

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

Members

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

Staff

Kristy Barhite	Joshua Stahle	Kathleen Vail	Paul Corder
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Call to Order

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

Staff Reports

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

Date	Project	Lots	Sidewalk	Status	
					Payment In-Lieu
6/28/2022	Woodbridge Glen Townhomes	4	Installing		
6/28/2022	Holland Ridge	4	Installing		
6/28/2022	Holland Ridge	4	Installing		
7/7/2022	Hunters Point	8	Installing		
		20			

1. Schedule Changes – The SP and Annexation Subcommittee schedule has changed to give the committee and Staff more time to modify and review the Specific Plans that are submitted.

Committee Reports

1. SP & Annexation Committee Report – The committee did not meet.
2. Historic Preservation Committee Report – The Lakota Group Consulting firm visited and met with the commission and with the public in order to start the revision of the guidelines. They have created a website for all reports and updates.
3. Sidewalk, Bike, and Trails Committee Report – Currently they are analyzing data from the survey.
4. Zoning Committee Report – Kim Parks, Chairman, said they voted to have the Planning Department research costs for pattern books for developers.
5. Residential Development Committee – The committee found out that it is legal for the city to have design standards on single-family homes which includes orientation of front doors. The Zoning Code write up is a good clean-up.
6. Training Committee Report – No report.

Changes to the Agenda

NB#7 - PLACEHOLDER Zoning Code Discussion on Orientation of Single-Family Homes Scheduled for the Residential Development Committee

This item was deferred.

Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 49.35 acres of the Remington Grove project at unaddressed properties on Trousdale Ferry Pike and Bluebird Road (Tax Map 67 Parcels 40.37 & 48) from FLH2 to FLH16 Ward 2*

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

Approval of Minutes

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the regular called June 28, 2022 Planning Commission minutes. Motion carried.

Consent Agenda

1. *Request by Mark Vastola for preliminary plat recommended approval for Averitt Landing, a 81-lot subdivision on about 31.93 acres at 722 & unaddressed property on Hancock Lane (Tax Map 58 Parcels 32.03 & 32.10) zoned HCSP in Ward 1*
2. *Request by Stonelake Capital Partners, LLC for gate recommended approval for Central Logistics Park East Fence & Gate, at 994 Hixson Boulevard (Tax Map 116 Parcel 9) zoned IP in Ward 4*

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

New Business

1. *Request by Hal Bone for preliminary plat recommended approval for Subdivision of the S & H Enterprises, LLC Property, a 3-lot subdivision on about 7.17 acres at unaddressed property at the corner of Hunters Point Pike and Hartmann Drive (Tax Map 58 Parcel 66.05) zoned CG in Ward 1*

Staff comments:

- Applicant needs to add a comment on how they will be installing the sidewalks.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with sidewalks provided.

A motion was made by Chad Williams and seconded by Jesse Gilliam for recommended approval of the preliminary plat. Motion carried 8-0.

2. *Request by Hal Bone for final plat recommended approval for Subdivision of the S & H Enterprises, LLC Property, a 3-lot subdivision on about 7.17 acres at unaddressed property at the corner of Hunters Point Pike and Hartmann Drive (Tax Map 58 Parcel 66.05) zoned CG in Ward 1*

Staff comments:

- Applicant needs to add a comment on how they will be installing the sidewalks.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with sidewalks provided.

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

3. *Request by Chris Jones for site plan recommended approval for 107 Winwood Drive – Garage Building, a non-residential development on about 0.71 acres at 107 Winwood Drive (Tax Map 57 Parcel 81) zoned CG in Ward 5*

Staff comments:

- A variance has been requested for building transparency. The proposal is for a 10% transparency. The 20% transparency is required.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with the building transparency meeting code.

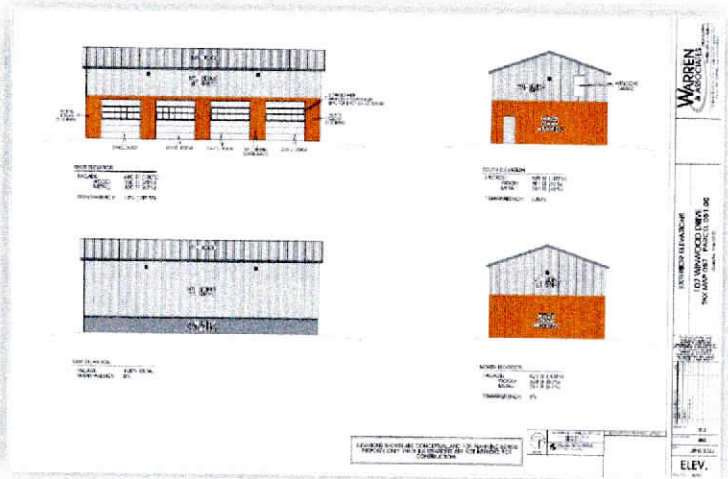
Warren and Associates’ Kramer Tuggle was available to answer any questions. He said that they are receptive to do 20% transparency to meet the code in all aspects of the site plan.

Public Services Commissioner Jeff Baines said that Staff met at the Planning Commission’s request. There were some misunderstandings and miscommunications regarding this project because it got through permitting without the proper recommended approvals; it is a commercial use. After meeting with the developer, they came to the conclusion of meeting the required codes, so we appreciate that and that is good news. Staff straightened out the mistake and they appreciated everyone making it happen.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the site plan since the developer is willing to bring it up to code.

Commissioner Chris Crowell said that he met with Mr. Jones and was out to the site however, he would like to know about the building materials.

Kramer Tuggle said that that they submitted an updated elevation plan to Staff showing the wood clad material that would meet the 75% requirement of the code for building materials. The owner had elected to put in the top portion of the building due to fencing and screening being proposed because that is the portion of the building that is going to be seen from the street view. It will meet the code and he said that is on the elevations they submitted.



6. *Request by Jon Kodi for rezoning recommended approval for about 1.28 acres of the Kodi Bramlett, LLC Property project at 102 Newby Street and 308, 314 & 320 S Cumberland Street (Tax Map 68L Group D Parcels 13 & 14) from IL to CN in Ward 3*

Staff comments:

- The Future Land Use Plan identifies this area as Commercial Mixed Use which would support this request.

Staff recommended approval because it meets the Future Land Use Plan.

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

7. *PLACEHOLDER Zoning Code Discussion on Orientation of Single-Family Homes Scheduled for the Residential Development Committee*

This item was deferred.

Adjourn

The meeting was adjourned at 5:25PM.

Mack McCluskey
Mack McCluskey, Chairman

8/30/22
Date

Kathleen Vail
Kathleen Vail, Recording Secretary

8/30/22
Date