STATE OF TENNESSEE  
COUNTY OF Wilson  
OFFICIAL STATUTORY BOND  
FOR  
COUNTY PUBLIC OFFICIALS  
OFFICE OF Constable

KNOW ALL MEN BY THESE PRESENTS:

That Wesley W. Thompson III of Watertown (City or Town),  
County of Wilson Tennessee, as Principal,  
and Auto-Owners (Mutual) Insurance Company as Surety, are held and firmly bound unto THE STATE  
OF TENNESSEE in the full amount of Eight thousand Dollars  
(\$ 8,000.00) lawful money of the United States of America for the full and prompt payment whereof we bind  
ourselves, our representatives, successors and assigns, each jointly and severally, firmly and unequivocally by these presents.

WHEREAS, The said Principal was duly  elected  appointed to the office of Constable of and  
for Wilson County for the 2 year term beginning on the 1st day of September, 2 014 and ending on  
the 1st day of September, 2 2016.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH:

That if the said Wesley W. Thompson III, Principal, shall:

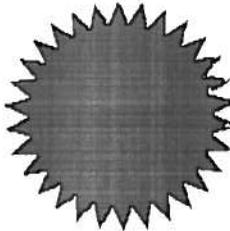
1. Faithfully perform the duties of the office of Constable of Wilson County during his term of office or his continuance therein; and,
2. Pay over to the persons authorized by law to receive them, all monies, properties, or things of value that may come into his hands during his term of office or his continuance therein without fraud or delay, and shall faithfully and safely keep all records required of him in his official capacity, and at the expiration of his term, or in case of his resignation or removal from office, shall turn over to his successor all records and property which have come into his hands, then this obligation shall be null and void; otherwise to remain in full force and effect.

WITNESS our hands and seals this 28th day of August, 2 014.

WITNESS - ATTEST:

COUNTERSIGNED BY:

Gregory Mark Easterly  
Tennessee Resident Agent



PRINCIPAL:

Wesley W. Thompson III

SURETY:

By: \_\_\_\_\_

Gregory Mark Easterly  
Attorney-in-Fact

(attach evidence of authority to execute bond)

ACKNOWLEDGEMENT OF PRINCIPAL

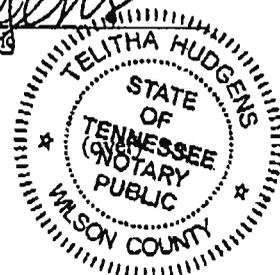
STATE OF TENNESSEE  
COUNTY OF Wilson

Before me, a Notary Public, of the State and County aforesaid, personally appeared Wesley W. Thompson III  
with whom I am personally acquainted and who, upon oath, acknowledged himself to be the individual who executed the  
foregoing bond, and he acknowledged to me that he executed the same.

Witness my hand and seal this 28 day of Aug, 2 014.

My Commission Expires: 10/21/14, 2 \_\_\_\_\_.

Telitha Hudgens  
Notary Public



14-9-9

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON COUNTY, TENNESSEE  
TO APPROVE AND ACCEPT THE BOND OF WILSON COUNTY  
CONSTABLE GENNY LENNING FAULK**

**WHEREAS**, Jim Goodall, Wilson County Clerk, has certified according to the records of his office that Wilson County Constable Genny Lenning Faulk has filed his bond pursuant to statute; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Wilson County, Tennessee meeting in regular session on September 15, 2014 that the bond of Wilson County Constable Genny Lenning Faulk be approved and recorded in the office of the Register of Deeds the same as bonds of other County officials.

---

SPONSOR



14-9-10

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON COUNTY, TENNESSEE TO  
APPROVE AND ACCEPT THE BOND OF WILSON COUNTY CONSTABLE GLENN O. HAMBLÉN**

**WHEREAS**, Jim Goodall, Wilson County Clerk, has certified according to the records of his office that Wilson County Constable Glenn O. Hamblen has filed his bond pursuant to statute; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of County Commissioners of Wilson County, Tennessee, meeting in regular session on Monday, September 15, 2014, that the bond of Wilson County Constable Glenn O. Hamblen be approved and recorded in the office of the Register of Deeds, the same as bonds of other County officials.

