

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes –April 26, 2022

Members

David Taylor	Mack McCluskey	Jesse Gilliam	Adrian Kelley
Ronnie Kelley	Chris Crowell	Chad Williams	Chuck Daley

Staff

Kristy Barhite	Joshua Stahle	Kathleen Vail	Andy Wright
Regina Santana	Jeff Baines	Paul Corder	

Call to Order

Mack McCluskey called the meeting to order at 5:00 PM. Commission member Jesse Gilliam opened with the invocation and led the Pledge of Allegiance.

Chairman’s Comments – None other than what was removed by the Chairman before the meeting.

Staff Reports

1. Sidewalks Report - Staff said that all the sidewalk permits for the month that are being installed except for the two projects that requested PILOs.

Date		Project	Status		
			Lots	Sidewalk	Payment In-Lieu
3/22/2022	Hamilton Springs	1	Installing		
3/23/2022	Hunters Point	17	Installing		
3/23/2022	Woodbridge Glen	1	Installing		
3/25/2022	West End Townhomes	14	Installing		
3/25/2022	Hamilton Springs	1	Installing		
3/26/2022	Waverly	4	Installing		
3/28/2022	505 & 507 Green Street	2	Payment	\$2,400.00	
3/29/2022	Woodbridge Glen	3	Installing		
3/29/2022	Hunters Point	8	Installing		
4/8/2022	West End Townhomes	4	Installing		
4/8/2022	Cedar Station	1	Installing		
4/8/2022	Woodbridge Glen	2	Installing		
4/8/2022	Hunters Point	6	Installing		
4/12/2022	West End Townhomes	4	Installing		
4/18/2022	The Villages of Five Oaks	3	Installing		
4/18/2022	Woodbridge Glen	3	Installing		
4/18/2022	Hunters Point	6	Installing		
4/18/2022	Cedar Station	6	Installing		
		86		\$2,400.00	

Committee Reports

1. SP & Annexation Committee Report – Chad Williams reported that there was no voting due to a lack of a quorum.
 OB1 Comer II Multifamily – Added to May Preliminary Planning agenda.
 OB2 Blue Hickory Specific Plan – Added to April Preliminary Planning Agenda.
 NB1 Hickory Ridge SP – Incomplete project.
 NB2 Cedartree – Incomplete project.

- NB3 Hamilton Springs SP– Added to April Preliminary Planning Agenda.
2. Historic Preservation Committee Report – All items nominated for a historic overlay were deferred until the May meeting.
 3. Sidewalk, Bike, and Trails Committee Report – Staff reported for Labraunya Horton, Chairman that the Public Meeting on April 11th went well and added that there is still time to take the online sidewalk survey.
 4. Zoning Committee Report – No report.
 5. Residential Development Committee – Chad Williams, Chairman reported that they had their first meeting. They covered a number of items and goals of the committee.
 6. Training Committee Report – No report.

Changes to the Agenda - None.

Public Hearing

1. *Public Hearing on the proposed amendment to the Subdivision Regulation Amendment to change the final plat recording requirements in Article II: Section C. Final Plat*

Derek Dobson of 106 Chapman Drive asked what the change was. Staff explained that the County was requesting electronic copies of final plats in CAD or GIS readable formats.

2. *Public Hearing on the proposed amendment to the Subdivision Regulation Amendment to change the sanitary sewers subsection in Article IV: Section A. Required Improvements*

Staff explained that the amendment was passed by City Council in 2014 and needed to be put in the Subdivision Regulations.

Seeing as there were no more comments, the Public Hearing was closed.

Approval of Minutes

A motion was made by Chad Williams and seconded by Chuck Daley for approval of the regular called March 22, 2022 Planning Commission Meeting. Motion carried.

Consent Agenda

1. *Request by Beazer Homes for final plat approval for Waverly Subdivision – Phase 3B, a 15-lot conservation subdivision on about 5.32 acres at 6775 Hickory Ridge Road (Tax Map 70 Parcel 83) zoned RD9 in Ward 4*
2. *Request by Beazer Homes for final plat approval for Waverly Subdivision – Phase 5B, a 36-lot conservation subdivision on about 10.71 acres at 6775 Hickory Ridge Road (Tax Map 70 Parcel 83) zoned RD9 in Ward 4*
3. *Request by LGI Homes for site plan approval for the Hickory Knoll Amenities Center, a non-residential development on about 121.54 acres at an unaddressed property on Asbury Dawn Road (Tax Map 69 Parcel 65) zoned RS12 with Hickory Knoll PUD Overlay in Ward 5*

4. *Request by DR Horton Inc. for site plan approval for the Woodbridge Glen – Amenity Center, a non-residential development on about 2.22 acres at an unaddressed property on Woodall Road (Tax Map 94 Parcel 14.08) zoned RM6 in Ward 4*
5. *Request by Wilson County Promotions for site plan approval for Wilson County Fair Buildings, a non-residential development on about 187.12 acres at 923 E Baddour Parkway (Tax Map 67 Parcel 88.02) zoned CS and RD9 in Ward 2*

A motion was made by Chad Williams and seconded by David Taylor for approval of the Consent Agenda. Motion carried 8-0.

