

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, SEPTEMBER 22, 2020 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

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 8.60 acres at 200 Maddox Simpson Parkway (Tax Map 81 Parcel 86.07) from CO to IC in Ward 3 (Planning Commission Resolution 20-07)
2. **Public Hearing** on the proposed amendment to the Subdivision Regulations Article II Section E Conservation Developments (Planning Commission Resolution 20-08)
3. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 3.00 acres at unaddressed Murfreesboro Road (Tax Map 92 Parcel 53.05) from LDR to CO in Ward 3 (Planning Commission Resolution 20-09)

APPROVAL OF MINUTES

Regular Called May 26, 2020 Planning Commission Meeting

Regular Called June 23, 2020 Planning Commission Meeting

Regular Called July 28, 2020 Planning Commission Meeting

Regular Called August 25, 2020 Planning Commission Meeting

CONSENT

1. Request by Clayton Properties Group Inc for site plan approval for Cairo Bend Park, a non-residential development on about 16.39 acres at unaddressed Cairo Bend Road (Tax Map 47 Parcel 10) zoned RS20 with a PUD in Ward 6
2. Request by Prologis, LP for site plan approval for Eastgate Logistics Center 3, a non-residential development on about 27.93 acres at 8051 Eastgate Boulevard (Tax Map 78 Parcel 25.08) zoned IP in Ward 4

3. Request by Al Neyer, LLC for site plan approval for Central Pike Industrial, a non-residential development on about 28.69 acres at 14905 Central Pike (Tax Map 101 Parcel 33.01) zoned IP in Ward 4
4. Request by I & MJ Gross Company for gate approval for Revere Apartments, a development of 492 units on about 30.54 acres at 2135 Lebanon Road (Tax Map 57 Parcel 27) zoned CN in Ward 6

NEW BUSINESS

1. Request by Farmington Woods LLC for preliminary plat approval for Subdivision of Lot 93 and Lot 1, a 3-lot subdivision on about 5.44 acres at 1035 and 1067 Maple Hill Road and 809 Brook Trail (Tax Map 46 Parcel 9.08, Tax Map 45 Parcel 1.03 and Tax Map 45I Group F Parcel 19) zoned RD9, RS20, and County in Ward 1 and the UGB
2. Request by Core 5 Industrial Partners for preliminary plat approval for Re-Subdivision of Tract 1 of McQuest Properties, LLC, a 1-lot subdivision on about 88.18 acres at 520 Odum Lane (Tax Map 116 Parcel 20) zoned IP in Ward 4
3. Request by Core 5 Industrial Partners for final plat approval for Re-Subdivision of Tract 1 of McQuest Properties, LLC, a 1-lot subdivision on about 88.18 acres at 520 Odum Lane (Tax Map 116 Parcel 20) zoned IP in Ward 4
4. Request by Larry Hardin for final plat approval for Resub Lots 106, 107 & 108 Farmington Woods, a 3-lot subdivision on about 2.28 acres at 424 Huntington Drive and 701 & 703 Farmington Drive (Tax Map 45I Groups A & F Parcels 12, 13, & 33) zoned RS20 in Ward 1
5. Request by Krishna Patel for site plan approval for Anderson Avenue Townhomes, a development of 15 units on about 1.12 acres at unaddressed Anderson Avenue (Tax Map 68L Group F Parcel 29) zoned R2 in Ward 2
6. Request by David Major for site plan approval for 227 West End Heights, a development of 6 units on about 1.55 acres at 227 West End Heights (Tax Map 58O Group B Parcel 14) zoned RD9 in Ward 5
7. Request by Staff for a Subdivision Regulations amendment to Article II Section E. Conservation Developments to remove the one side yard requirement
8. Request by SRG Assets for rezoning approval for about 1.00 acre at unaddressed Hickory Ridge Road (Tax Map 79 Parcel 43) from CS to CG in Ward 4
9. Request by Krishna Patel for rezoning approval for about 1.62 acres at unaddressed Old Murfreesboro Road (Tax Map 81 Parcel 86.20) from CG to CS in Ward 3
10. Request by Jim Agee for rezoning approval for about 0.54 acres at 514 Wheeler Street (Tax Map 67I Group C Parcel 14) from CG to CN in Ward 2
11. Request by Hendrick Contracting for a Future Land Use Plan Amendment for about 3.00 acres at unaddressed Murfreesboro Road (Tax Map 92 Parcel 53.05) from LDR to CO in Ward 3

12. Request by Hendrick Contracting for rezoning approval for about 3.00 acres at unaddressed Murfreesboro Road (Tax Map 92 Parcel 53.05) from RR to CS in Ward 3
13. Request by Shenandoah Mills for a Future Land Use Plan Amendment for about 8.60 acres at 200 Maddox Simpson Parkway (Tax Map 81 Parcel 86.07) from CO to IC in Ward 3
14. Request by Shenandoah Mills for rezoning approval for about 8.60 acres at 200 Maddox Simpson Parkway (Tax Map 81 Parcel 86.07) from CG to IL in Ward 3
15. Request by Shenandoah Mills for site plan approval for Shenandoah Mills-Maddox Simpson Facility, a non-residential development on about 4.62 acres at 200 Maddox Simpson Parkway (Tax Map 81 Parcel 86.07) zoned CG in Ward 3
16. Request by Landmark Homes for plan of services approval for about 11.40 acres at unaddressed Quarry Road (Tax Map 55 Parcel 46.11) and zoning to RM6 to be added to Ward 6
17. Request by Landmark Homes for annexation and zoning approval for about 11.40 acres at unaddressed Quarry Road (Tax Map 55 Parcel 46.11) and zoning to RM6 to be added to Ward 6
18. Request by Farmington Woods LLC for plan of services approval for about 0.46 acres at 1067 Maple Hill Road (Tax Map 45 Parcel 1.03) and zoning to RS20 to be added to Ward 1
19. Request by Farmington Woods LLC for annexation and zoning approval for about 0.46 acres at 1067 Maple Hill Road (Tax Map 45 Parcel 1.03) and zoning to RS20 to be added to Ward 1
20. Request by Ray and Kamonrat Leonard for a Zoning Code amendment to Title 14 Chapter 5 Section 14.503 Subsection D. Home Occupations to allow for one chair beauty/barber uses
21. Request by Staff for a Zoning Code amendment to Title 14 Chapter 5 Section 14.502 Subsection E. RD9 – Medium Density Residential District and Subsection F. RS6 – High Density Residential District to add townhomes as a permitted use when an overlay allows it
22. Request by Staff for a Zoning Code amendment to Title 14 Chapter 6 Section 14.602 Subsection D. CG – Commercial General to add setbacks for corner lots and Chapter 8 Section 14.803 Subsection E. Corner Lots to add language regarding CG lots
23. Request by Staff for an interpretation of the minutes from the June 23, 2020 Planning Commission Meeting regarding the Hartsville Pike Subdivision
24. Request by Callis Road Industrial LLC for a Specific Plan Amendment to SP-I-Callis Road

OLD BUSINESS

1. Request by Callis Road Industrial, LLC for site plan approval for Callis Road Industrial, a non-residential development on about 32.89 acres at 1770 & 2000 Callis Road (Tax Map 79 Parcels 56.00 & 56.01) zoned SP in Ward 4