

MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – January 28, 2020

Members Present:

David Taylor	Mack McCluskey	Chuck Daley	Kathy Adams
Jesse Gilliam	Mike Walls	Camille Burdine	Chad Williams
Ronnie Kelley			

Staff Present:

Paul Corder	Seth Harrison	Matt Schenk	Kathleen Vail
Regina Santana	Dillan Jackson	Kristen Rice	Mattie Neeley
Andy Wright	Sarah Haston	Brian Whitnel	

CALL TO ORDER

Staff called the meeting to order at 5:00 PM.

ELECTION OF OFFICERS

1. Chairman - A motion was made by Jesse Gilliam and seconded by Mack McCluskey to nominate David Taylor. No other nominations were made. Motion to make David Taylor the Chairman. Motion carried unanimously.
2. Vice Chairman - A motion was made by David Taylor and seconded by Kathy Adams to nominate Mack McCluskey. No other nominations were made. Motion to make Mack McCluskey the Vice Chairman. Motion carried unanimously.
3. Secretary - A motion was made by Chad Williams and seconded by Kathy Adams to nominate Staff. No other nominations were made. Motion to make Staff the Secretary. Motion carried unanimously.

CHAIRMAN'S COMMENTS

Chairman David Taylor explained the order of proceedings. Commission member Jessie Gilliam opened with the invocation and led the Pledge of Allegiance.

CHANGES TO THE AGENDA

2. *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*

This project was deferred.

6. *Request by Kimberly Boykin for a Future Land Use Amendment for about 0.75 acres at 411 Hill Street (Tax Map 68C Group A Parcel 10) from MDR to RMU in Ward 3*

This project was deferred.

7. *Request by Kimberly Boykin for rezoning approval for about 0.75 acres at 411 Hill Street (Tax Map 68C Group A Parcel 10) from RD9 to CN in Ward 3*

This project was deferred.

PUBLIC HEARING

1. *Public Hearing on the proposed amendment to the Future Land Use Amendment for about 0.75 acres at 411 Hill Street (Tax Map 68C Group A Parcel 10) from MDR to RMU in Ward 3*

Seeing as there were no comments, the public hearing was closed.

APPROVAL OF MINUTES

A motion was made by Chad Williams and seconded by Chuck Daley to approve the minutes of the Regular Called December 17, 2019 Planning Commission Meeting. Motion carried.

CONSENT

1. *Request by Thoroughbred Construction, LLC for final plat approval for Hickory Ridge, Section II and Greenfields Subdivision, a 3-lot subdivision on about 0.98 acres at 310 & 312 Providence Drive and 401 Winwood Drive (Tax Map 69E Groups C & G Parcels 16, 17 & 25) zoned RD9 and RS6 in Ward 5*

A motion was made by Chad Williams and seconded by Camille Burdine to approve the consent item. Motion carried 9-0.

NEW BUSINESS

1. *Request by Carrols Corporation for site plan approval for Lebanon Popeyes, a non-residential development on about 0.78 acres at 507 South Cumberland Street (Tax Map 68M Group B Parcel 7) zoned CG in Ward 3*

Planner Seth Harrison said that the code requires a 6ft planting strip between the road and the sidewalk consisting of turf, low shrubs, or ground coverings. The applicant is working with the adjacent landowner to create an access easement. The Planning Commission will have the ability to require sidewalks along South Cumberland Street. or payment in lieu of sidewalks amount of \$5,060. Staff recommended approval with the planting strip meeting code and a cross access easement to the adjacent property

Mike Knowles representing Carrols Corporation said that they did come up with the okay for the sidewalk however, there was a question the engineer had regarding the green strip that was still needed. He said he would address that if that was going to be required, so it shouldn't be an issue with the sidewalk.

Planning Director Paul Corder said the green strip requirement could be reduced to 2 feet because of utility placement near the property.

A motion was made by Jesse Gilliam and seconded by Camille Burdine to approve the site with the sidewalks, the cross-access easement, and the planting strip. Motion carried 9-0.

2. 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

This project was deferred.

3. Request by G-TEAM Real Estate Holdings for rezoning approval for about 0.63 acres at 1121 Coles Ferry Pike (Tax Map 58 Parcel 39) from RS20 to RM6 in Ward 1

Planner Matt Schenk said that the Future Land Use Plan identifies this area as RMU - Residential Mixed Use and thus supports the rezoning request to RM6. Staff recommended approval based on compliance with the Future Land Use Plan.

Crockett Surveying's Paul Crockett was available to answer any questions. He said that the single family dwelling on the property was in disrepair and they want to demolish it and improve the property.

A motion was made by Kathy Adams and seconded by Mike walls to recommend approval of the rezoning to City Council. Motion carried 9-0.

4. Request by G-TEAM Real Estate Holdings for rezoning approval for about 5.47 acres at unaddressed Park Avenue (Tax Map 67P Group A Parcel 1) from RD9 to CN in Ward 2

Planner Matt Schenk said that the Future Land Use Plan identifies this area as CO - Commercial Office and thus supports the rezoning request to CN. Staff recommended approval based on compliance with the Future Land Use Plan.

Crockett Surveying's Paul Crockett was available to answer any questions. He said that this is a vacant piece of land that backs up to the railroad with multiple zonings. He requested the zoning be changed to CN.

A motion was made by Chad Williams and seconded by Chuck Daley to recommend approval of the rezoning to City Council. Motion carried 9-0.

5. Request by Sharon Robinson for rezoning approval for about 4.90 acres at 1680 Franklin Road (Tax Map 81 Parcel 116.03) from CG to CS in Ward 3

Planner Seth Harrison said that the Future Land Use Plan identifies this area as Suburban Office/Residential and thus supports the rezoning request to CS. Below are the regulations for the CG and CS districts.

Staff recommended approval based on compliance with the Future Land Use Plan.

A motion was made by Chad Williams and seconded by Chuck Daley to recommend approval of the amendment to the Future Land Use Plan to City Council. Motion carried 9-0.

6. Request by Kimberly Boykin for a Future Land Use Amendment for about 0.75 acres at 411 Hill Street (Tax Map 68C Group A Parcel 10) from MDR to RMU in Ward 3

This project was deferred.

7. Request by Kimberly Boykin for rezoning approval for about 0.75 acres at 411 Hill Street (Tax Map 68C Group A Parcel 10) from RD9 to CN in Ward 3

This project was deferred.

COMMISSIONERS COMMENTS – None.

PLANNING COMMENTS – None.

ADJOURN

A motion was made by Chad Williams and seconded by Chuck Daley to adjourn. Motion carried. The meeting was adjourned at 5:16 PM.

David Taylor
Chairman, David Taylor

Kathleen Vail
Kathleen Vail, Recording Secretary

02/25/2020
Date

02/26/2020
Date