

CITY OF LEBANON  
MUNICIPAL REGIONAL PLANNING COMMISSION  
Meeting Minutes –March 22, 2021

Members

David Taylor  
Ronnie Kelley

Mack McCluskey  
Chris Crowell

Jesse Gilliam  
Chad Williams

Adrian Kelley  
Chuck Daley

Staff

Kristy Barhite  
Regina Santana

Joshua Stahle  
Jeff Baines

Kathleen Vail  
Sarah Haston

Andy Wright  
Paul Corder

Call to Order

Mack McCluskey called the meeting to order at 5:00 PM. Commission member Jesse Gilliam opened with the invocation and led the Pledge of Allegiance.

Chairman’s Comments

Chairman Mack McCluskey read the chairman’s comments.

Staff Reports

1. Sidewalks Report - Staff said that all the sidewalk permits for the month, and they are all being installed.

Date		Project	Status		
			Lots	Sidewalk	Payment In-Lieu
3/4/2022	Woodbridge Glen		6	Installing	
3/7/2022	Cedar Station		9	Installing	
3/10/2022	Holland Ridge		8	Installing	
3/15/2022	Hunters Point		6	Installing	
3/18/2022	Holland Ridge		8	Installing	
3/21/2022	West End Townhomes		6	Installing	
			43		

2. New Planning Commission Submittal Schedule

Lebanon Regional Planning Commission			
January 2022 – January 2023			
MEETINGS			
Month	SP & Annexation Committee Meeting 11:30 AM	Preliminary Meeting 11:00 AM	Regular Meeting 5:00 PM
January		January 18	January 25
February	January 10	February 15	February 22
March	February 22	March 15	March 22
April	March 15	April 19	April 26
May	April 18	May 17	May 24
June	May 16	June 21	June 28
July	June 20	July 19	July 26
August	July 18	August 16	August 23
September	August 15	September 20	September 27
October	September 15	October 18	October 25
November	October 17	November 8	November 14
December	November 7	December 20	December 27
January	December 19	January 17	January 24

SUMMITAL DEADLINES								
Month	SP & Annexations	Full Amendments	Site Plans < 3 ACR	Site Plans > 3 acres	JOB OTHER	Historic Commission Deadlines	Preliminary Commission Re-Submittal	Final Commission Re-Submittal
January	NOON	NOON	NOON	NOON	NOON	4:30 P.M.	NOON	NOON
February	December 29	December 14	December 29	December 29	December 29	January 6	January 11	January 20
March	January 26	February 10	February 23	February 23	February 23	March 1	February 10	February 17
April	February 23	March 17	March 30	March 30	March 30	April 7	April 14	April 21
May	April 6	April 23	April 20	April 27	April 27	May 5	May 12	May 19
June	May 4	May 18	May 25	June 1	June 1	June 9	June 16	June 23
July	June 8	June 15	June 22	June 29	June 29	July 7	July 14	July 21
August	July 6	July 13	July 20	July 27	July 27	August 4	August 11	August 18
September	August 3	August 17	August 24	August 31	August 31	September 8	September 15	September 22
October	September 7	September 14	September 21	September 28	September 28	October 6	October 13	October 20
November	September 28	October 5	October 12	October 19	October 19	October 27	November 3	November 10
December	November 7	November 14	November 21	November 28	November 28	December 6	December 13	December 20
January	December 7	December 14	December 21	December 28	December 28	January 5	January 12	January 19

Committee Reports

1. SP & Annexation Committee Report – Chuck Daley, Chairman reported that there were two items on the agenda, one was withdrawn and the other the committee deferred.
2. Historic Preservation Committee Report – No report.
3. Sidewalk, Bike, and Trails Committee Report – Staff reported for Labraunya Horton, Chairman that there would be a Public Meeting on April 11<sup>th</sup> from 6:00 to 8:00PM.
4. Zoning Committee Report – No report.
5. Residential Development Committee – Chad Williams, Chairman reported that they are working on meeting times.
6. Training Committee Report – Staff reported that they would be scheduling soon.

