

CITY OF LEBANON  
MUNICIPAL REGIONAL PLANNING COMMISSION  
Meeting Minutes –May 24, 2022

Members

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

Staff

Kristy Barhite	Joshua Stahle	Kathleen Vail	Andy Wright
Jeff Baines	Kristen Rice		

Call to Order

Chairman 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.

Commissioner Chad Williams spoke the following statement, “In the preliminary meeting, in a heated discussion about public benefit to the city, I asked if we were asking the developers to “grease palms” to get things done. In no way was I indicating that any politician, including Councilman Crowell, was receiving the money. I was indicating the city in general getting something extra out of development, which is not happening, nor should it be required. If I shed a negative light on anyone, it was not my intent and I apologize to any that may have misunderstood.”

Commissioner Chris Crowell thanked Chad Williams for that statement.

Chairman’s Comments – The Chairman encouraged everyone to attend two very active and informative meetings, the Residential Development Committee, and the SP & Annexation Committee. He also asked Staff to explain how to find out more about the commissioners.

Staff explained that on the city website on the Lebanon Planning Commission page, they have full page of links where you can go and find biographies of the commissioners.

Staff Reports

1. Sidewalks Report - Staff said that all twenty-one of the sidewalk permits for the month are being installed.

Sidewalk Permits				Status	
Date	Project	Lots	Sidewalk	Payment In-Lieu	
4/27/2022	Cedar Station	12	Installing		
4/27/2022	Hunter's Point	1	Installing		
5/9/2022	West End Townhomes	8	Installing		
		<b>21</b>			

Committee Reports

1. SP & Annexation Committee Report – Chuck Daley, Chairman reported that there were two old business items that are both on this evening’s agenda. Of the three new business items, one was

not ready to proceed and will be at the next SP and Annexation Committee meeting and the other two will be at the June preliminary meeting.

2. Historic Preservation Committee Report – No report.
3. Sidewalk, Bike, and Trails Committee Report – The committee did not meet.
4. Zoning Committee Report – The committee did not meet.
5. Residential Development Committee – Chad Williams, Chairman reported that the committee discussed regarding:
  - Building Material Standards and having 75% Brick or Stone on all façades and finish with one of the approved secondary materials which would apply to the first 3 stories of a building.
  - He spoke with Clark Boyd about House Bill 749 that passed last month in Legislature and Representative Boyd said that there was no intent to restrict the city and it would still need approval of the Planning Commission and City Council.
  - Transparency on Industrial (warehouses) change to 5% transparency with all others at 20% minimum. Multi-level is currently at 20% first floor and 15% all other floors and to keep articulation it the same as it is as far as the offsets on front façades.
  - Regarding Apartment Zoning, the committee suggested removing multi-family housing from CG/CN Zoning Districts and creating an Apartment Zoning.
  - 50+% of apartments facing primary street must be commercial and only RM6 can have full apartments with no commercial with the possibility of bump RM6 density to 20 units per acre as incentive for being in apartment zoning and to leave duplexes, condos, and townhomes as they are now.
  - There is a Zoning Code rewrite draft where the consultants are mainly just cleaning up and streamlining current zoning codes and the members of this subcommittee were asked to read it.
  - The next meeting will be 6/27/22 at 11:30 AM.
6. Training Committee Report – No report.

Changes to the Agenda - None.

#### Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 0.71 acres of the Rocky Road project at 109 Rocky Road (Tax Map 68A Group B Parcels 38 & 39) from RxH to IL in Ward 5*

There were no public comments.

2. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 28.41 acres of the Comer II project at unaddressed properties on Murfreesboro Road (Tax Map 92 Parcels 53.01 & 54.02) from RxH & IL to FLH16 in and near Ward 3*

There were no public comments.

3. *Public Hearing on the proposed amendment to the Future Land Use Plan 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*

Jane Sherrell of 6455 Hickory Ridge Road said she is against this project and sited that it is a dangerous road with about eight subdivisions currently connected to it and the traffic and accidents are already bad.

4. *Public Hearing on the proposed amendment to the Future Land Use Plan 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*

Ginger Regen of 721 Old Laguardo Road East read a statement from County Commissioner Chad Barnard regarding that the Cedartree Vision stating that it was very different than what was already proposed in the Fall of 2021. She said that she was concerned with flooding, and truck traffic and that there are other ways to access Cedartree and not become another Eastgate.

Dennis Hodous of 1045 Old Laguardo Road E had concerns about traffic, especially truck traffic. He said that he thinks that it should stay residential and asked the commission to reconsider.

Seeing as there were no further 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 April 26, 2022 Planning Commission minutes. Motion carried.

