

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – January 25, 2021

Members

David Taylor
Nick Hays
Chuck Daley

Mack McCluskey
Ronnie Kelley

Jesse Gilliam
Chris Crowell

Adrian Kelley
Chad Williams

Staff

Kristy Barhite
Regina Santana

Joshua Stahle
Jeff Baines

Kathleen Vail

Paul Corder

Call to Order

David Taylor called the meeting to order at 5:02 PM. Commission member Jesse Gilliam opened with the invocation and led the Pledge of Allegiance.

Election of Officers

1. Chairman

A motion was made by Chuck Daley and seconded by Chad Williams for Mack McCluskey for Chairman. Motion carried. Mack McCluskey is Chairman.

2. Vice Chairman

A motion was made by Chad Williams and seconded by Chuck Daley for David Taylor for Vice Chairman. Motion carried. David Taylor is Vice Chairman.

3. Secretary

A motion was made by Chad Williams and seconded by Chuck Daley for Staff for Secretary. Motion carried. Staff is Secretary.

Chairman's Comments

Chairman Mack McCluskey read the Chairman's Comments.

Changes to the Agenda

NB1 -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

This item was deferred by the applicant.

NB2 – Request by Griffin Partners Development for site plan approval for Hwy 109 Warehouses, a non-residential development on about 255 acres at an unaddressed property on Cedar Creek Lane (Tax Map 94 Parcel 31) zoned IP in Ward 4

This item was deferred by the applicant.

NB8 - Request by Tracy Witt Grana for rezoning approval for about 7 acres of the Removal of PUD on Witt property West Main Street project at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 100) from CN with Gray's Station PUD Overlay to CN in Ward 6

This item was deferred by the applicant.

Chairman Addressed Staff

Chairman Mack McCluskey asked Staff to explain the new committee.

Staff explained that the SP and Annexation Sub-Committee was formed from Planning Commissioners to look at those applications that are a little too difficult. They will go through the committee for one month and the second month for review then to the Planning Commission for vote. Future meetings will be moved to 3:00 PM.

Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 124.4 acres of the Prologis Lebanon project at 6175 Franklin Road (Tax Map 101 Parcels 20) from RPO to IL in Ward 4*

Ronnie Yates of 5991 Franklin Road exclaimed that he had no idea what the project even is. Staff said that it appeared to be warehouses.

Anna Faye Lehman of 6800 Franklin Road said that she is not opposed to the project because that is what the area is turning into and that she would take warehousing any day instead of the other stuff.

Kathy Henson spoke for her family the owners of the Evans Farm property and said it would make sense to have the SP and the same zoning cohesive.

2. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 0.69 acres of the Coleman Property project at an unaddressed property on Pharoah Drive (Tax Map 67G Group C Parcel 40.01) from RXH to FLH16 in Ward 2*

Linda Wilson of 1050 Bluebird Road spoke of concerns she already has with flooding, especially since the new sidewalks were installed and how will they be addressing it. With the buildings and cistern there.

Derek Dobson of 106 Chapman Drive said the property is landlocked because Pharoah Drive is not a street just a gravel driveway however, if the city built a street, then this would no longer be landlocked.

Staff read an email regarding NB5. Request by Clyde Coleman for a future land use plan amendment for about 0.69 acres of the Coleman Property project at an unaddressed property on Pharoah Drive (Tax Map 67G Group C Parcel 40.01) from RXH to FLH16 in Ward 2. Dean Design Group's Charlie Dean wrote "We'd like to formally change our request to a Future Land Use of COMMERCIAL MIXED USE, and to a zoning of COMMERCIAL NEIGHBORHOOD."

The public hearing was closed.

Approval of Minutes

Regular called December 28, 2021 Planning Commission Meeting.

A motion was made by Chad Williams and seconded by Chuck Daley for approval of the minutes. Motion carried.