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SPONSOR



# AUTO-OWNERS INSURANCE COMPANY

## CONTINUATION CERTIFICATE

**AGENCY** 19-0378-00  
 LEBANON INSURANCE AGENCY INC  
 PO BOX 2715  
 LEBANON TN 37088-2715

**PRINCIPAL** GLENN O HAMBLÉN

BOND NUMBER	
66007639	
09-01-2014 MO DA YR	09-01-2015 MO DA YR
PREMIUM TERM	
BOND AMOUNT	BOND PREMIUM
\$10,000.00	\$100.00

**ADDRESS** 8594 CENTRAL PIKE  
 MT JULIET TN 37122

**TYPE OF BOND** PUBLIC OFFICIAL BOND

**DESCRIPTION OF RISK** CONSTABLE

**OBLIGEE** WILSON COUNTY

In consideration of an agreed premium payable in advance, the Bond described above is hereby continued in force for the period indicated in the premium term. Continuation is subject to the condition that the maximum aggregate liability of the AUTO-OWNERS INSURANCE COMPANY under the Bond and any and all continuations thereof shall in no event exceed the amount of liability shown herein. This endorsement shall be valid only when executed by an attorney-in-fact of this Company.



*Glenn O. Hamblen*  
 PRINCIPAL

*Joni [Signature]*  
 Attorney-in-fact

14-9-11

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WILSON COUNTY, TENNESSEE  
APPROVING WILSON COUNTY'S FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REPORT**

**WHEREAS**, Wilson County Planner Tom Brashear has advised of the Wilson County FEMA Report that must be submitted to FEMA by September 30, 2014; and

**WHEREAS**, FEMA requires the Wilson County Commission to approve said report;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Wilson County, Tennessee that the attached Wilson County FEMA Report is hereby approved, ready to submit to FEMA for their consideration.

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SPONSOR

RECOMMENDED FOR APPROVAL:

STEERING COMMITTEE  
September 4, 2014  
8-0-5

# WILSON COUNTY PLANNING OFFICE



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ROOM 5, WILSON COUNTY COURTHOUSE \* LEBANON, TENNESSEE 37087  
(615) 449-2836 \* FAX (615) 443-6190

September 04, 2014

Wilson County Commission Members:

Application has been submitted by property owner Molly Scovel to rezone Parcel 5.08 on Wilson County Tax Map 56 from (R-1) Rural Residential to (LOC) Limited Office Commercial. The property is located at 5588 Lebanon Road consisting of approximately 4.7 acres.

This rezoning request was presented to the City of Lebanon Planning Commission on August 26, 2014 and is being forwarded to the Board of County Commissioners of Wilson County, Tennessee upon the Planning Commission's vote to send with a positive recommendation.

Applicant has requested the rezoning request be forwarded to the Wilson County Commission for the meeting to be held on Monday, September 15, 2014 for a final vote.

Sincerely,

*Georgia Baine*

Georgia Baine, Administrative Assistant  
For Thomas Brashear, Wilson County Planning Director

Cc/file

Enclosure

WILSON COUNTY, TENNESSEE  
APPLICATION FOR AMENDMENT TO ZONING MAP  
and/or  
ZONING ORDINANCE



Date Submitted 7/16/14  
Applicant(s) Molly Scovel Phone Number 615 414 3043

Mailing Address 1010 Benton Harbor Blvd Mt. Juliet TN 37122  
Street Address City State zip

Applicant requesting reclassification from the R1 rural residential district to the LOC district, property as described in the attached property description and depicted on the attached tax map/plats, etc. and are a part of this application.

Applicant requesting to amend the text of the Zoning Ordinance of the County of Wilson  
Article \_\_\_\_\_ Section \_\_\_\_\_

*As a courtesy, the Planning Office will notify the adjacent property owners by letter of the proposed request. (Attach names and address of surrounding property owners.)*

Location of property 5588 Lebanon Rd

Tax Map 56 Parcel Number 5.08 Size of Property 4.7 Acres

Name of Owner of Record Molly L Koupal Scovel

Address of Owner of Property 1010 Benton Harbor Blvd Mt Juliet TN 37122

Signature of Owner/Agent Molly L Scovel

Filing fee \$600.00 Date 7/16/14

Presented to Planning Commission 07 26, 2014 Action of Planning Commission \_\_\_\_\_  
date Lebanon

Presented to County Commission \_\_\_\_\_ Action of County Commission \_\_\_\_\_  
date \_\_\_\_\_

Publication Cost I, the above applicant, hereby request a public hearing on the above proposed amendment and agree to pay the costs of publication of all notices required, in excess of \$600.00.

