

MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – July 23, 2019

Members Present:

David Taylor
Jesse Gilliam
Ronnie Kelley

Mack McCluskey
Mike Walls

Chuck Daley
Robert King

Kathy Adams
Chad Williams

Staff Present:

Paul Corder
Regina Santana

Seth Harrison
Dillan Jackson

Kathleen Vail
Brian Whitnel

Andy Wright

CALL TO ORDER

Chairman David Taylor called the meeting to order at 5:00 PM. Commission member Jessie Gilliam opened with the invocation and led the Pledge of Allegiance.

CHAIRMAN'S COMMENTS

Chairman David Taylor explained the order of proceedings.

PUBLIC HEARING

1. *Public Hearing the proposed amendment to the Future Land Use Plan of about 1.86 acres at 1211 Hartsville Pike (Tax Map 59 Parcel 33) from LDR to MDR in UGB (Planning Commission Resolution 19-08)*

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 June 25, 2019 Planning Commission Meeting

NEW BUSINESS

1. *Request by Cliff Carey Construction for site plan approval for Coles Ferry Townhomes, a development of 9 units on about 0.79 acres at an unaddressed property on Coles Ferry Pike (Tax Map 58 Parcel 54.02) zoned RM6 in Ward 1*

Planner Seth Harrison said that the south side materials table needed the calculations fixed because it stated that the materials were 100% Hardie board, but the graphic shows it as 100% brick veneer. Also, if porches are being included, the required depth is 6ft and the applicant is showing 4ft. They will also need to include the calculation for the landscaping required and provided. The Planning Commission will have the ability to require sidewalks along Coles Ferry Pike or a payment in lieu of

sidewalks amount of \$782.25. Staff recommended approval on the condition the building material calculations be corrected, porches are 6ft deep, and calculations be provided on the landscape plan.

Warren and Associates' Kramer Tuggle was available to answer any questions. He said that the porch is 4ft to keep the driveway open more for trucks and still have the ability to walk around the vehicles. He said that they still could provide a porch that is 6ft facing Coles Ferry Pike and depending on the commission's decision, they would be glad to do either a 6ft or 4ft porch. Regarding the materials calculations, he said that were a typographical error. He also said that they would do whatever the commission decides pertaining to the sidewalks.

A motion was made by Mack McCluskey and seconded by Chad Williams to approve the site plan with Staff's comments and to include requiring sidewalks. Motion carried 9-0.

- 2. Request by MDH Partners LLC for site plan approval of Cedar Creek Distribution Center, a non-residential development on about 16.33 acres at unaddressed properties on East Division Street (Tax Map 79 Parcels 74.02, 74.03, & 74.04) zoned IP in Ward 4*

Planning Director Paul Corder said that one landscaped island with a large canopy tree is required for every 15 spots but where the truck parking is being proposed, no landscaped islands have been provided; however, Staff is not opposed to a variance. Additionally, Staff had requested a traffic study. Staff recommended approval with a variance for landscaped islands for the truck parking and on the condition that a traffic study be provided and approved by the Traffic Engineer.

Civil Site Design Group's Joe Haddix was available to answer any questions. He said he was in agreement with Staff's comments and recommendations and said that the traffic study was completed and turned in yesterday.

A motion was made by Kathy Adams and seconded by Robert King to approve the site plan with a variance for the landscaping, a traffic study, and no sidewalks because it is an industrial area. Motion carried 9-0.

- 3. Request by S & C Management LLC for site plan approval of Corporate Hangar West Side, a non-residential development on about 231.16 acres at 760 Franklin Road (Tax Map 81 Parcel 4.01) zoned RD9 in Ward 4*

Planning Director Paul Corder said that no landscaping had been provided and they will need to include the metes and bounds for airport property. Staff recommended approval with the variance for required landscaping.

Warren and Associates' Jerry Warren noted that landscaping was not allowed in the airport and requested a variance. He also noted that they had provided the metes and bounds.

A motion was made by Chad Williams and seconded by Chuck Daley to approve the site plan with variances for the landscaping and that the metes and bounds be required. Motion carried 9-0.

4. *Request by Servpro of Wilson County for site plan approval of Servpro Lebanon, a non-residential development on about 3.65 acres at 2550 Highway 109 (Tax Map 56 Parcels 62.01 & 62.02) zoned IP in Ward 6*

Planner Seth Harrison said that Planning Commission shall determine whether sidewalks are required in industrial districts. There is a sidewalk currently shown on the site plan. Staff recommended approval based on compliance with the City of Lebanon Zoning Code.