Consent Agenda

1. *Request by ARCO/Murray for final plat approval for Karis Cold Storage, a 2-lot subdivision on about 23.7 acres at 1400 SE Tater Peeler Road (Tax Map 81 Parcel 79) zoned IL in Ward 3*
2. *Request by Cumberland Hospitality, LLC for site plan approval for Towneplace Suites, a non-residential development on about 1.99 acres at 1002 Cumberland Center Boulevard (Tax Map 81E Group A Parcel 2) zoned CG in Ward 3*
3. *Request by Wilson County Ag Center for site plan approval for Made in Tennessee Building – James E Ward Agricultural Center, a non-residential development on about 2.83 acres at 945 E Baddour Parkway (Tax Map 67 Parcel 88.02) zoned CS and RD9 in Ward 2*
4. *Request by Staff to amend the Callis Road Industrial SP to fix scrivener's errors*
5. *Request by Staff to amend the National Indoor RV SP to fix scrivener's errors*
6. *Request by Staff to amend the Prologis Haskell Evans SP to fix scrivener's errors*
7. *Request by Staff to amend Zoning Code Section 14.401.C. Establishment of Districts, Special Districts to update list of Specific Plan Districts*

A motion was made by Chad Williams and seconded by Jesse Gilliam for approval of the consent items. Motion carried 9-0.

Old Business

1. *Request by Mark Vastola for plan of services approval for about 32.27 acres of the Hancock Crossing project at 722 & an unaddressed property on Hancock Lane (Tax Map 58 Parcels 32.03 & 32.10) and zoning to HCSP to be added to Ward 1*

About 1.1 acres Hancock Lane right-of-way is also included in this request. The cost to maintain this right-of-way is about \$178,089. Staff recommended approval.

GreenLID Design's Alison Turner was available to answer any questions. She reiterated that the SP zoning conforms to the Future Land Use Plan, and they are excluding multi-family and duplexes. Ans willing to add a limitation to 25% rentals to be included in HOA documents.

Derek Dobson of 106 Chapman Drive asked that the request be deferred based on the turning lane, the surrounding developments having lower houses per acre and no base zoning being listed which he felt is deceit. He heard staff say, at the preliminary meeting, that this item is up for 8 houses per acre, and something is fishy.

Staff said that the Future Land Use Plan is what would allow for 8 houses per acre but that is not what they are asking for.

Penelope Mason of 1229 Kristopher Drive said that she thought that no one in Coles Ferry Village was told about this proposed development and they are upset because this does connect to their development. She read the Statement of Purpose for the SP and noted that the other SP's listed in the Zoning Code had special considerations/needs for example, parks, trains, and the Mill and asked why they are getting special consideration.

Kelly Diffendall of 521 Tucker Trice Blvd said that all the surrounding property is zoned RS12 and sees no reason to not be consistent and keep the same zoning.

Susan Fanelli of 1228 Kristopher Drive asked with all the development that there will need to be more city resources and asked where the money is coming from and are her taxes going up.

Brian Jackson of 713 Hancock Lane said that after they spread the word, they found out there were very few people who knew about the project, and they had spoken to City Councilor Joey Carmack. He said that he feels that 2 homes per acre is better.

Ronald Rury of 427 Tucker Trice Blvd said that they are not against development, they are against the density. He also noted that the added traffic will be substantial for that sized road and other issues including the flora and fauna being destroyed.

Melanie Collier of 1300 Kristopher Drive noted that the traffic is already difficult. She mentioned smelling the sewer more and will it be ready to accept all these extra homes.

Keith Baxter of 719 Hancock Lane asked for deferral so they can contact the Coles Ferry Village. He mentioned noise, lights at night, and decreasing their value of life as issues, and finished by asking where the animals will go and to consider it. He hoped the commission would vote for 2 homes per acre.

Andria Morris of 1248 Curtis Drive is concerned that Tucker Trice Blvd will become a cut through.

Mayor's Staff's comments – There was a discussion regarding the approval with the number of lots touching existing lots being a concern.

Commissioner Adrian Kelley recused himself.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the plan of services to City Council based on it following the Future Land Use Plan, that the property is denser than the applicant has asked for, touches RD9, and the developer is doing half of what the Future Land Use Plan asked for and Staff's recommended approval.

Commissioner Chris Crowell explained that one thing that an SP does is it would make sure that the developer would do what he said he would do. He also said that the density would be reviewed before it comes to City Council.

The motion continued 7-1. Motion carried. Chris Crowell voted no.