Applicant Molly L Scovel

Publication dates:  
Planning Commission \_\_\_\_\_ Planning & Zoning Committee \_\_\_\_\_  
(if applicable)  
County Commission \_\_\_\_\_ County Commission approval \_\_\_\_\_

IMPORTANT NOTE: A PRE-SUBMITTAL CONFERENCE WITH THE PLANNING DIRECTOR IS REQUIRED PRIOR TO THE SUBMITTAL OF THIS APPLICATION. PLEASE CALL 615.449.2836 TO SCHEDULE AN APPOINTMENT

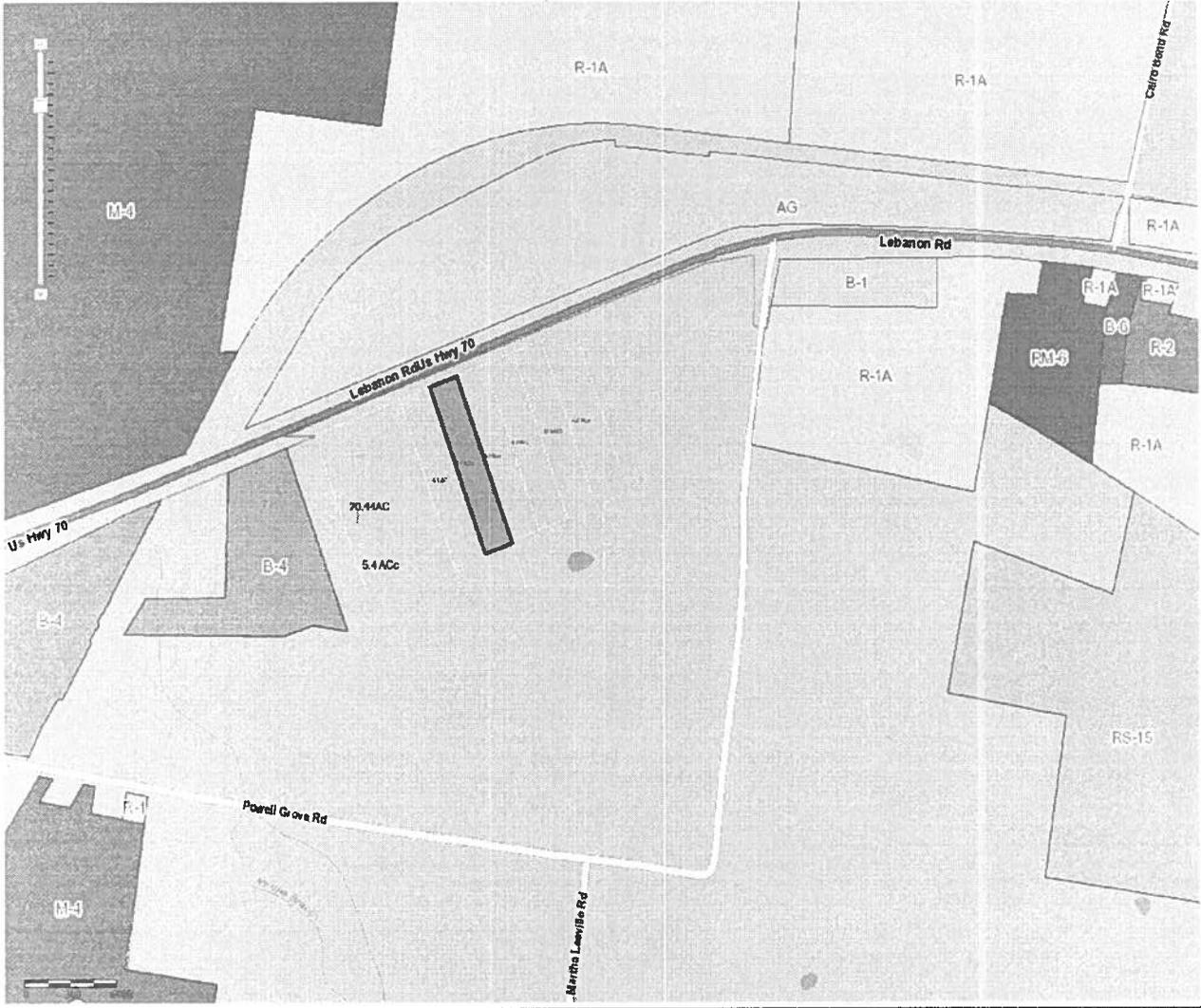
Current Wilson County Zoning

5588 Lebanon Road  
Map 56 Parcel 5.08

District Number: DISTRICT 23  
Commissioner: Sue Vanatta



Adjacent property: City of Lebanon zoning  
5588 Lebanon Road



Adjacent Property owners:



Map 56 Parcel 5.07  
 Map 56 Parcel 5.09  
 Map 56 Parcel 5.11

Stanley Jones  
 James Cooksey  
 George R. Moser-

property address 5628 Lebanon Road  
 property address 5552 Lebanon Road  
 property address 5462 Lebanon road

## SECTION 5.35 LIMITED OFFICE COMMERCIAL (LOC)

### 5.35.01 GENERAL INTENT

The Limited Office Commercial district is intended to provide office locations generally serving neighborhood or community needs where non-retail commercial uses such as offices and financial institutions may be located; to provide for such uses in a *low density*/ low intensity manner such that they can be compatible with adjacent single family detached dwellings; and otherwise to implement the stated purpose and intent of this ordinance. The LOC district may be located adjacent to, or within residential areas. The district allows for the integration of limited supporting commercial uses into office developments. The LOC district is intended to be located along collector and arterial streets or adjacent to commercial or industrial districts, in the areas of transition between residential and higher intensity uses, and in areas of existing and new office development. [resolution 04-12-16]

All uses except automobile parking lots and such other uses as may specifically be exempted hereinafter shall be conducted wholly within a building. Rather than have new buildings constructed, it is intended and desired that any existing residential structures within the district be converted and adapted to office or institutional use. No combination of residential and commercial uses within this district shall be permitted within the same building nor upon the same lot.

### 5.35.02 USES PERMITTED

- A. Offices for:
1. Banks, savings and loan associations, credit unions, trust companies, security and commodity exchanges and similar financial institutions;
  2. Business service firms including architectural, engineering, drafting services, market research, planning, surveying and other similar firms;