Old Business

1. *Request by Tupelo Honey Land Development LLC for site plan approval for Cumberland Villas, a mixed-use development on about 17.21 acres at an unaddressed property on the corner of Legends Drive and Tater Peeler Road (Tax Map 81 Parcel 47) zoned CS in Ward 2*

Staff comments:

- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval.

TTL's Randy Laine was available for any questions or comments.

A motion was made by Adrian Kelley and seconded by Chad Williams for recommended approval of the site plan. Motion carried 8-0.

New Business

1. *Request by Al Neyer Construction for preliminary plat approval for Highway 109 Warehouse – 3 lot Split, a 4-lot subdivision on about 38.79 acres at 150 Business Park Drive (Tax Map 56 Parcel 47.06) zoned IP in Ward 6*

Staff comments:

- Applicant has requested payment in lieu of sidewalk construction. If approved, the payment would be \$55,632.00.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval.

CSDG's Joe Haddix was available for any questions or comments. He said that they are requesting the PILO and a similar project was made from the parcel to the North.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the preliminary plat with the payment in-lieu-of sidewalks amount of \$55,632.00. Motion carried 8-0.

4. *Request by Beazer Homes for final plat approval for Waverly Subdivision – Phase 1B, a 33-lot conservation subdivision on about 6.86 acres at 6775 Hickory Ridge Road (Tax Map 70 Parcel 83) zoned RS9 in Ward 4*

Staff comments:

- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the final plat. Motion carried 8-0.

7. *Request by Suncrest Real Estate & Land for rezoning approval for about 46.1 acres of the Blue Hickory Specific Plan project at 1664 & 1668 Hickory Ridge Road & an unaddressed property on South Hartmann Drive in the South Hartmann Gateway Overlay (Tax Map 68 Parcels 7, 10.01 & 10.02) from RR, RP2 & CG to BHSP in Ward 4*

Staff comments:

- The Future Land Use Plan identifies this area as Mixed Housing, Residential 4 Units per Acre, Residential 8 Units per Acre, and Downtown Mixed Use. This project is also located within the South Hartmann Gateway Overlay.
- The block length requirement should stay at 600ft, and we cannot support a block length longer than would be allowed in the rest of the city.
- The intent of the South Hartmann Overlay is to have the buildings facing the road. When that is not possible the ability to face open space has been provided. This development uses the building facing the open space as the primary building type. This is allowed in the overlay but is a misuse of a provision that is meant to be an exception. Changing the definition of Townhome facilitates this.
- There are now about 19 items of change. One of those is a positive, above what was required in the Overlay (providing street furnishings in all the districts) and the rest are moving further from the requirements on the overlay. This means they have 18 items out of a total of 186 changeable requirements. This is about 90% compliance. The average amount of change for these items is about 114%.

Staff recommends approval with block length returning to 600ft and a note being added about not connecting to the High School going west, as well as the commercial town center design meeting the intent of this district in the South Hartmann Overlay.

Derek Dobson of 106 Chapman Drive said that he battled the 3-year span of corruption and nonsense when they tried to put LHS on 231N on floodway. He said that he was one of the people to help select the site options and whereas it was not his pick to choose Hartmann Drive, and because of the corruption with it, he said that he still remains angry about it. He suggested that Suncrest move on to develop another property. The high school is 6/7 feet above this 46-acre property which is a valuable marketing icon, and it makes no sense to build and block it.

Suncrest's Casey Werner was available to answer any questions or comments. He said that there are four overlays and they worked with Staff last week and they have reached 90% compliance. He said that LHS supports the boundary, they will need a variance. He said that the stream buffers and wetlands that prohibits the buildings from being closer in the commercial area and meeting the intent of the overlay. He said that they would suggest that when they go through the construction documents and create pedestrian pockets that will spur the traffic along those two commercial zones. He said that Suncrest is working to alleviate the traffic concerns by putting a right turn on Blue Devil Blvd on to the connector street, a right turn onto the connector street, fixing the curve on Hickory Ridge Road and working to get a turnaround with Staff.

Mark Oakley of 1585 Hickory Ridge Road noted that they did not receive a letter of notification this time. He is concerned with stormwater, the buffers, tenant owned units and the limiting of them, traffic issues and fire truck turnarounds.

Kristin Hale of 1626 Hickory Ridge Road was concerned about the stormwater water runoff/pond safety to protect little children possibly by fencing, landscaping between them and the property and traffic issues.

Jeff Girtten of 1566 Hickory Ridge Road said that without knowing the grading plans; that there is a large amount of impervious surface being replaced from high infiltration open field and he is concerned about runoff. He said that he had traffic concerns and is curious about the sidewalk connections near his property.

Jason Deiter of 1202 Greensward Avenue asked if anyone knew the percentage of homeowners.

Commissioner Chad Williams asked the developer if he could respond to some of the concerns.