#### Consent Agenda

1. *Request by John Blackwell for site plan approval for East of Nashville Beer Works, a non-residential development on about 1.69 acres at 1688 Callis Road (Tax Map 79 Parcel 56.02) zoned IL in Ward 4 (PN 740488)*
2. *Request by Horizon Development LLC for final plat approval for Final Plat Phase 5, Bonnie Oaks Subdivision, a 12-lot subdivision on about 4.46 acres at an unaddressed property on Twyla Drive (Tax Map 67 Parcel 5.10) zoned RD9 in Ward 2 (PN 759862)*
3. *Request by Kelly Granson for gate approval for Odum Ln Hixson Blvd Gate, at 1015 Hixson Boulevard (Tax Map 116 Parcel 20) zoned IP in Ward 4 (PN 760370)*

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

#### Old Business

1. *Request by K&A Land Surveying, INC for final plat approval for Mayfair Meadows, Section 4, Future Development Lot, a 4-lot subdivision on about 1.95 acres at an unaddressed property on Stroud Drive (Tax Map 59 Parcel 29.01) zoned RD9 in Ward 1*

#### Staff comments:

- Applicant is requesting payment in-lieu-of sidewalk construction due to no sidewalks existing in the area. The fee for payment in-lieu-of sidewalks is \$6,043.60.
- There is a right-of-way easement issue that is being handled by Staff.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval.

Warren and Associates' Kramer Tuggle was there on behalf of K&A Land Surveying and was available to answer any questions. He asked for approval with the in-lieu-of payment.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the final plat with the payment in-lieu-of sidewalks amount of \$6,043.60. Motion carried 9-0.

2. *Request by Midway Trailers, Inc for site plan approval for Midway Trailers, a non-residential development on about 15.3 acres at 990 Hixon Boulevard (Tax Map 101 Parcel 32) zoned IP in Ward 4*

Staff comments:

- Payment in-lieu-of sidewalk construction has been requested. The fee is \$43,920.00.
- Applicant has requested a variance for height of pole lighting. Requested height of light pole is 30ft, where the maximum height per City code is 25ft.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

The variance request does not show a valid hardship. Although, with such a small difference in the request the Staff recommended approval.

Dean Design Group's Charlie Dean was available to answer any questions.

Commissioner Chris Crowell asked about the footcandle brightness.

Charlie Dean explained that this was an internal lighting issue and not at the property line.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the site plan with the payment in-lieu-of sidewalks amount of \$43,920.00 and the variance requested. Motion carried 9-0.

3. *Request by Transportation Services, Inc. for site plan approval for the McCartney Property Development, a non-residential development on about 6.4 acres at an unaddressed property on Maddox Simpson Parkway (Tax Map 81 Parcel 86) zoned IP in Ward 3*

Staff comments:

- Payment in-lieu-of sidewalks has been requested and if approved the fee will be \$21,696.00.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with sidewalks.

615 Design Group's Corey Nelson was available to answer any questions.

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

4. *Request by Krishna Patel for site plan approval for the Franklin Road Mixed Use – Phase 1 project, a mixed-use development on about 4.93 acres at 1680 Franklin Road in the South Hartmann Gateway Overlay (Tax Map 81 Parcel 116.03) zoned CS in Ward 3*

Staff comments:

- Transparency tables on the hotel building are needed.

- A variance has been requested to allow EIFS to be used on the first story of the hotel building, which currently is only permitted on upper stories.
- A variance for the 6ft foundation planting on the commercial building has been requested to provide a wider sidewalk for pedestrians along the roadway.
- A variance for not continuing a 6ft planting strip the entire length of the road frontage, minus ingress/egress points has been requested.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval because they have a valid hardship, and they are meeting the intent of the South Hartmann Overlay.

Warren and Associates' Kramer Tuggle was available to answer any questions. He asked for approval with the variances.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the site plan with the variances.

Commissioner Chris Crowell said that he would go along with the vote because of the valid hardship.

The motion continued. Motion carried 9-0.

5. *Request by Warden Capital TN, Briskin Lane LLC for site plan approval for 704 Briskin Lane, a non-residential development on about 18.95 acres at 704 Briskin Lane (Tax Map 82 Parcel 3.01) zoned IL in Ward 2*

Staff comments:

- Applicant has requested payment in-lieu-of sidewalk construction. The fee for this will be \$13,600.00.
- The applicant has submitted a variance request for a block perimeter issue.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval based on the applicant having a valid hardship for the block perimeter issue. Staff is asking for payment in lieu of sidewalks because Briskin Lane will be widened soon.