2. *Request by Mark Vastola for annexation and zoning approval for about 32.27 acres of the Hancock Crossing project at 722 & an unaddressed property on Hancock Lane (Tax Map 58 Parcels 32.03 & 32.10) and zoning to HCSP to be added to Ward 1*

The Future Land Use Plan identifies this area as Residential 8 Units per Acre. Based on the motion for item #1, Staff recommended approval based on the vote on Item #1.

Derek Dobson of 106 Chapman Drive queried who decided that the Future Land Use Plan would have 8 houses per acre and how can the mayor staff and staff make a recommendation before all this deliberation and discussion took place.

Penelope Mason of 1229 Kristopher Drive said that if special projects are going to be approved and you are not going to keep to the zoning then why do you have zoning, all projects can be SP and you have control over everything and you can decide what gets approved or not approved.

Keith Baxter of 719 Hancock Drive said that at the subcommittee he that he heard a comment that the mayor had an alternate plan to annex the five homes on Hancock. He is concerned about emergency services being confused.

Staff replied that the property owners were notified but the City does not annex anyone.

Paul Huber of 519 Tucker Trice Blvd asked why no one in his neighborhood was notified.

Staff sent out notification letters to all the properties touching the property.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the annexation to City Council. Motion carried 7-1. Chris Crowell voted no.

3. *Request by ARCO/Murray for site plan approval for KARIS Cold Storage, a non-residential development on about 15.09 acres at 1400 SE Tater Peeler Road (Tax Map 81 Parcel 79) zoned IL in Ward 3*

Variances were requested for building transparency and for building articulation. The applicant has requested that the sidewalk payment or addition of sidewalks to be finalized in post planning review. The applicant is evaluating the value of adding sidewalks to the property vs payment in lieu of sidewalks. Total payment in-lieu-of sidewalks fee is calculated to \$59,960.00. Staff recommended approval with meeting transparency and building articulation requirements.

Frost Brown Todd's Attorney Joshua Denton with Ken Burn, Matt Anderson, and Tony Forrester were available to answer any questions. They were asking for variances due to the shape of the lot and felt that the variance requests were very much in line with a similar project that was previously presented by Al Neyer.

Mayor's Staff's comments – They have been working with the screening issue.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the site plan with the variances and with sidewalks required. Motion carried 9-0.

4. *Request by FR2, LLC for site plan approval for Proposed Accessory Garage Building, a non-residential development on about 1.12 acres at 512 N Cumberland Street (Tax Map 68D Group C Parcel 6) zoned CG in Ward 2*

Variances were requested for absence of primary pedestrian entrance facing W Lester Ave on proposed building and for Landscaping. Payment in-lieu-of sidewalks has been requested. (135ft ROW x (5ft width x \$8/linear ft) = \$5,400.00.) Applicant has proposed 40ft of foundation planting for proposed garage and street trees along N. Cumberland, and has added four planters along the existing opaque, wooden fence along western property line as screening from adjacent residential property. Staff recommended approval with meeting the primary pedestrian entrance facing the street and the variance for the landscaping because they are improving the landscaping in proportion to the improvements being made to the property.

Warren and Associates' Kramer Tuggle was available to answer any questions. They asked for approval and for the variance of the pedestrian entrance not being required.

A motion was made by Chris Crowell and seconded by Chuck Daley for recommended approval of the site plan with the variances and requiring sidewalks. Motion carried 9-0.

5. *Request by Copart for site plan approval for Copart Lebanon, a non-residential development on about 45.29 acres at 540 Maddox Simpson Parkway (Tax Map 82 Parcels 165.17) zoned IH in Ward 3*

Staff recommended approval with the berm wrapping 100ft on each side and terraced screening being implemented if needed to fully screen the storage from public view.

A motion was made by Chad Williams and seconded by Chuck Daley for approval of the site plan subject to Staff comments.

Commissioner Chris Crowell said that they have had discussions with the owner, and they will be keeping a close eye on this project with the screening.

An unidentified representative from Prologis said that there will be a 14ft screening and assured them that they should not be able to see anything from the road.

Motion continued. Motion carried 9-0.

6. *Request by Prologis for a future land use plan amendment for about 124.4 acres of the Prologis Lebanon project at 6175 Franklin Road (Tax Map 101 Parcels 20) from RPO to IL in Ward 4*

Staff recommended denial because the Future Land Use Plan was approved less than a year ago and the proposed use would double the sewage usage from the current entitlement for the property.