Casey Werner responded that they will be scheduling a neighbor meeting and at they will walk through all the comments and questions. He said that with the buffers if the residents do not have fences or existing screening, that they would be happy to work with them, and when they get through the construction drawings, they will be able to look at the stormwater. Additionally, the townhomes and single family are slated as a for-sale product and the flats will be rental.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the Blue Hickory Specific Plan to City Council with variances for the block length, buffer between them and their neighbors and the town hall meeting area.

Commissioner Chris Crowell said that the developer and Staff have been working on this for two years and they have put a lot of time and effort into this to bring forth a quality project and he is thankful. He said that everyone knows that he is a big proponent of SPs and because this is an SP, they have been trying hard to bring everything into compliance. He said that before this meeting, they had an SP Committee Meeting and a Preliminary Planning Meeting and he had voiced some concern at those meetings about the percentage of commercial and the developer had dramatically increased the commercial from 70% to 90% and it is a positive. He said he is still concerned about the traffic situation having been personally involved in the school traffic, and he is not in favor of traffic coming in on Blue Devil Boulevard at peak time. He said that this is a high-profile property, and they want to have a high-quality product go there. He requested that they have a community meeting as they stated.

Motion continued. Chris Crowell abstained. Motion carried 7-0.

8. Request by Jack Bell for SP amendment approval for about 128.07 acres of the Hamilton Springs SP project at 3075 Lebanon Road (Tax Map 57 Parcels 8.04) in Ward 6

Staff comments:

- Master Development Map changed; it is now suburban it was open space.
- Text changes.
 - Building liners with a wrap option to make a building look like commercial.
 - Exclude private streets for having to meet the street types in the SP
 - Minor fronting changes where they are adding more screening options.

Staff recommended the subdistrict change be to Village Center instead of Walkable Suburban as a more intense development is more appropriate within a quarter mile of the train station. Staff is not opposed to the changes as proposed.

<ul style="list-style-type: none"> • Private streets text added <p style="text-align: center;">Current</p> <p>ALL STREETS</p> <ul style="list-style-type: none"> • Streets refer to publicly or privately owned right-of-way. They are intended for use by pedestrian, bicycle, transit and vehicular traffic and provide access to property. 	<p style="text-align: center;">Proposed</p> <p>ALL STREETS</p> <ul style="list-style-type: none"> • Streets refer to publicly or privately owned right-of-way. They are intended for use by pedestrian, bicycle, transit and vehicular traffic and provide access to property. <div style="border: 1px solid black; padding: 2px;"> <p>Private streets may deviate from the typical street cross sections set forth in this Specific Plan.</p> </div>
<ul style="list-style-type: none"> • Minor frontages screening text <p style="text-align: center;">Current</p> <ul style="list-style-type: none"> ▪ Along a minor frontage, the façade width may be reduced to the maximum depth of the building along the principal frontage. The remaining lot width shall be defined with a knee wall according to the Fences and Walls section of the Specific Plan. See pg. 65. 	<p style="text-align: center;">Proposed</p> <ul style="list-style-type: none"> • Along a minor frontage, the façade width may be reduced to the maximum depth of the building along the principal frontage. The remaining lot width shall be defined with appropriate screening standards according to the Fences and Walls section of the Specific Plan (see pg. 65) or Landscape Standards section of the Specific Plan (see pgs. 48-50).

OHM Advisor’s Paula Hepp was available to answer any questions or comments. She said that they are making these minor changes to make it more opportunistic to develop.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the amendment to the Specific Plan to City Council. Motion carried 8-0.

9. Request by Campground Management & Construction Company LLC for rezoning approval for about 3.54 acres of the Larry Clemmons Property project at 1715 Murfreesboro Road (Tax Map 92 Parcel 48.01) from A-1 to H-3 in the County

Staff comments:

- The Future Land Use Plan identifies this area as Residential 8 Units per Acre which would not support (C-3).
- This is a recommendation to the County Planning Commission

Staff recommended denial as it is not supported by the Future Land Use Plan.

Crockett Surveying’s Paul Crockett was available to answer any questions or comments. He said that the owner of Larry’s Cabinet Shop had a use on appeal to operate in 1999 and now he wants to retire. There are other C-3 properties nearby. He respectfully requested a recommendation.

There was a discussion on the zoning being commercial.

Commissioner Chris Crowell said that everyone should have the opportunity to sell their property and retire.

A motion was made by Chris Crowell and seconded by Chad Williams for recommended approval of the rezoning to the Wilson County Planning Commission. Motion carried 8-0.

10. Subdivision Regulation Amendment to change the final plat recording requirements in Article II: Section C. Final Plat

A motion was made by Chad Williams and seconded by Adrian Kelly for recommended approval of the amendment to the Subdivision Regulations. Motion carried 8-0.

11. Subdivision Regulation Amendment to change the sanitary sewers subsection in Article IV: Section A. Required Improvements

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the amendment to the Subdivision Regulations. Motion carried 8-0.

Adjourn

The meeting was adjourned at 6:08 PM.



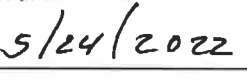
Mack McCluskey, Chairman



Date



Kathleen Vail, Recording Secretary



Date