

## **AGENDA**

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

### **CALL TO ORDER**

### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **CHAIRMAN'S COMMENTS**

### **STAFF REPORTS**

1. Sidewalks

### **COMMITTEE REPORTS**

1. SP & Annexation
2. Historic Preservation
3. Sidewalk, Bike, and Trails
4. Zoning
5. Residential Development
6. Training

### **CHANGES TO THE AGENDA**

### **PUBLIC HEARING**

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 2.2 acres of the Rezone Gravel Lot for storage project at unaddressed property on Sparta Pike (Tax Map 82 Parcel 129.01) from CI to IL in Ward 2 (PN 769538)

### **APPROVAL OF MINUTES**

Regular called May 24, 2022 Planning Commission Meeting

### **CONSENT AGENDA**

1. Request by Clayton Properties Group, Inc. for final plat approval for The Preserve at Belle Pointe, Phase 1B, a 41-lot subdivision on about 13.82 acres at unaddressed property on Cairo Bend Road (Tax Map 47 Parcel 10) zoned RS20 with The Preserve PUD Overlay in Ward 6 (PN 783054)

2. Request by Forestar Group, Inc. for site plan approval for Campbell Place Amenity, a non-residential development on about 12.8 acres at 879 Coles Ferry Pike (Tax Map 58 Parcel 49) zoned RM6 in Ward 1 (PN 755817)
3. Request by George Bashour for site plan approval for Sparta Pike Subway Site Plan, a non-residential development on about 1.34 acres at 1150 Sparta Pike (Tax Map 82 Parcel 11.01) zoned CG in Ward 2 (PN 773982)

## **OLD BUSINESS**

1. Request by Land Solutions Company, LLC for rezoning approval for about 13.27 acres of the 210 Alligood Way project at 210 & an unaddressed property on Alligood Way and 1960 SE Tater Peeler Road (Tax Map 81 Parcel 77.03, 77.13, 77.16 & 84) from CG & IP to CG & IP in Ward 6 (PN 631844)
2. Request by 6505 HR LLC for annexation and zoning approval for about 25.5 acres of the Hickory Ridge SP at 6505 Hickory Ridge Road (Tax Map 70 Parcel 69.02) and zoning to HRDSP to be added to Ward 4 (PN 716322 & 722424)
3. Request by EQT Exeter for a future land use plan amendment for about 30 acres of the Cedartree Development project 4455 Highway 109 N, unaddressed property on Lebanon Road, and 841, 880, 887 & 926 E Old Laguardo Rd (Tax Map 48 Parcels 39, 39.02, 47, 47.02 & 47.03 & Tax Map 56 Parcel 1) from FLH2, FLH3 & RPO to CI & IL in and near Ward 6 (PN 734200)
4. Request by EQT Exeter for rezoning approval for about 30 acres of the Cedartree Development project at an unaddressed property on Lebanon Road (Tax Map 56 Parcel 1) from IP to CG in Ward 6 (PN 733462)
5. Request by EQT Exeter for Plan of Services approval for annexing about 22.38 acres of the Cedartree project at 4455 Highway 109 N and 841, 880, 887 & 926 E Old Laguardo Rd (Tax Map 48 Parcels 39, 39.02, 47, 47.02 & 47.03) and zoning to CG & IP to be added to Ward 6 (PN 734195)
6. Request by EQT Exeter for annexation and zoning approval for about 22.38 acres of the Cedartree project at 4455 Highway 109 N and 841, 880, 887 & 926 E Old Laguardo Rd (Tax Map 48 Parcels 39, 39.02, 47, 47.02 & 47.03) and zoning to CG & IP to be added to Ward 6 (PN 734195)

## **NEW BUSINESS**

1. Request by Clyde Coleman for site plan approval for Coleman Townhomes, an 8-unit residential development on about 0.69 acres at an unaddressed property on Pharoah Drive (Tax Map 67G Group C Parcel 40.01) zoned CS in Ward 2 (PN 779811)

2. Request by Wilson County Road Commission for site plan approval for Wilson County Road Commission – Proposed Equipment Storage Building, a non-residential development on about 2.46 acres at 970 Tennessee Boulevard (Tax Map 67 Parcel 85.05) zoned IH in Ward 2 (PN 759840)
3. Request by Lebanon Partners, LLC for site plan approval for StayAPT Suites South Eastgate Court Lebanon TN, a non-residential development on about 1.78 acres at an unaddressed property on S Eastgate Court (Tax Map 79 Parcel 69.29) zoned IP in Ward 4 (PN 770493)
4. Request by Goodwill Industries of Middle TN for site plan approval for Goodwill Industries, a non-residential development on about 3.48 acres at 1414 W Main Street (Tax Map 68A Group A Parcels 3 & 4) zoned CG in Ward 5 (PN 774726)
5. Request by Three Forks Holding, LLC for site plan approval for Site Development Plans of Zaxbys (Highway 109), a non-residential development on about 1.25 acres at 447 Highway 109 N (Tax Map 79 Parcel 43) zoned CS in Ward 4 (PN 774371)
6. Request by JIT-EX for site plan approval for East Division Street, a non-residential development on about 12.46 acres at an unaddressed property on E Division Street (Tax Map 78 Parcel 32.06) zoned IP in Ward 4 (PN 774571)
7. Request by Suncrest Real Estate & Land for SP amendment approval for about 124.50 acres of the BVSP-Barton Village SP project at unaddressed property on South Hartmann Drive and Bartons Creek Road (Tax Map 81 Parcel 122.02) in Ward 3 (PN 762172)
8. Request by Cato Industrial Development, LLC for a future land use plan amendment for about 2.2 acres of the Rezone Gravel Lot for storage project at unaddressed property on Sparta Pike (Tax Map 82 Parcel 129.01) from CI to IL in Ward 2 (PN 769538)
9. Request by Cato Industrial Development, LLC for rezoning approval for about 2.2 acres of the Rezone Gravel Lot for storage project at unaddressed property on Sparta Pike (Tax Map 82 Parcel 129.01) from CG to IL in Ward 2 (PN 763580)
10. Request by Rodger Mitchell Properties, LLC for rezoning approval for about 0.6 acres of the Rodger Michell Property project at 311 Cainsville Road (Tax Map 68M Group D Parcel 20) from IL to RM6 in Ward 2 (PN 763938)
11. Request by Raymond Harris for rezoning approval for about 20.24 acres of the Sparta Pike - Specific Plan - Commercial project at 1317 & 1331 Sparta Pike and 85 Eastover Road (Tax Map 82 Parcels 81, 81.01, and 84) from CG & CS to SPSP in Ward 2 (PN 745415)
12. Request by Staff to amend Zoning Code Section 14.1208.F.7. Deferred Presentment to add language establishing a minimum distance from banks and credit unions

## **DIRECTOR'S COMMENTS**

## **ADJOURN**