Civil Site Design Group's Joe Haddix was available to answer any questions. He said he was in agreement with Staff's comments.

A motion was made by Jesse Gilliam and seconded by Robert King to approve the site plan with Staff's comments and in compliance and sidewalks not required. Motion carried 9-0.

5. *Request by MSI Homes for site plan approval of 829 Carthage Highway, a non-residential development on about 0.96 acres at 829 Carthage Highway (Tax Map 67G Group A Parcel 38) zoned CS in Ward 2*

Planner Seth Harrison said that they are required to have the Buffer B type which requires a 20ft landscape buffer and the applicant has provided only a 10ft 4in buffer with a fence. The Planning Commission will have the ability to require sidewalks along Carthage Highway or a payment in lieu of \$2,094.50. The site plan showed sidewalks. Staff is not opposed to the variance for the landscape buffer requirement with the inclusion of the 6ft privacy fence in and around the site.

Ragan Smith Associates' Heather Grimes said that they are requesting a 10ft buffer instead of the 20ft and are providing a 6ft wood privacy fence in addition to small evergreen trees in this area. She said that this variance request really helps them optimize the circulation patterns.

A motion was made by Chad Williams and seconded by Chuck Daley to approve the site plan with a variance for the landscape buffer with the inclusion of the 6ft privacy fence and with the sidewalks. Motion carried 9-0.

6. *Request by Cumberland Advisors for rezoning approval of about 43.57 acres at unaddressed properties on South Hartmann Drive (Tax Map 81 Parcels 116.09 & 122.06) from RR to CN in Ward 3*

Planner Seth Harrison said that the Future Land Use Plan calls this area out as Mixed-Use Town Center and thus supports the rezoning request.

A motion was made by Chad Williams and seconded by Jesse Gilliam to recommend approval of the rezoning to City Council based on compliance with the Future Land Use Plan. Motion carried 9-0.

7. *Request by Chris Pardue for rezoning approval of about 0.81 acres at 4206 Leeville Pike (Tax Map 80 Parcel 25.01) from RS20 to SP – 4206 Leeville Pike in Ward 4*

Planning Director Paul Corder said that the Future Land Use Plan calls this area out as Commercial Office and thus supports the rezoning request. He explained that the applicant requested to install a

billboard along I-40. In the sign code, billboards are only allowed in the IL and IH districts. The applicant is not wanting to rezone to a district that does not match the FLU plan but they do not want to rezone the property and that is why it is being proposed as a SP. They want a small portion of the property to be the SP not the whole property and they want to limit the billboard height at 50ft. Also, there are no other uses being proposed on this property. Staff suggested some changes for the SP.

- Instead of having an off-site sign allowed, Staff would like an on-site sign so they wouldn't have to enforce it if something is built on the rest of that property.
- Request that it not be a digital sign. There are no digital signs allowed in the rest of the City.
- The verbiage in the agreement needs to read that placement of the billboard is required to be shown as on the map as was presented.

The Planning Commission does have the opportunity to approve this as proposed, make changes, or deny it.

Jody Vance of 2501 Westfield Drive said that this is a residential area and that the trees are precious to them not only for screening as well as the soundproofing that the trees provide. He said that 15 years ago, an adjacent piece of property was trying to rezone as industrial and it was denied which was grossly out of place in that area. He said this area is totally residential and that this sign is appropriate in an industrial area and he asked for denial.

Lose Design's Will Hager said that reason they were taking the SP approach is to eliminate the other industrial zone uses. After talking to Staff and they are limiting it to one billboard on this one site and it meets TDOT's spacing requirements. He said that they are also willing to take under consideration's Staff's comments.

Joe Eatherly of 4343 Leeville Pike said that his property has been in the family for over 100 years and light pollution is worse especially after the lost trees from the widening of I-40. He said that he is against this rezoning.

Chairman Kathy Adams said she was troubled by the developer talking about bringing a "Cool Springs Type Development" and this would not even be a possibility in Franklin TN.

A motion was made by Kathy Adams and seconded by Robert King to recommend denial of the rezoning to City Council. Motion carried 6-3.

8. Request by James White for rezoning approval of about 3.65 acres at 415 Rome Pike (Tax Map 67 Parcel 2) from CG to CN in Ward 2

Planner Seth Harrison said that the Future Land Use Plan calls this area out as Commercial and thus supports the rezoning request. Staff recommended approval based on compliance with the Future Land Use Plan.