  3. Business agencies including advertising, travel, credit, employment, placement services, temporary personnel services, finance, photography, and other similar agencies;
  4. Business offices including accounting, appraisal, auditing, bookkeeping, consultants, insurance, law and legal services, public utilities, real estate, title companies and other similar offices;
  5. Professional Office including dental, medical and chiropractic.(Added 8/23/99)
- B. Single family dwellings;
- C. Family residential care, day care and child care facilities for more than twelve individuals;
- D. Headquarters or administrative offices for such charitable or eleemosynary organizations such as, Red Cross, Cancer Society, Heart Association, Boy Scouts, Girl Scouts and similar quasi-public organizations of non-commercial nature;
- E. Museums, historic, and cultural exhibits, libraries, and the like;
- F. Parks and playgrounds or play fields owned and operated by a homeowners association or recognized government entity, community and government buildings in keeping with the character of the district;

5.35.03 left blank intentionally

5.35.04 USES PROHIBITED.

All uses not specifically permitted.

5.35.05 AREA REGULATIONS

A. FRONT YARD. All structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official major thoroughfare plan:

1. Arterial Streets - sixty (60) feet
2. Collector Streets - forty (40) feet
3. Minor Streets - thirty (30) feet

B. SIDE YARD. All structures shall be set back from every side yard a minimum of fifteen (15) feet.

C. REAR YARD. All structures served by public sewer system shall be set back from every rear yard a minimum of thirty (30) feet. [revised resolution 07-7-4]

D. SPACING OF STRUCTURES. There shall be a minimum distance of thirty (30) feet between all structures on a lot.

E. LOT WIDTH

1. Where served by a public sewer system there shall be a minimum lot width at the front building line of ninety (90) feet. [revised resolution 07-7-4]
2. Where not served by a public sewer system there shall be a minimum lot width at the front building line of one hundred twenty-five (125) feet. [revised resolution 07-7-4]
3. Where building lots have more than one-half (1/2) of their frontage on the bulb of a cul-de-sac street there shall be a minimum lot width at the front building line of ninety-five (95) feet where not served by public sewer system, seventy-five (75) feet where served by public sewer system. [revised resolution 07-7-4]

F. MINIMUM LOT AREA.

As regulated in Section 5.10.05 (F) of these regulations.