Changes to the Agenda - None.

Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 2.16 acres of the LP Moore Trustee Property project at 2570 Lebanon Road (Tax Map 57G Group A Parcel 3) from FLH2 to CXU in Ward 5*

There were no public comments. The Public Hearing was closed.

Approval of Minutes

A motion was made by Chad Williams and seconded by David Taylor for approval of the regular called February 22, 2022 Planning Commission Meeting. Motion carried.

Old Business

1. *Request by K&A Land Surveying, INC for preliminary plat approval for Mayfair Meadows, Section 4, Future Development Lot, a 4-lot subdivision on about 2 acres at an unaddressed property on Stroud Drive (Tax Map 59 Parcel 29.01) zoned RD9 in Ward 1*

Staff comments:

- Sidewalks or payment in-lieu-of sidewalk construction is required. Applicant has requested fee total for payment in lieu of sidewalks which totals \$6,043.60 for this project.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the preliminary plat with the sidewalks required. Motion carried 8-0.

New Business

1. Request by Frank Hickman for site plan approval for Hickman Label 2, a non-residential development on about 5.56 acres at an unaddressed property on Business Park Drive (Tax Map 56 Parcels 58.20) zoned IP in Ward 6

Staff comments:

- The required screening of the truck docking area is missing.
- Only 9% of the required 20% transparency is being provided.
- Building articulation every 50ft is not being provided.
- Applicant has requested payment in lieu of sidewalks. The fee would be \$27,456.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Variance & Payment in-lieu-of Requests:

No.	Standard	Request	Change	Hardship	Valid	Applied	Paid
1	(14.808.L.4.c.) Building façades that face a public street, private street, or open space (excluding Preserve type open spaces) shall not exceed fifty (50) feet in length without a building articulation intended to minimize the mass of the building.	Exempt	100%	This building is an adjacent to and an expansion of the building next door. The building next door does not have vertical articulation. We want to maintain consistent look as adjacent building.	No	Yes	Yes
2	(14.805.D.5.i.) All loading areas visible from public view shall be screened. Side and front-facing truck delivery stalls and loading bays shall be screened from the public right-of-way as described below. i. Installation of a minimum six (6) feet wall or fence, composed of masonry, masonry pilasters, wood fencing, or a combination thereof. If the wall includes a gate, it shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match material used on the principal building located on the same lot.	Exempt	100%	The odd shape of this lot and the present extension of the public road down the side of the property necessitates this odd situation.	No	Yes	Yes
3	(14.808.L.5.b.) Building façades that face a public street, private street, or open space (excluding Preserve type open spaces) shall have a minimum transparency of 20% consisting of doors, windows, or a combination thereof.	9%	11%	This business utilizes products that are sensitive to sunlight and UV radiation. Window glazing is less to reduce product exposure.	No	Yes	Yes
P	(14.805.D.8.2.g.) A continuous sidewalk shall be provided on all sides of streets being developed. The sidewalk shall be located between the edge of the planting strip area and the front property line. g. Light Industrial Districts (IP and IL) and Heavy Industrial District (IH) – six (6) feet minimum	Payment (\$27,456.00)	100%	No surrounding sidewalks		Yes	

Staff recommended approval with all items meeting the code.

Dean Design's Charlie Dean was available for any questions. He explained that the recent development to the Southwest had caused a need for screening, and they are adding fencing and a row of trees. Asking for a variance for articulation and transparency.

Mayo Architecture's Greg Mayo said that this is the second phase of existing business expanding to second building and they are trying to achieve a consistent look to the current building. They compromised on the offices.

Chairman Mack McCluskey asked what the business would be.

Neil said that it is a printing company, and they have photo-sensitive paper. He said that the window variances are the most critical to the operation.

Commissioner Chad Williams said that he has no problem with the transparency but issues with the offsets and not screening the truck docking area.

A motion was made by Chad Williams and seconded by Adrian Kelley for recommended approval of the site plan with the variance for the transparency and the payment in-lieu-of sidewalks amount of \$27,456.00. Motion carried 8-0.