Crockett Surveying's Paul Crockett was available to answer any questions. He explained that they want to rezone the front of the property to multifamily to match the back.

A motion was made by Chad Williams and seconded by Chad Williams to recommend approval of the rezoning to City Council based on compliance with the Future Land Use Plan. Motion carried 9-0.

9. Request by Will Smith for rezoning approval of about 9.19 acres at 6775 Hickory Ridge Road (Tax Map 79 Parcel 27) from RS9 to CN in Ward 4

Planner Seth Harrison said that the Future Land Use Plan calls this area out as Commercial Neighborhood and thus supports the rezoning request. Staff recommended approval based on compliance with the Future Land Use Plan.

A motion was made by Chad Williams and seconded by Chuck Williams to recommend approval of the rezoning to City Council based on compliance with the Future Land Use Plan. Motion carried 9-0.

10. Request by Donald Turner for a Future Land Use Plan amendment of about 2.18 acres at 1211 Hartsville Pike (Tax Map 59 Parcel 33) from LDR to MDR in the UGB

Planner Seth Harrison said that the MDR future land use category would match the RD9 Zoning being requested for New Business Item #12. Staff recommended approval so that the property can be in one Future Land Use classification.

Jane Hamlett of 439 Sam Houston Drive said that she would hope that these units could be delayed until after the construction of the five lane road is complete.

Keith and Associates' Brian Keith said that the amendment would unify everything that is there and they feel it would be beneficial for this area. He asked for approval.

Stacey Horne of 1405 Hartsville Pike asked for an explanation of a mixed-use development.

Planning Director Paul Corder explained that they are only matching the zoning with the rest of the property.

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

11. Request by Donald Turner for plan of services approval of about 2.18 acres at 1211 Hartsville Pike (Tax Map 59 Parcel 33) and zoning to RD9 to be added to Ward 2

Planner Seth Harrison said that the total appraised property value for the parcel in the annexation area is about \$149,200. This equals to an assessed value of about \$37,300 for a residential property. The property tax generation from this property as a residential property in the City would be about \$226.60 per year. The estimated cost to serve this area is \$0.

A motion was made by Chad Williams and seconded by Mack McCluskey to recommend approval of the Plan of Services to City Council. Motion carried 9-0.

12. Request by Donald Turner for annexation and zoning approval of about 2.18 acres at 1211 Hartsville Pike (Tax Map 59 Parcel 33) and zoning to RD9 to be added to Ward 2

Planner Seth Harrison said that the Future Land Use Plan Amendment requested is Medium Density Residential and thus supports the requesting zoning to RD9. Staff recommended approval because of availability of utilities and the clarification of the status of this parcel.

A motion was made by Chad Williams and seconded by Mack McCluskey to recommend approval of the annexation to City Council. Motion carried 9-0.

13. Request by Greg Dugdale for Zoning Code amendment to Title 14 Section 14.602 Purposes of Commercial Districts, Section 14.702 Purposes of Industrial Districts, Appendix B Land Use Activity Classification Table and Appendix C to amend Construction Sales and Service

Planner Seth Harrison said that the Staff had reviewed the Construction Sales and Service uses in the Zoning Code and needed amend these uses to the correct Zoning District.

A motion was made by Chad Williams and seconded by Kathy Adams to recommend approval of the amendment to the Zoning Code to City Council. Motion carried 9-0

14. Request by Planning Commission Chairman David Taylor, for the creation of a Sidewalk Subcommittee

Chairman David Taylor explained that the commission had been discussing forming a subcommittee to discuss sidewalks locations with ranking to determine where there needed.

Planning Director Paul Corder said that there was a meeting previous to this one by public services where they discussed sidewalks and having the joint committee with them would be better.

City Attorney Andy Wright said that there is an ADA Task Force Committee and that is about 80% of their job looking at where sidewalk should go and that somebody from that task force should be part of that proposed committee as well.

There was a discussion on the number of committees and not being redundant. No motion was taken.

COMMISSIONERS COMMENTS – None.


PLANNING COMMENTS– None.

ADJOURN

A motion was made by Chad Williams and seconded by Chuck Daley to adjourn. The meeting was adjourned at 6:12 PM.



Chairman, David Taylor



Date



Kathleen Vail, Recording Secretary



Date