Kimley Horn's Matt Schlicker was available to answer any questions.

A motion was made by Chad Williams and seconded by Jesse Gilliam for recommended approval of the site plan with the payment in-lieu-of amount of \$13,600.00 and the variance. Motion carried 9-0.

#### New Business

1. *Request by Goodwill Industries for preliminary plat approval for Resubdivision of Lot 1 & Consolidation Wilson County Livestock Market Partnership Property, a 2-lot subdivision on about 6.95 acres at 1414 & an unaddressed property on W Main Street (Tax Map 68A Group A Parcels 3 & 4) zoned CG in Ward 5*

Staff comments:

- A variance for block perimeter has been requested as this site exceeds the maximum 5,700ft.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with the block perimeter variance due to a valid hardship.

Crockett's Surveying's Paul Crockett was available to answer any questions. He said that they had addressed all the comments on the updated site plan.

A motion was made by Chad Williams and seconded by Chris Crowell for recommended approval of the preliminary plat with the variance. Motion carried 9-0.

2. *Request by Goodwill Industries for final plat approval for Resubdivision of Lot 1 & Consolidation Wilson County Livestock Market Partnership Property, a 2-lot subdivision on about 6.95 acres at 1414 & an unaddressed property on W Main Street (Tax Map 68A Group A Parcels 3 & 4) zoned CG in Ward 5*

Staff comments:

- A variance for block perimeter has been requested as this site exceeds the maximum 5,700ft.
- Payment in-lieu-of sidewalks along Rocky Road has been requested and if approved the fee would be \$2,889.12.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with the block perimeter variance due to a valid hardship.

A motion was made by David Taylor and seconded by Chad Williams for recommended approval of the site plan with the payment in-lieu-of amount of \$2,889.12 and the variance. Motion carried 9-0.

3. *Request by Gregory Dental Group for site plan approval for Gregory Dental, a non-residential development on about 2 acres at 1746 W Main Street (Tax Map 57 Parcel 10.2) zoned OP in Ward 5*

Staff comments:

- A variance to use three primary materials has been requested.
- A variance to not provide articulation every 30ft has been requested.
- A variance to not meet 75% of primary materials on the primary façade has been requested.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

The 75% of primary materials are not being met, however, the transparency percentage is well over the required amount. No valid hardship has been provided for the other 2 variances but, with the well-designed architecture, the building will look better by granting the variances rather than the architect redesigning to meet our code. Staff is not opposed to granting the variances for this project and recommended approval.

Nickels Architecture's Jim Nickle was available to answer any questions. He said that they agreed with Staff's comments and the variance is to save some mature trees on the site.

A motion was made by Chad Williams and seconded by Chris Crowell for recommended approval of the with the variance. Motion carried 9-0.

4. *Request by Dime, LLC for a future land use plan amendment for about 0.71 acres of the Rocky Road project at 109 Rocky Road (Tax Map 68A Group B Parcels 38 & 39) from RxH to IL in Ward 5*

The properties to the North are indicated as Suburban Commercial, to the East as Mixed Housing, and to the South and West are indicated as Mixed Housing and Commercial Mixed Use on the Future Land Use Plan.

Staff recommended denial. Expanding industrial to these properties is not a priority for the City.

Warren and Associates' Jerry Warren was available to answer any questions. He said that he disagreed with Staff's comments and this property is adjacent to light industrial because there is a machine shop there. Their owner intends something around an 8,000sqft to 10,000sqft building, with offices in front and a bay door for repair work and very similar to the other beside it.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the amendment to the Future Land Use Plan to City Council because it is already next to an industrial property.

Commissioner Chris Crowell said that this is a property coming off the commercial off West Main and this is sort of a gray area around residential, and he would like to hear from the councilor of that ward when it gets to City Council.

Jerry Warren spoke with him, and he is in favor of this proposal.

The motion continued. Motion carried 9-0.

5. *Request by Dime, LLC for rezoning approval for about 0.71 acres of the Rocky Road project at 109 & an unaddressed property on Rocky Road (Tax Map 68A Group B Parcels 38 & 39) from RD9 to IL in Ward 5*

The Future Land Use Plan identified this area as Mixed Housing. The FLU amendment requested would make this Light Industrial which would support this rezoning request.

Staff recommended denial because the request does not meet the Future Land Use Plan.

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

6. *Request by Al Neyer for a future land use plan amendment for about 28.41 acres of the Comer II project at unaddressed properties on Murfreesboro Road (Tax Map 92 Parcels 53.01 & 54.02) from RxH & IL to FLH16 in and near Ward 3*

The properties to the North are indicated as Light Industrial, to the East as Mixed Housing, and to the South and West are indicated as Residential 8 Units per Acre on the Future Land Use Plan.