2. *Request by Rumble-On Wholesale Inc. for site plan approval for Building for Rumble-On Wholesale Inc., a non-residential development on about 4.03 acres at 7873 Eastgate Boulevard (Tax Map 78 Parcel 25.10) zoned IP in Ward 4*

Staff comments:

- Site plan indicates the property location at 8037 which needs to be corrected, it is 7873 Eastgate Blvd.
- Property Line to be Removed" needs to be removed from all drawings.
- Applicant has requested payment in lieu of sidewalk construction. The fee is \$16,880.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with all items meeting the code.

Clinton Engineering's Joe Nichols was available to answer any questions. He said that the owner decided to keep the property line because he does not want to consolidate those two lots.

Commissioner Chris Crowell asked whether it changed the application.

Staff said that it does not and is still legal.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the site plan with the payment in-lieu-of sidewalks amount of \$16,880.00. Motion carried 8-0.

3. *Request by South Cumberland Properties for site plan approval for Chipotle – 620 S Cumberland St, a non-residential development on about 1.46 acres at 620 S Cumberland Street (Tax Map 81C Group A Parcel 2.02) zoned CG in Ward 3*

Staff comments:

- Boundary information is required, and the line and curve table are missing.
- The pedestrian circulation plan needs to be corrected, with a clear path to the front door from the parking spaces to the North.
- Outdoor trash receptacles are required for the drive thru.

- The ATM lane cannot extend into the 20ft parking spot. If a vehicle were parked there, the ATM visitor would not have an “exit”. The channelizing strip can change, or the parking space needs to be removed.
- Parking stall dimensions given on the site plan and in the details differ from one another.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with all items meeting the code.

Manous Design’s Mark Kawczynski was available to answer any questions.

A motion was made by Chuck Daley and seconded by Chad Williams for recommended approval of the site plan with all items meeting code. Motion carried 8-0.

4. *Request by LP Moore for a future land use plan amendment for about 2.16 acres of the LP Moore Trustee Property project at 2570 Lebanon Road (Tax Map 57G Group A Parcel 3) from FLH2 to CXU in Ward 5*

The properties to the North are indicated as Transit Oriented Development and Commercial Mixed Use, and to the South, East, and West are indicated as 2 Units Per Acre on the Future Land Use Plan. Staff recommended approval because it is near an economic activity center as identified in the Comprehensive Plan.

Crockett Survey’s Paul Crockett was available to answer any questions. He said that they felt this was the best use for this property and would have less impact on the neighbors.

A motion was made by Chad Williams and seconded by Jesse Gilliam for recommended approval of the amendment to the Future Land Use Plan to City Council. Motion Carried 8-0.

5. *Request by LP Moore for rezoning approval for about 2.16 acres of the LP Moore Trustee Property project at 2570 Lebanon Road (Tax Map 57G Group A Parcel 3) from RS20 to OP in Ward 5*

The Future Land Use Plan identifies this area as 2 Units Per Acre which would not support OP. The requested Future Land Use designation as CXU would support this request. Staff recommended approval based on the positive vote of NB Item 4.

Crockett Survey’s Paul Crockett was available to answer any questions.

A motion was made by David Taylor and seconded by Chad Williams for recommended approval of the rezoning to City Council. Motion carried 8-0.

6. *Request by Nashville and Eastern Railroad Authority for a right-of-way abandonment for about 0.21 acres of an unnamed right-of-way located at the northern terminus of Stadium Drive between Gulf Street and Knoxville Avenue on unaddressed property in Ward 2*

This is a request to abandon approximately 0.21 acres of public right-of-way at an unnamed right-of-way located at the northern terminus of Stadium Drive between Gulf Street and Knoxville Avenue on unaddressed property in Ward 2.

Staff comments:

- There is a sewer line that runs down the right-of-way and a water main that crosses the right-of-way.
- Applicant must work with the Utilities Department on managing these utilities in the right-of-way.

Staff recommended approval with the applicant working with the Utilities Department on managing these utilities in the right of way.