Prologis' Charlie Smith said that any upgrades necessary for the sewer infrastructure will be paid for by the developer through the engineering and site plan process. He said the requested land use is consistent with what is to the West and South with a rural area being maintained by the east side, so it still maintains the character of the land use plan as being transitional. He mentioned the benefits to the city as being the preservation of the existing tree line to the east, twice the landscaping requirements, over a million in development fees, a Class A logistic firm, and a large section of roadway being built from Wilson Central High School.

Prologis' Jenna Micah said that they hope that they can become great business partners with the city and requested approval.

Anna Faye Lehman of 6800 Franklin Road asked what the use of the Planning Commission is if the mayor's office is going to be making all these decisions; That is going to affect her down the road and that is going to affect her neighbors and the property up for rezoning. She said that anyone with common sense could see what the properties are out there and are they trying to get more townhomes and apartments instead of warehouses that bring in jobs. She asked why they are trying to control the property owners on Franklin Road. She went on to explain that they were annexed in 1999 without the owners having any say so and now they are trying to deny when the property owner has a chance to sell out get out of this mess. She finished by asking what have they against Prologis. She pointed out that the Evan property was approved and asked what is wrong with the Reed property since those properties are adjoined.

Mayor's Staff's comments – They keep getting to grow and grow but are getting warehouses versus manufacturing plants and hoping to get a higher use out there.

A motion was made by David Taylor and seconded by Chad Williams for recommended approval of the amendment to the Future Land Use Plan to City Council based on the roadway.

Commissioner Chad Williams noted that to Miss Anna Faye's merit, she lives out there and she would rather see this out there and, he voted yes because of the roadway to alleviate the Wilson Central traffic.

Commissioner Nick Hayes said that in the staff report noted that it would double the sewer use, does that one million cover those services.

Staff said that one million is the normal fees.

Chad Williams noted that the sewer would be taken care of by engineering staff.

Motion continued. Motion carried 8-1. Nick Hayes voted no.

7. Request by Prologis for rezoning approval for about 124.4 acres of the Prologis Lebanon project at 6175 Franklin Road (Tax Map 101 Parcel 20) from RS20 to SP in Ward 4

Staff recommended denial since the recommendation for Old Business Item #6 is denial and this request is not supported by the current Future Land Use designation. In addition, the current sewer infrastructure is not adequate for the proposed development.

Anna Faye Lehman of 6800 Franklin Road said that you have a problem with this sewer, but do you know what is going on in the Glade, step sewers everywhere you turn around. There is a force main all the way down Hwy 109 to the Racetrack where there is sewer, there is sewer at the High School, Genesco, Bridgestone, the apartments so what's the problem with the sewer.

Chairman Mack McCluskey said that they agreed to bring the sewer up to speed so he does not think there is a problem with the sewer.

Commissioner Chris Crowell said that there is no question that there is definitely sewer there, just the consideration of adding all this to the sewer lines is going to do to the overall system.

Anna Faye Lehman noted that there are a few commodes in a warehouse compared to an apartment unit.

Director of Public Services' Jeff Baines added that the pipes are only so big, so they have to watch that.

A motion was made by David Taylor and seconded by Chad Williams for recommended approval of the rezoning to City Council. Motion 8-1. Nick Hayes voted no.

8. *Request by Tim Graves for plan of services approval for about 2.4 acres of the Arlis Anderson, Oleta Graves Property project at 6341 Leeville Pike (Tax Map 79 Parcel 48) and zoning to CG to be added to Ward 4*

Staff recommended approval.

Crockett Surveying's Paul Crockett was available to answer any questions.

Bill Leslie of 106 Surrey Place said that he was shown a plat that had a shaded-out area of about 50ft deep and about 140ft wide designated to be a buffer zone between me and the Graves property. This property was to remain county property and he asked if the property on his left would come into the city what happens to that buffer zone, and will he be notified what the owner would be building.

Staff said that the 50ft is to because the city is not allowed to surround the county and if either property comes into the city, staff would be looking at that issue. Notification would be in form of a newspaper ad.