Staff recommended denial. The current development pattern does not support multi-family development in this area.

Kimley Horn's Josh Rowland was available to answer any questions. He said that the REI Development to the North set this request up for multi-family use and asked for approval.

Commissioner Chad Williams remarked that this development would be perfect because it is located within one mile from the interchange.

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

Commissioner Chris Crowell asked what the public benefit would be.

Josh Rowland said that the widening of Murfreesboro Road and the increase in the utility trunk line to 10 inches at a cost of over \$400,000 and an extension of public utilities for future development.

Chris Crowell said that he will consider those things as they get closer to the council level.

The motion continued. Motion carried 8-1. Chris Crowell voted no.

7. *Request by Al Neyer for rezoning approval for about 11.41 acres of the Comer II Multifamily project at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 54.02) from IP to RM6 in Ward 3*

The Future Land Use Plan identified this area as Light Industrial which would not support this request. The requested Future Land Use designation of FLH16 would support it. Staff recommended denial. This request does not meet the Future Land Use Plan.

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

8. *Request by Al Neyer for plan of services approval for about 14 acres of the Comer II Multifamily project at unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) and zoning to RM6 to be added to Ward 3*

Staff recommended denial. This request does not meet the Future Land Use Plan or the current development pattern.

Kimley Horn's Josh Rowland was available to answer any questions. He reiterated that this is close to the interstate, housing for new jobs and the ward councilor is in support of this request.

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

9. *Request by Al Neyer for annexation and zoning approval for about 14 acres of the Comer II Multifamily project at unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) and zoning to RM6 to be added to Ward 3*

The nearest properties in the city are zoned IP & CS. The Future Land Use Plan identified this area as Mixed Housing. Staff recommended denial. This request does not meet the Future Land Use Plan or the current development pattern.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the annexation to City Council. Motion carried 8-1. Chris Crowell voted no.

10. *Request by 6505 HR LLC for a future land use plan amendment 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*

The properties to the North and West are indicated as Residential 4 Units per Acre and Interchange Commercial, to the East are indicated as Residential 4 Units per Acre, and to the South are indicated as



Interchange Commercial and Commercial Mixed-Use Commercial on the Future Land Use Plan. Staff recommended denial. This request does not meet the current development pattern.

Warren and Associates' Jerry Warren was available to answer any questions. He said that he disagreed with the items that Staff mentioned. He explained that this designation was chosen because they allow 8 Units per Acre, and they are only proposing 5 Units per Acre and that they did provide elevations. He said they attended numerous meetings and would be happy to work with staff to address those issues that are more like typographical issues. Additionally, he said that the developer had a proactive traffic study done.

Commissioner Chad Williams remarked that this development would be perfect because it is located one mile from the interstate interchange which the Residential Development Subcommittee thought was appropriate.

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

Commissioner Chris Crowell said that said that there was a lengthy discussion at the preliminary meeting and there have been a lot of thoughts and ideas shared over the last several months and this is proposed as an SP, which allows the city to have significant input. He said that because of late input of information which caused the negative recommendation by Staff, he will pass on voting tonight and pick it up at the council meeting to consider the new information.

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

11. *Request by 6505 HR LLC for Plan of Services 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*

Because this request does not meet the Future Land Use Plan or the current development pattern, Staff recommended denial.

Warren and Associates' Jerry Warren was available to answer any questions. He said that West Wilson Water indicated that there would be no problem with serving with water.

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

12. *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*

The Future Land Use Plan identified this area as Residential 4 Units per Acre which would not support RM6. The requested Future Land Use designation of Residential 8 Units per Acre would support this rezoning.

Staff Comments:

- Utility availability letters are required and have not been provided.
- Elevations for proposed townhomes have not been provided.

- There is no standard note that states that for all other standards not specified in the SP document, that the zoning regulations will default to the RM6 District standards.
- There are textual inconsistencies between the text and the masterplan, and there is no provision for how to handle standards not specified in this Specific Plan. Examples of this are as follows:
  - Driveways are a minimum of 20ft long, however, some have sidewalks as well so the parked vehicles will impede pedestrian traffic.
  - The B2 landscape buffer created buffers this property from abutting RR zoned property, yet there is no RR zoned property abutting this property and there is no buffer provided between the neighboring commercial property and this property.
  - In SP document it states, “a continuous sidewalk shall be provided on all sides of streets being developed”. There is not a continuous sidewalk and several units do not have access to sidewalks at all.