Joyce Lawrence of 225 Knoxville Avenue discussed the history of the residential areas that had surrounded this and was concerned with what was planned for the property since it is unsightly.

Commissioner Chad Williams asked what the railroad is planning to do with this.

Staff said that the railroad owns both properties on either side and we do not know what they will be doing with the property.

CSR Engineering's Darrell Hill was available to answer any questions. He said that they want to combine this property and clean it up and hopefully get a railroad client to come in there and serve them.

A motion was made by Adrian Kelley and seconded by Chad Williams for recommended approval of the right-of-way abandonment to City Council. Motion carried 8-0.

- 7. Request by Nashville and Eastern Railroad Authority for rezoning approval for about 0.452 acres of the NERA Property ROW Abandonment and Rezoning project at unaddressed property Knoxville Avenue (Tax Map 68L Group E Parcel 5) from RD9 to IH in Ward 2*

The properties to the North and East are zoned RD9, to the South as IL, and to the West as IH. The Future Land Use Plan identifies this area as Heavy Industrial which would support IH.

Staff recommended approval as it is supported by the Future Land Use Plan.

A motion was made by Chad Williams and seconded by Jesse Gilliam for recommended approval of the rezoning to City Council. Motion carried 8-0.

- 8. Request by Jeff Hall for plan of services approval for about 23.73 acres of the Ridge Estates project at an unaddressed property on Darlene's Way (Tax Map 79 Parcel 90.03) and zoning to SP to be added to Ward 4*

Staff recommended approval.

Email from Donna Depasquale (Exhibit A)

Elliot Harsh of 449 Bonnie Valley Drive was opposed to the project because of traffic and drainage and with the road connections.

There was continued back and forth questions between Mr. Harsh and the commissioners.

Perry Lewis of 472 Bonnie Valley Drive was opposed to the project because of safety issues, environmental issues and the financial depreciation of their properties.

Robert Helton of 463 Bonnie Valley Drive was opposed to the project because of the increase in cars cutting through to get to Publix.

Joe Muschler of 454 Bonnie Valley Drive said that it can be rerouted to Leeville (Signed petition given to Recording Secretary Exhibit B) was opposed to the project.

Henry Orlik of 451 Bonnie Valley Drive was opposed to the project because of the increase of crime that comes from opening up a cul-de-sac to 68 homes and eventually 900 homes.

Bo Jones of 452 Bonnie Valley Drive was opposed to the project is concerned with traffic and asked about a traffic plan.

Engineering Services Director Regina Santana explained that this is just the rezoning, and the traffic plans are included later in the construction drawings.

Bo Jones asked if the developer could meet with the neighbors.

Chairman Mack McCluskey said that he certainly suggests that to the developer, but it is up to them.

Martin Frost of 5314 Hickory Ridge Road was opposed to the project because of flooding issues from the creek and said there needed to be retention ponds on the north side of the property on both sides and not let it into the creek.

Greg Swartwout of 436 Bonnie Valley Drive said that at a meeting in the early 2000s, they were told that they couldn't develop the first 8-10 houses they are showing going up the hill because it is too steep of a grade for roads or sewer. He asked how they would provide sewer.

Regina Santana said that the construction drawings would include that information, and there is sewer there now because of Stonebridge.

Karen Alexander of 453 Bonnie Valley Drive was opposed to the project because of traffic issues in an area with no sidewalks. She asked if a water main that was extended in the Spring was because of this project.

Regina Santana noted that any water main extension was West Wilson Water not the city however it may have been something to do with Stonebridge since this project did not exist.

Jake Gazzaway of 456 Bonnie Valley Drive was opposed to the project because of the traffic issues and said it should connect to Leeville.

Mark Young of 5462 Lebanon Road was opposed to the project because the roads are terrible. He stated that he will be the next County Commissioner for District 23 and these meetings will be attended.

Jeremy McTaggart of 445 Bonnie Valley Drive was opposed to the project because of the size of the lots compared to Deerfield's lots being one to three acre lots.

