

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING BY STREAMING VIDEO ON TUESDAY, APRIL 28, 2020 AT 5:00 PM IN THE TOWN HALL MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE

CALL TO ORDER

CHANGES TO AGENDA

PUBLIC HEARINGS

1. **Public Hearing** the proposed amendment to the Future Land Use Amendment for about 0.33 acres at 105 North Hatton Street (Tax Map 68F Group B Parcel 22) from MDR to RPC in Ward 3 (Planning Commission Resolution 20-03)

OLD BUSINESS

1. Request by City of Lebanon Fire Department for site plan approval for WCH New Tower, a non-residential development on about 42.83 acres at 419 Wildcat Way (Tax Map 101 Parcel 29) zoned RS20 in Ward 4

NEW BUSINESS

1. Request by L&E Properties Developers for preliminary plat approval for Hartsville Pike Subdivision, a 9-lot subdivision on about 5.05 acres at unaddressed Hartsville Pike (Tax Map 59 Parcel 33) zoned RD9 in Ward 2
2. Request by MRA Development, LLC for final plat approval for MRA Development, LLC, an 8-lot subdivision on about 2.85 acres at 413 Maple Hill Road (Tax Map 57 Parcel 50) zoned RD9 in Ward 5
3. Request by Pulte Homes of Tennessee, LP for final plat approval for Harper Spence Creek Phase 32, a 57-lot subdivision on about 13.04 acres at 5240 Highway 109 North (Tax Map 48 Parcel 28) zoned CN in Ward 6
4. Request by GARGI Investments for site plan approval for GARGI Investments, a non-residential development on about 1.25 acres at 12 Franklin Road (Tax Map 81C Group D Parcel 4) zoned CN in Ward 3
5. Request by Long Rifle Partnership for site plan approval for Wilson County Motors Building and Parking Lot Expansion, a non-residential development on about 13.62 acres at 903 South Hartmann Drive (Tax Map 81 Parcel 2.05) zoned CG in Ward 4
6. Request by Greg Dugdale Properties for site plan approval for 105 Hartmann Commerce a non-residential development on about 13.62 acres at 105 Hartmann Commerce Drive (Tax Map 81 Parcel 87.06) zoned CG in Ward 3

7. Request by Pedcor Investments LLC for site plan approval for The Residences at Ironwood, a development of 192 units on about 10.97 acres at 415 Rome Pike (Tax Map 67 Parcel 2) zoned CN and RM6 in Ward 2
8. Request by Farmington Woods LLC for site plan approval for Quail Run, a development of 48 units on about 11.33 acres at 1035 Maple Hill Road (Tax Map 46 Parcel 9.08) zoned RD9 in Ward 1
9. Request by Farmington Woods LLC for gate approval for Quail Run, a development of 48 units on about 11.33 acres at 1035 Maple Hill Road (Tax Map 46 Parcel 9.08) zoned RD9 in Ward 1
10. Request by Tri-Star Equipment for rezoning approval for about 1.99 acres at 1229 South Hartmann Drive (Tax Map 81 Parcel 86.14) from CN to CG in Ward 3
11. Request by MSI Properties for a Future Land Use Plan Amendment for about 0.33 acres at 105 North Hatton Street (Tax Map 68F Group B Parcel 22) from MDR to RPC in Ward 3
12. Request by MSI Properties for rezoning approval for about 0.33 acres at 105 North Hatton Street (Tax Map 68F Group B Parcel 22) from RD9 to CN in Ward 3
13. Request CA South Development, Inc for rezoning approval for about 33.77 acres at 1770 and 2000 Callis Road (Tax Map 79 Parcels 56 and 56.01) from RS20 and CG to SP in Ward 4
14. Request by CA South Development Inc for plan of services approval for about 1.50 acres at 2000 Callis Road (Tax Map 79 Parcel 56.01) and zoning to SP in to be added to Ward 4
15. Request by CA South Development Inc for annexation and zoning approval for about 1.50 acres at 2000 Callis Road (Tax Map 79 Parcel 56.01) and zoning to SP to be added to Ward 4
16. Request by Staff for approval of the South Hartmann Gateway Overlay

PLANNING DIRECTOR COMMENTS

ADJOURN