G. MAXIMUM LOT COVERAGE. Structures shall cover not more than thirty-five (35) percent of lot area.

5.35.06 HEIGHT REGULATIONS. No structure shall exceed three (3) stories or thirty-five (35) feet in height.

5.35.07 OFF-STREET PARKING. As regulated in Section 3.50 of these regulations.



**WILSON COUNTY BUILDING INSPECTOR  
233 EAST GAY STREET,  
WILSON COUNTY COURTHOUSE ANNEX  
LEBANON, TN 37087  
PHONE (615) 444-3025  
FAX (615) 443-6194**

**TO: WILSON COUNTY COMMISSION**  
**FROM: WILSON COUNTY BUILDING INSPECTOR**  
**DATE: 8/1/2014 thru 8/31/2014**

**ACTIVITY REPORT**

<b>NUMBER OF PERMIT APPLICATIONS</b>	<b>65</b>
<b>NUMBER OF PERMITS ISSUED</b>	<b>52</b>
<b>NUMBER OF CERTIFICATES OF COMPLIANCE</b>	<b>41</b>
<b>TOTAL MONEY COLLECTED (PERMITS)</b>	<b>\$69,276.55</b>
<b>NUMBER OF ADEQUATE FACILITIES TAX</b>	<b>101</b>
<b>TOTAL MONEY COLLECTED (AFT)</b>	<b>\$318,939.30</b>

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**YEAR TO DATE 07/01/2014 thru 08/31/2014**

<b>PERMIT APPLICATIONS</b>	<b>137</b>
<b>PERMITS ISSUED</b>	<b>127</b>
<b>CERIFICATES OF COMPLIANCE</b>	<b>90</b>
<b>TOTAL MONEY</b>	<b>\$136,568.95</b>
<b>NUMBER OF AFT</b>	<b>200</b>
<b>TOTAL MONEY</b>	<b>\$615,014.10</b>

August 1st, 2014

The Wilson County Road Commission met in regular session on August 1<sup>st</sup>, 2014 at 9:00 am, with the following members present: Mayor Randall Hutto, Commissioner Billy Rowland, Commissioner Kenny Reich, Commissioner Jeff Joines, Commissioner Becky Siever, absent.

Mayor Hutto called the August 1<sup>st</sup>, 2014 meeting into session.

Commissioner Reich made the motion to approve the minutes of July 11<sup>th</sup>, 2014 Road Commission meeting as presented, second by Commissioner Rowland motion carried.

DELEGATIONS:

Mary Goodman; 489 NW Rutland Road. Issue with the turn around on NW Rutland Road

Sarah Patton, District 9 Commissioner; Appreciation for work done by the Road Commission in her District and request to consider the purchase of a second mower.

ASSISTANT SUPERINTENDENTS REPORT:

Approximately (16) miles of paving done. Paving on Round Top Road

Assistant Lynch stated he was considering another mower, with the possibility of getting two.

Assistant Lynch recommended attachment A and the resolution for Regulations Governing the Use of the County Rights of Way be accepted, Commissioner Joines made the motion to accept the recommendation, second by Commissioner Reich, motion carried. After much discussion Commissioner Joines made the motion to make the effective date on the TCHOA resolution September 1, 2014, Commissioner Reich seconds this motion.

Commissioner Reich made the motion to approve Assistant Lynchs report, second by Commissioner Rowland, motion carried.

SUPERINTENDENT REPORT:

Subdivision Report  
2 Year Maintenance Report

Road Inspector Billy McKinney stated there was a contract on Angels Cove Subdivision, Cairo Bend Road to be finished by September 30, 2014.