Joe Callicott of 460 Bonnie Valley Drive was opposed to the project and asked if the SP can be amended at any time.

Staff said that an SP can be amended but this document is more of a commitment of what they plan on doing than what a straight zoning does.

Joe Callicott asked about the sanitary sewer and how would the new development tie into it.

Regina Santana said that it would be tied into Stonebridge sewer.

Kimberly Unland of 1319 Palmer Road spoke on behalf of her friend who lives on 5280 Hickory Ridge Road whose driveway is that blind spot and it is so bad that the school bus will not pick her up there. She said that because it is so dangerous, she has to be picked up from Bonnie Valley and how much more dangerous it will be with more cars.

The Hall Group's Jeff and Krista Hall, developers of the property, explained that Charlie White had put a stem-drive in the cul-de-sac to create Darlene's Way and that gave access to both north and south of that street. At that time, they were designing a house and two years after they bought some tracts, Stonebridge was announced, and they bought the last lot to keep their options available if they did not like what they saw. They had trees planted as a buffer and then the 2020 tornado came through and took out all of their trees, which was all of the buffer. They said that they felt that this project would be good, and they wanted to be kind to their neighbors, so they came in with an alternate project larger than Stonebridge with the larger lots touching Bonnie Valley. They said that as a planner and an architect, connectivity is the best way to do this project. They could have put 120 townhomes on the property, but they wanted to be nice as they can. They said that they would work with the City Councilor and the County Commissioner to have a meeting.

Alison Malone of 5290 Hickory Ridge Road pointed out that her property shows the road and they do not plan on having that on their property. She asked if the project would have a HOA and would those retention ponds be maintained.

Regina Santana said they do require the ponds to be maintained there is a stormwater maintenance plan.

Commissioner David Taylor said that he understands everyone's concerns because he lived on Palmer Road for 37 years. He explained that Lebanon is growing, and the commission is in charge of getting the right development and they cannot please everybody, but we do take your thoughts and the property owners thoughts into consideration. He thanked everyone for attending.

A motion was made by Chad Williams and seconded by Chris Crowell for deferral because there would be a public meeting with the developer. Motion carried 8-0.

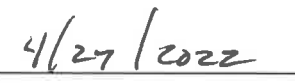
9. *Request by Jeff Hall for annexation and zoning approval for about 23.73 acres of the Ridge Estates project at an unaddressed property on Darlene's Way (Tax Map 79 Parcel 90.03) and zoning to SP to be added to Ward 4*

A motion was made by Chad Williams and seconded by Chris Crowell for deferral. Motion carried 8-0.

Adjourn

The meeting was adjourned at 6:08 PM.

  
Mack McCluskey, Chairman

  
Date

  
Kathleen Vail, Recording Secretary

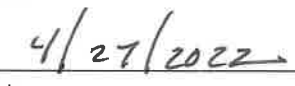
  
Date



EXHIBIT A – Email read by Staff

March 21, 2022

City of Lebanon Planning Department  
C/O Kristy Barhite, Planner  
200 N. Castle Heights Avenue, Suite 300  
Lebanon, TN 37087

**Sent via Email, 3/22/2022, kristy.barhite@lebanontn.org**

**Subject:** Adjacent Landowner Notifications Letter dated March 8, 2022, Lebanon, TN Planning Commission: Request by Jeff Hall for annexation and zoning approval for about 23.73 acres of the Ridge Estates project at an unaddressed property on Darlene's Way (Tax Map Parcel 90.03) and zoning to SP to be added to Ward 4.

To Whom it May Concern:

My husband, Joseph DePasquale, and I are residents of Deerfield Subdivision located on Bonnie Valley Drive, Lebanon, TN. We have received a copy of the above referenced notification letter sent from Kristy Barhite office to select individuals residing on Bonnie Valley Drive. We are unfortunately not available to attend the Planning Commission meeting scheduled for March 22 that has the above subject Ridge Estates project on its agenda. Therefore, in lieu of our attendance, I am writing to express our strong opposition to the proposed rezoning.