A motion was made by Chris Crowell and seconded by Chad Williams for recommended approval of the plan of services to City Council. Motion carried 9-0.

9. *Request by Tim Graves for annexation and zoning approval for about 2.4 acres of the Arlis Anderson, Oleta Graves Property project at 6341 Leeville Pike (Tax Map 79 Parcel 48) and zoning to CG to be added to Ward 4*

Staff recommended approval.

A motion was made by Chris Crowell and seconded by Chad Williams for recommended approval of the annexation and zoning to City Council. Motion carried 9-0.

10. *Request by The Fifth Generation Property Company for plan of services approval for about 91.32 acres of the Stream Central Pike Specific Plan project at 15620, 15680, 15720, 15730, 15780 & 15850 Central Pike (Tax Map 116 Parcels 10, 11, 11.02, 11.03, 11.04 & 11.05) and zoning to SCPSP to be added to Ward 4*

Staff recommended denial because annexing this property for the proposed use does not benefit the City at this time.

Lewis Johnson of 15890 Central Pike asked why the plan of services comes before the annexation.

Staff replied that the State requires it be approved before an annexation can happen.

Thurman Mullins of 15970 Central Pike requested denial and noted that semi-trucks traffic is an issue.

Charles Daniels 16850 Central Pike said that he has concerns of Oak Grove Road's deadly curve.

Donna Stanton of 15940 Central Pike said that she has been there over 30 years and that neighborhood was quiet and peaceful and there are plenty of for lease signs on warehouses already and she is opposed to putting any more warehouses there in that 840 corridor. She also noted flooding issues.

Benjamin Hawkins of 15751 Central Pike said he attended the neighborhood meeting and said that the plans fall short of meeting the challenges of addressing the needs of the City of Lebanon and because the proposal is somewhat misleading and does not represent the full picture. He said that an antiquated plan representative of the 1960s and it is not up to the challenges of facing a modern light industrial complex much less a residential community. He said that the issues included the impact on the energy grid, environment conservation regarding the reservoir, erosion, traffic issues, and truck bays, and loading docks are not listed among others.

Ragan Smith's Caleb Thorne said he would mention the plan of services and annexation together since other points were made. He said that they have had two work sessions and a subcommittee, and this project is in the UGB and follows the Future Land Use Plan. He said that the sewer upgrades are developer provided, the transparency is above the code, buffers, infrastructure improvements, maintaining existing tree canopy and are proposing four acres as commercial future use.

Lewis Johnson said that in regard to the annexation, he had asked Staff if we needed this and the reply was no. He said that only the developer, and six property owners would benefit.

Stream Partner's Rob Lowe said that he has lived in Nashville 35 years and will be good stewards.

Mayor's Staff's comments – The warehouses are enough right now and if we wait a little bit longer maybe we would get a higher industrial use.

Commissioner Nick Hayes received phone calls with their concerns and feels that the Mayor's Staff made it clear that when we annex something it needs to be clear value to the city and he does not see that right now.

A motion was made by Nick Hayes and seconded by Chad Williams for recommended denial of the plan of services to City Council. Motion carried 8-1. David Taylor voted no.

- 11. Request by The Fifth Generation Property Company for annexation and zoning approval for about 91.32 acres of the Stream Central Pike Specific Plan project at 15620, 15680, 15720, 15730, 15780 & 15850 Central Pike (Tax Map 116 Parcels 10, 11, 11.02, 11.03, 11.04 & 11.05) and zoning to SCPSP to be added to Ward 4*

Staff recommended denial because annexing this property for the proposed use does not benefit the City at this time.

A motion was made by Chad Williams and seconded by Adrian Kelley for recommended denial of the annexation and zoning to City Council. Motion carried 9-0.

New 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*

This item was deferred by the applicant.

2. *Request by Griffin Partners Development for site plan approval for Hwy 109 Warehouses, a non-residential development on about 255 acres at an unaddressed property on Cedar Creek Lane (Tax Map 94 Parcel 31) zoned IP in Ward 4*

This item was deferred by the applicant.