Commissioner Reich made the motion to accept Superintendent Armistead's report, second by Commissioner Rowland, motion carried.

COUNTY ATTORNEYS REPORT:

Attorney Mike Jennings stated appreciation for (22) years of service to out going Commissioner Billy Rowland, thanking him for his excellent service to the people of Wilson County.

Commissioner Joines made the motion to accept Attorney Jennings report, second by Commissioner Reich, motion carried.

OLD BUSINESS:

NEW BUSINESS

Paul Strong; 480 NW Rutland Road, Issues with the turn around at the end of NW Rutland Road.

Mayor Hutto stated his appreciation to Commissioner Rowland for his leadership and hard work getting road projects accomplished in his district.

Being of no further business, Commissioner Reich made the motion to adjourn the Wilson County Road Commission Meeting, second by Commissioner Joines motion carried.

Wilson County Road Commission

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Approved

Chairman

Secretary

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## Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, July 18, 2014 at 11:00 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, Fitzpatrick, Dixon, Graves, Hutto, Jewell, Nokes, Locke, Williams and Woods constituting the entire membership with the exception of Jones and Major who were absent. Also present were the County Planning Staff, County Building Inspectors Staff, County Attorney and Court Reporter Teresa Hatcher hired by the County.

The minutes of the June 20, 2014 meeting were approved on motion of Graves second by Dixon and all voting aye.

Chairman Fitzpatrick then asked all individuals who desired to make statements before the Commission to stand and raise their right hand. She thereupon, administered the oath to each and every one of the prospective witnesses.

### **Old Business-**

Rezoning request:

Paul Moody requesting to rezone the following property from (R-1) Rural Residential to (C-1) Neighborhood Commercial property located at 11212 Central Pike also identified as lot 6 of the Paul and Linda Moody Subdivision consisting of approximately 1.39 acres referenced by Wilson County Tax Map 100 Parcel 44.00.

Staff Planner Christopher Lawless read recommendation of denial due to the property not following the intent of neither the Wilson County Zoning Ordinance nor the Wilson County Land Use Plan. Commissioner Jeff Joines spoke in favor of the rezoning request stating this corner of Central Pike has always served as a business explaining that Mr. Moody's goal is to extend the shed on the adjacent piece of property also owned by Mr. Moody to the lot line there will be no parking nor asphalt Mr. Moody is requesting C-1 so it will not be spot zoning.

Mr. Moody then addressed questions from the Commission as to the type of business in the existing building with Mr. Moody replying he installs equipment in factories and is requesting rezoning to be able to extend the existing building on the adjacent lot and use septic on this lot if needed in the future. After further discussion Mr. Moody agreed to place upon the plat and/or site plan "this lot is not to be buildable lot of record." On motion of Nokes second by Graves with Jewell and Woods voting NO the rezoning request was approved subject to Mr. Moody placing upon the plat/site plan "this lot is not to be a buildable lot" the rezoning request will be forwarded to the Wilson County Commission for a final vote.

Plats for affirmation: On motion of Graves second by Williams with all voting aye the following plats were affirmed subject to staff recommendations.

Soils Amendment: Benton Harbor Section 1 Lot 1, Benton Harbor Blvd.	28K/A 1.00
Combination Plat: Cross Winds Subdivision Lots 81 & 82, Carter Ln.	29G/A/34.00; 35.00
Combination Plat: Angels Cove Estates Lots 4 & 5, Cedar Hollow Ct.	8 "O"/A/4.00; 5.00
Rsb.; Margaret West Property Lot 3, Eastover Road	82/94.00

Stormwater Director John Dewaal addressed the Commission with comments pertaining to the Margaret West Property located on Eastover Road, Mr. Dewaal stated the split of the property is

into two lots and 98% of the area does flood creating another lot in a flood area Mr. Dewaal requested the garage be elevated to not flood and that an access easement be created through the property for lot 3A in case of a flood.

Paul Crockett, Crockett Surveying representing the property owner stated a Finished Floor Elevation will be created for the lot and has no problem with the garage being elevated but the owner does not want access easement.

Graves with drew motion to approve affirmation plats.

Motion was then made by Jewell second by Woods to approve all plats for affirmation but the Margaret West Property.