I am a native Nashvillian, and my husband is a 50 year+ middle Tennessee resident. We have been residents of Wilson County since 2004 and have witnessed and experienced first-hand the pros and cons of the exponential growth in middle Tennessee specifically in Davidson and Wilson counties. The beautiful green space that Wilson County once afforded its residents is rapidly decreasing and is instead being crammed with approved high-density residential developments that either dismantle in part or alters the environment in such a way that it permanently disrupts standards of living for existing and future residents. The latter is what will happen to Deerfield if this rezoning is approved as proposed, i.e., sixty-eight homes on less than 24 acres of land with connector roadways.

It is reasonable to think that this will continue to negatively impact ecosystems and habitats of the remaining wildlife in and around Bonnie Valley Drive, land erosion is likely, and creek waters and aquatic life will be impacted. With the continued loss of green space used for the proposed Ridge Estates, there will be an exponential increase in noise pollution and light pollution for Deerfield residents. I understand that there are proposed three connectors in this project. If correct, my primary concern with this rezoning effort is that these connectors will turn Bonnie Valley Drive into a highly used thoroughfare between Hickory Ridge Road and Leeville Pike. Bonnie Valley Drive is a county designated street and is a ~1-mile-long dead end with 35 homes. The increased traffic from the proposed Ridge Estates development when finished will be ~136 additional cars (68 homes \* 2 autos) traveling on Bonnie Valley Drive. Take those numbers and add an approximate number of cars (you choose the number) from the expansive Stonebridge development and possibly the Holland Ridge development that will also use Bonnie Valley as a pass-through street once all 3 connectors to this proposed project property are completed. This will become quite literally a life-threatening hazard to Bonnie Valley Drive residents. Exiting or entering Bonnie Valley Drive from Hickory Ridge Road as well as our individual driveways will be analogous to merging on and off I-40.

There are covenants and restrictions in Deerfield that its residents are to abide by. These requirements support and nurture the standard of living that we are given and grateful for on Bonnie Valley. If the Lebanon City Planning Commission approves this, there will be no more family walks, no more dog walks, no more casual conversations with neighbors in our driveways or on the street, no more bike riding along the street or children playing in their yards with relatively complete safety. I also foresee trash being thrown in our yards and street by those who do not live here and do not care. I anticipate residential crime will be on the rise with the increased traffic.

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I personally do not want to see more green space congested with as many residential dwellings as allowed, but more importantly I do not want Bonnie Valley Drive and the Deerfield subdivision to potentially serve as a veritable gateway corridor for the benefit of a high-density residential development and the windfall profit of a property owner – who I understand to be Jeff Hall, The Hall Group Architecture, Lebanon, TN.

Mayor Bell was quoted in the Wilson Post<sup>1</sup> after he won the Lebanon mayoral contest in November 2020 as saying, "...I'm going to do everything I can to make this as a great of a place to live as possible..." Also, Mayor Hutto, was quoted in Wilson Living Magazine<sup>2</sup> July 2018 before the 2018 Wilson County Mayoral Election as saying "...My goal is to continue managing our growth while preserving what makes this County so great – it's people and its way of life." If the City of Lebanon Planning Commission approves the Ridge Estates project as proposed this will not be a great place to live. I understand that the County is working with the developer "...to discuss improvements to Hickory Ridge and Bonnie Valley and plans for the construction phase of the project..." If the County has aligned itself with the developer than the "people's way of life" will not be so great. I want Deerfield residents shared neighborhood values and norms preserved. This sentiment accurately reflects the desire of all Bonnie Valley Drive residents, just ask them.

Finally, I welcome any corrections to my statements or clarifications for my understanding. I would be interested to know if members of the City's Planning Commission or city and county leaders have visited Bonnie Valley Drive and the proposed Ridge Estates development site and not just viewed it on a paper copy of the overall site layout plan. I think if Planning Commission members as well as city and county leaders with a vested interest, i.e., their constituents, did come for an onsite review, they would understand this opposition and the reasons for it are legitimate and justified. If City Planning Commission members or city and county leaders have visited, please ask yourself, would this be a project I would approve if me, my family, or someone I cared about lived here?