Staff recommended denial. This request does not meet the Future Land Use Plan or the current development pattern.

Warren and Associates’ Jerry Warren was available to answer any questions. He said that they had provided elevations and maybe they were overlooked and that standard notes can be added easily. He said that as far as buffers and sidewalks, they fully expect to work with Staff and the SP Committee and council to make sure that they are addressed.

Jane Sherrell of 6455 Hickory Ridge Road said she has the property adjacent and was concerned about her livestock and requested some kind of a strong structure to keep the residents from feeding the animals.

Jerry Warren said that they have plans to put a very good buffer all around the edges that included a fence and trees.

A motion was made by Chad Williams and seconded by Chuck Daley for deferral of the annexation until next month due to Staff not having all the required documentation. Motion carried 9-0.

*13. 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*

The properties to the North are indicated as Rural Open Space and Residential 2 Units per Acre, to the East as Rural Open Space and Mixed Housing, to the South are indicated as Interchange Commercial, Transit Oriented Development and Residential 3 Units per Acre & West as Interchange Commercial, Residential 2 Units per Acre, and Residential 3 Units per Acre on the Future Land Use Plan. Staff recommended approval.

Ben Briggs of 917 Old Laguardo Road said that it looked like the project will be about 30ft from his property line and he is concerned with noise from tractor trailers, lighting, etc., asked about a buffer and security lighting.

Carl Easterly of 2017 Old Laguardo Road East said that he just dealt with the 109 constructions, and he was at the meeting for more information.

Patty Hotis of 1045 Old Laguardo Road asked why the connection would be coming from Route 109 instead of Route 70.

Ragan Smith's Caleb Thorne was available to answer any questions. He asked the commission if they wanted to see the presentation again. He explained that in talks with TDOT, an East -West connector would be the best connection and it warranted a traffic signal in which they were in a partnership with Spence Creek and the developer purchased those additional parcels to be able to provide all that. In addition, the Major Thoroughfare Plan does not show access off Route 70. He said that a flood study would be done at the site plan stage. There will be perimeter buffering and he added that the deed restriction will take those things into consideration.

Ginger Regen of 721 Old Laguardo Road East stated that they can do whatever they want with the industrial but do not come through our neighborhood and she is already in a flood zone.

Guy Perry of 4565 Highway 109 said that it would be a traffic nightmare and asked for denial.

Commissioner Chad Williams asked if Caleb Thorne had an issue with deferral to have a neighborhood meeting.

Caleb Thorne said that he would appreciate not deferring and already talked the ward councilor but if they desire to have a meeting, then it can be done before the City Council meeting.

Commissioner Chris Crowell said he would not vote unless there was a public meeting.

A motion was made by Chad Williams and seconded by Chuck Daley for deferral. Motion carried 9-0.

14. *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*

The requested Future Land Use designation of Interchange Commercial would support this rezoning. Staff recommended approval because CG is a more appropriate use than IP along Lebanon Road.

A motion was made by Chad Williams and seconded by Chuck Daley for deferral. Motion carried 9-0.

15. *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*

A motion was made by Chad Williams and seconded by Chuck Daley for deferral. Motion carried 9-0.

16. *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*

The Future Land Use Plan identified this area as Residential 2 Units per Acre & Residential 3 Units per Acre which would not support this zoning. The requested Future Land Use designations of Interchange Commercial and Light Industrial would support CG & IP zoning.

A motion was made by Chad Williams and seconded by Chuck Daley for deferral. Motion carried 9-0.

17. Request by Live Oak Developments, LLC for rezoning approval for about 5.13 acres of the Live Oak Developments, LLC – Hartmann Dr. project at an unaddressed property on Hartmann Drive (Tax Map 56 Parcel 1) from RR to CS in Ward 1

The Future Land Use Plan identified this area as Suburban Commercial which would support this request. Staff recommended approval because it is supported by the Future Land Use Plan.

Derek Dobson of 106 Chapman Drive was not opposed to the rezoning but asked what the plans were for the property.

Live Oak's Jason Jenks was available to answer any questions. He said that they are rezoning for selling the property in the future.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the rezoning to City Council.

Commissioner Chris Crowell said he would suggest that they talk to their ward councilor before it gets to council.

Motion continued. Motion carried 9-0.


18. Request by Staff to amend Table:14.808-1: Permitted Materials to strike language preventing EIFS on the first story of buildings.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the amendment to the Zoning Code to City Council. Motion carried 9-0.


Adjourn

The meeting was adjourned at 6:25 PM.

  
Mack McCluskey, Chairman

  
Date

  
Kathleen Vail, Recording Secretary

  
Date