3. *Request by Al Neyer, Inc. for gate approval for Project Bluebird, at 1400 Murfreesboro Road (Tax Map 92 Parcels 54) zoned IP in Ward 3*

The State requires that gates are reviewed and approved by the Planning Commission prior to installation. Staff has worked with the Gate Review Team, including utilities and emergency services, to resolve any comments or issues with the gate. Staff recommended approval subject to TDOT's approval.

A motion was made by Chad Williams and seconded by Chuck Daley for approval of the gate. Motion carried 9-0.

4. *Request by Mapco for site plan approval for Mapco-Quarry Loop, a non-residential development on about 3.58 acres at 3450 Highway 109 (Tax Map 55 Parcels 48 & 50) zoned CG in Ward 6*

The applicant is requesting payment in-lieu-of sidewalks on the previously approved plan.

Fulmer Lucas Engineering's Josh Hutcherson was available to answer any questions. He said that the county does not want sidewalks among their frontages.

A motion was made by David Taylor and seconded by Adrian Kelley for the payment in-lieu-of sidewalks. Motion carried 8-1. Chad Williams voted no.

5. *Request by Clyde Coleman for a future land use plan amendment for about 0.69 acres of the Coleman Property project at an unaddressed property on Pharoah Drive (Tax Map 67G Group C Parcel 40.01) from RXH to FLH16 in Ward 2*

Staff recommended denial. The Future Land Use Plan identifies this area as Mixed Housing and the High Density Residential is not desired in this area.

Derek Dobson of 106 Chapman Drive reminded everyone that he addressed this at the Public Hearing.

Dean Design Group's Charlie Dean was available to answer any questions. He explained that the access would be on Dedman Street, and they would meet all the requirements of the stormwater department. They would like to do have an eight-townhome development with a 5ft setback. He said that they have no intention of doing mobile homes. He explained the request as it would change the zoning to fit.

Clyde Coleman Pharoah Drive wanted to reiterate the statement that he has no interest of doing mobile homes.

Commissioner Adrian Kelley recused himself from voting.

Commissioner David Taylor asked about the request change and does the request have to be made formal.

Staff said that the request was made in writing for the CN for zoning and the CMU for the FLU Plan.

There was continued discussion.

A motion was made by Chad Williams and seconded by Chuck Daley for deferral until the road is discussed. Motion carried 8-0.

6. *Request by Clyde Coleman for rezoning approval for about 0.69 acres of the Coleman Property project at an unaddressed property on Pharoah Drive (Tax Map 67G Group C Parcel 40.01) from CS to R2 in Ward 2*

The Future Land Use Plan identifies this area as Mixed Housing which would not support R2. The requested Future Land Use designation of High Density Residential (FLH16) 16 Units per Acre would support this rezoning. Staff recommended denial for the requested rezoning as the city does not desire High Density Residential in this area.

Derek Dobson of 106 Chapman Drive reminded everyone that this is 3/4 of an acre and is not compatible with this area.

Commissioner Adrian Kelley recused himself from voting.

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

7. *Request by Bone & Associates for rezoning approval for about 0.19 acres of the 204 East Main Street project at 204 E Main Street (Tax Map 68E Group F Parcel 1) from CS to CD in Ward 2*

The Future Land Use Plan identifies this area as Downtown Mixed Use which would support this rezoning. Staff recommended approval.

Randy Newman of 208 E Main Street just wanted to mention that the space between his building and his he cannot fit through and asked that they keep it clear and the drainage issue.

A motion was made by Chad Williams and seconded by Ronnie Kelley for recommended approval of the rezoning to City Council. Motion carried 9-0.

8. *Request by Tracy Witt Grana for rezoning approval for about 7 acres of the Removal of PUD on Witt property West Main Street project at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 100) from CN with Gray's Station PUD Overlay to CN in Ward 6*

This item was deferred by the applicant.

Director's Comments

As stated in the beginning of the meeting, Staff said that there will be an SP/Annexation Sub Committee and the time will be moved to 3:00 PM before the Planning Commission meetings.

Several committee members were against the time change due to having work obligations and remarked that it is not a staff decision.

Adjourn

A motion was made by Chad Williams and seconded by Chris Crowell to adjourn. The meeting was adjourned.

WD M = Cluskey
Chairman, Mack McCluskey

2/22/2022
Date

Kathleen Vail
Kathleen Vail, Recording Secretary

2/22/2022
Date