The Margaret West was the brought forth for further discussion pertaining to the garage being above flood level and access easement.

Paul Crockett, Crockett Surveying again stated the garage will be built to County standards but does not agree with the access easement.

Stormwater Director stated Mill Road floods and the owners of Lot 3A may be cut off in an emergency situation and a note could be put on the plat stating access easement is to be used only in emergency for flooding only.

After further discussion motion was made by Dixon to approve subject to garage being elevated and to not require an access easement second by Graves with all voting aye the plat was approved.

Site Plan-AT & T Trousdale Ferry Pike Cell Tower Site (deferred from January) 1 lot  
Trousdale Ferry Pike 67/40.37

Applicant has requested application to be permanently removed from the agenda.  
No action required.

Subdv.; AT & T Trousdale Ferry Cell Tower Site Utility Lot (deferred from January) 1 lot  
Trousdale Ferry Pike 67/40.37

Applicant has requested application to be permanently removed from the agenda.  
No action required.

#### New Business

Rezoning request: Paul Crockett representing property owner Richard Northern is requesting to rezone the following property from (A-1) Agricultural to (R-1) Rural Residential property located on Double Log Cabin Road consisting of approximately 43.40 acres referenced by Wilson County Tax Map 33 Parcel 16.03 and Wilson County Tax Map 27 part of Parcel 48.11.

Staff Planner Christopher Lawless read the recommendation of approval stating the Wilson County Growth Plan calls for this area to remain a rural area and R-1 zoning is defined as a low density residential zone district in the Wilson County Zoning Ordinance.

Paul Crockett, Crockett Surveying representing the property owner stated the request is for rezoning from A-1 to R-1 with the property to the East being Colonial Estates and was zoned A-1 in the late 80's the property is also in close proximity to the Autumn Woods Subdivision.

Commission member Dixon asked with the development be on the Step System.

Mr. Crockett stated not at this time possibly in the future.

On motion of Woods second by Nokes with all voting aye the rezoning request received a positive recommendation and will be forwarded to the County Commission for a final vote.

For informational purposes:

Rezoning request: Paul Crockett representing property owner Mary Jo Sircy is requesting to rezone the following property from (R-1) Rural Residential to (C-3) Highway Commercial property located at 835 Highway 109 North consisting of approximately 7 acres referenced by Wilson County Tax Map 70 Parcel 72.00. This request is within the *City of Lebanon's planning jurisdiction* and will be presented to the City of Lebanon Planning Commission on July 22, 2014.

Site Plans and Plats for consideration:

- 01.) Site Plan-Dollar General Store 1 lot  
6254 Hunters Point Pike 23/44.05  
Staff read recommendations. On motion of Jewell second by Woods with all voting aye the site plan was approved subject to staff recommendations.
- 02.) Revised Master Plan/Site Plan Pleasant Acres Mobile Home Park 1 lot  
Bartons Creek Road 92/8.00  
Staff read recommendations. On motion of Jewell second by Williams with all voting aye the revised master plan/site plan was approved subject to staff recommendations.

Plats for affirmation: On motion of Graves second by Dixon with all voting aye the following plats were affirmed.

Rsb.; Charles D. Stewart Property, 276 Bradshaw Road 26A/B/14.00  
Soils Amendment: Poplar Ridge Estates Section 12 Lot 281, Dell Drive 181 "T"/G/2.00  
Consolidation Plat: Payton Farms Phase I Lot 7, 209 Payton Farms Lane 24/63.11/25L/A/7.00  
Consolidation Plat: Camelot Cove Phase 1 Lot 27, King Arthurs Place 27O/F/12.00 & 13.00  
Subdv.; Buford D. Moser Property Lot 2, 35 Norene Road 144/10.00  
Soils Amendment: High Country Estates Lot 19, 2002 Cody Drive 059F/A/19.00  
Rsb.; Charles Dennis Simms Property, Posey Hill Road 100/19.01  
Rsb.; Clifton Ricketts Property Section Three Lots 4 & 5, Leeville Road 94/42.03 & 42.04

There being no further business to come before the Commission the meeting was adjourned.

Chairman noted the staff recommendations and related discussions 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 duly made and seconded, adjourned.

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Randall Hutto, Secretary