Sincerely,

*Donna J. DePasquale*

Donna J. DePasquale  
455 Bonnie Valley Drive  
Lebanon, TN 37087  
615-668-9163  
jad9089@att.net

Enclosures: Copy of March 8, 2022 Notification Letter from City of Lebanon Planning Department, Kristy Barhite  
Attachment I – Questions related to Specific Plan Districts (SP)

cc: Mayor Rick Bell, City of Lebanon  
Mayor Randall Hutto, Wilson County Mayor  
Sue Vanatta, District 23, Wilson County Commission

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<sup>1</sup> [https://www.wilsonpost.com/news/rick-bell-james-maness-win-mayors-races/article\\_407f0758-1e53-11eb-b42d-17a9e61424e5.html](https://www.wilsonpost.com/news/rick-bell-james-maness-win-mayors-races/article_407f0758-1e53-11eb-b42d-17a9e61424e5.html)

<sup>2</sup> <https://wilsonlivingmagazine.com/your-county-mayor-randall-hutto-is-ready-to-get-to-work-for-a-third-term/>

## Petition AGAINST the development of 'The Ridge Estates' community

Petition summary and background	<p>Planning Commission notification of annexation, re-zoning, and development of 'The Ridge Estates' community adjacent to our property. This includes about 23.73 acres of 'The Ridge Estates' project of an unaddressed property of Darlene's Way, which is within the current Deerfield Estates subdivision, Lebanon TN.</p>
Action performed for	<p>We, the undersigned, and current residents / property owners within Deerfield Estates subdivision are not in agreement of the above processes due to:</p> <p>The large increase in traffic, safety concerns (i.e., pedestrians, children, criminals), road blocking that will possibly cause damage to foundations, the devaluing of our current properties, erosion and drainage issues, and damage to current roads due to construction traffic and/or thru traffic.</p> <p>Along with the aforementioned concerns, any and all connecting streets to this new development, should it occur, we demand a permanent bypass of the use of Bonnie Valley Drive and/or Darlene's Way, regarding normal traffic, as well as construction traffic.</p>

Printed Name	Signature	Address	Phone Number	Date
Joseph Murchler	<i>[Signature]</i>	454 Bonnie Valley	615 636 5376	3/21/22
Robin Muehler	<i>[Signature]</i>	454 Bonnie Valley Dr	615-569-1710	3/21/22
John Benits	<i>[Signature]</i>	415 Bonnie Valley	615 308-4542	3/21/22
Blana Griffin	<i>[Signature]</i>	415 Bonnie Valley	615 808-4509	3/21/22
Brook Gibson	<i>[Signature]</i>	415 Bonnie Valley	615-289-5041	3/21/22
Masey Gibson	<i>[Signature]</i>	415 Bonnie Valley	615-310-9221	3/21/22
Ian Atkins	<i>[Signature]</i>	408 Bonnie Valley	615-934-2565	3/21/22

Printed Name	Signature	Address	Phone Number	Date
Lo Robinson	<i>Lo Robinson</i>	410 Bonnie Vly		3/21/22
Rachel Ferrell	<i>Rachel Ferrell</i>	424 Bonnie Valley Dr.	615-417-8997	3/21/22
Breath Ferrell	<i>Breath Ferrell</i>	439 Bonnie Valley Dr.	615-278-8888	3/21/22
Pace Adams	<i>Pace Adams</i>	433 Bonnie Valley Dr.	615-668-3145	3-21-22
Long Adams	<i>Long Adams</i>	433 Bonnie Valley Dr.	615-474-2457	3-21-22
Greg Swartz	<i>Greg Swartz</i>	436 Bonnie Valley	615-878-1201	3/21/22
Bill Vaught	<i>Bill Vaught</i>	444 Bonnie Valley	615-453-6169	3/21/22
KERRY HALE	<i>Kerry Hale</i>	446 Bonnie Valley	615-519-2934	3/21/22
Jerry McEvers	<i>Jerry McEvers</i>	445 Bonnie Valley	615-417-0456	3-21-22
Ruth McEvers	<i>Ruth McEvers</i>	445 Bonnie Valley	615-417-0712	3-21-22
Frank Wilber	<i>Frank Wilber</i>	445 Bonnie Valley	615-934-4001	3-21-22
James M Adams	<i>James M Adams</i>	448 Bonnie Valley	615-239-7769	3/21/22
Kary Adams	<i>Kary Adams</i>	444 Bonnie Valley Dr.	615-237-6120	3/21/22
Jobee Clemmons	<i>Jobee Clemmons</i>	447 Bonnie Valley Dr.	615-566-0532	3/21/22
Elliott Hark	<i>Elliott Hark</i>	449 Bonnie Valley Dr.	615-474-7029	3/21/22
Kurti Hark	<i>Kurti Hark</i>	440 Bonnie Valley Dr.	615-330-7654	3/21/22

Printed Name	Signature	Address	Phone Number	Date
Henry Orlik	<i>[Signature]</i>	451 Bonnie Valley Drive	516-320-9273	3/21/22
Mary Rose Orlik	<i>[Signature]</i>	451 Bonnie Valley Dr	516 387-4825	0/24/22
Jake Brazzari	<i>[Signature]</i>	456 Bonnie Valley	605-585-4898	3/21/22
Debbie Gazzanof	<i>[Signature]</i>	456 Bonnie Valley Dr.	615-585-4719	3-21-22
Pamela Desrosiere	<i>[Signature]</i>	455 Bonnie Valley Dr	615-668-9163	3-21-22
Joseph Desrosiere	<i>[Signature]</i>	455 Bonnie Valley	615 665 9163	3/21/22
KAREN PROXNER	<i>[Signature]</i>	453 Bonnie Valley	615-480-8373	3/21/22
Dale Saxon	<i>[Signature]</i>	453 Bonnie Valley	615-400-5239	3/21/22
Walter Saxon Keri Wigg Lara Wigg	<i>[Signature]</i>	453 Bonnie Valley	615-417-7622	3/21/22
Lisa Wigg	<i>[Signature]</i>	458 Bonnie Valley	615-330-5732	3/21/22
BARBARA CHRISTIAN	<i>[Signature]</i>	458 Bonnie Valley	615-579-4972	3/21/22
PEGGY LEWIS	<i>[Signature]</i>	200 Dandelion	615 962 3914	3/21/22
Tony Shaw	<i>[Signature]</i>	472 BONNIE VALLEY	615-604-8837	3/21/22
Colene Shaw	<i>[Signature]</i>	457 Bonnie Valley	615 512-228	3/21/22
Holley Matyaga	<i>[Signature]</i>	457 Bonnie Valley Dr	615-384-2167	3/21/22
		450 Bonnie Valley Dr	615-394-9048	3-22-20

Printed Name	Signature	Address	Phone Number	Date
Shirley Woodard	<i>[Signature]</i>	462 Bonnie Valley Dr.	615-319-6697	3/22/22
R Jason Woodard	<i>[Signature]</i>	462 Bonnie Valley Dr	615-977-0024	3/22/22
Lu.T. May 20	<i>[Signature]</i>	474 Bonnie Valley	901 833 5338	3/22/22
C Mays	<i>[Signature]</i>	474 Bonnie Valley	901 451 4536	3/22/22
Meredith May	<i>[Signature]</i>	452 Bonnie Valley Dr	615-230-5819	3/22/22
Bo Jones	<i>[Signature]</i>	462 Bonnie Valley	615-218-9023	3/22/22
Jennifer Lewis	<i>[Signature]</i>	472 Bonnie Valley	615-965-2387	3/22/22
Kellen Hutton	<i>[Signature]</i>	463 Bonnie Valley	615-293-1547	3/22/22
Robert Hutton	<i>[Signature]</i>	463 Bonnie Valley	615-293-2686	3/22/22
MARTIN FROST	<i>[Signature]</i>	5314 HICKORY RIDGE	615-449-5442	3/22/22