CITY OF LEBANON
Office of the Mayor
106 North Castle Heights Avenue
Lebanon, TN 37087
bernie.ash@lebanontn.org
615-443-2839

Debbie Jessen
Mayoral Assistant

PUBLIC HEARING - OCTOBER 6, 2020 - 5:55 P.M.

TOWN MEETING HALL, ADMINISTRATION BUILDING
200 NORTH CASTLE HEIGHTS AVENUE, LEBANON, TENNESSEE

MEETING WILL BE CONDUCTED ELECTRONICALLY

Meeting electronically is necessary to protect public health, safety, and welfare in light of the coronavirus (COVID-19). A link to the meeting will be placed on the City of Lebanon Facebook Government Page within two to three hours of the meeting’s end.

Anyone who wants a chance to receive a Zoom invitation to the meeting or provide comments prior to the meeting should contact Mike Collinsworth at mcollinsworth@lebanontn.org or 615/443-2839 extension 2401 by 5pm on October 5th.

1) To amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing unaddressed Hickory Ridge Road from CS (Commercial Service) to CG (Commercial General) in Ward 4, by Paul Corder, Planning Director. (Request by SRG Assets) (Approximately 1.00 acre; Tax Map 79, Parcel 43) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6093)

2) To amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing unaddressed Old Murfreesboro Road from CG (Commercial General) to CS (Commercial Service) in Ward 3, by Paul Corder, Planning Director. (Request by Krishna Patel) (Approximately 1.62 acres; Tax Map 81, Parcel 86.20) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6094)

3) To amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing 514 Wheeler Street from CG (Commercial General) to CN (Commercial Neighborhood) in Ward 2, by Paul Corder, Planning Director. (Request by Jim Agee) (Approximately 0.54 acres; Tax Map 671, Group C, Parcel 14) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6095)

4) To amend the Future Land Use Plan of the City of Lebanon, Tennessee, by changing unaddressed Murfreesboro Road from LDR (Low Density Residential) to CO (Commercial/Office) in Ward 3, by Paul Corder, Planning Director. (Request by Hendrick Contracting) (Approximately 3.00 acres; Tax Map 92, Parcel 53.05) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6096)

"This institution is an equal opportunity provider and employer."
5) To amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing unaddressed Murfreesboro Road from RR (Rural Residential Agricultural District) to CS (Commercial Service) in Ward 3, by Paul Corder, Planning Director. (Request by Hendrick Contracting) (Approximately 3.00 acres; Tax Map 92, Parcel 53.05) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6097)

6) To amend the Future Land Use Plan of the City of Lebanon, Tennessee, by changing 200 Maddox Simpson Parkway from CO (Commercial/Office) to IC (Industrial/Commercial) in Ward 3, by Paul Corder, Planning Director. (Request by Shenandoah Mills) (Approximately 8.60 acres; Tax Map 81, Parcel 86.07) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6098)

7) To amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing 200 Maddox Simpson Parkway from CG (Commercial General) to IL (Light Industrial District) in Ward 3, by Paul Corder, Planning Director. (Request by Shenandoah Mills) (Approximately 8.60 acres; Tax Map 81, Parcel 86.07) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6099)

8) Adopting a Plan of Services for the annexation at 1067 Maple Hill Road (Tax Map 45, Parcel 1.03) to be added to Ward 1, by Paul Corder, Planning Director. (Request by Farmington Woods LLC) (Approximately 0.46 acres) (Planning Commission recommended denial by a vote of 6-0 at their September 22, 2020 meeting) (Reference Resolution No. 20-2377)

9) Annexing property at 1067 Maple Hill Road, also identified as Tax Map 45, Parcel 1.03, containing 0.46 acres in the records of the Wilson County Assessor of Property, to be added to Ward 1, by Paul Corder, Planning Director. (Request by Farmington Woods LLC) (Planning Commission recommended denial by a vote of 6-0 at their September 22, 2020 meeting) (Reference Resolution No. 20-2378)

10) To amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by requesting zoning approval of about 0.46 acres at 1067 Maple Hill Road to RS20 (Low Density Residential) in Ward 1, by Paul Corder, Planning Director. (Request by Farmington Woods LLC) (Tax Map 45, Parcel 1.03) (Planning Commission recommended denial by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6100)

11) To amend Title 14, Chapter 5 Residential District Regulations, Section 14.503 Use and Structure Provisions Subsection D Home Occupations to allow for one chair beauty/barber uses, by Paul Corder, Planning Director. (Request by Ray & Kamonrat Leonard) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6101)
12) To amend Title 14, Chapter 5 Residential District Regulations, Section 14.502 Purposes of Residential Districts Subsection E RD9 – Medium Density Residential and Subsection F RS6 – High Density Residential District to amend Uses Permitted to add residential uses when an overlay allows the use, by Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6102)

13) To amend Title 14, Chapter 6 Commercial District Regulations, Section 14.602 Purposes of Commercial Districts Subsection D Commercial General and Chapter 8 Section 14.803 Subsection E Corner Lots to amend setbacks when on a corner lot, Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6103)

14) To amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by modifying specific language within the Callis Road Industrial Specific Plan, in Ward 4, by Paul Corder, Planning Director. (Request by Callis Road Industrial LLC) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting) (Reference Ordinance No. 20-6104)

REGULAR CALLED CITY COUNCIL MEETING

AGENDA - OCTOBER 6, 2020 - 6:00 P.M.

TOWN MEETING HALL, ADMINISTRATION BUILDING

200 NORTH CASTLE HEIGHTS AVENUE, LEBANON, TENNESSEE

MEETING WILL BE CONDUCTED ELECTRONICALLY

Meeting electronically is necessary to protect public health, safety, and welfare in light of the coronavirus (COVID-19). A link to the meeting will be placed on the City of Lebanon Facebook Government Page within two to three hours of the meeting’s end.

Anyone who wants a chance to receive a Zoom invitation to the meeting or provide comments prior to the meeting should contact Mike Collinsworth at mcollinsworth@lebanontn.org or 615/443-2839 extension 2401 by 5pm on October 5th.

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE TO FLAG
4. ROLL CALL
5. APPROVAL OF MINUTES:

September 15, 2020 - Regular Called City Council Meeting
September 17, 2020 – Special Called City Council Meeting
6. COMMUNICATION FROM CITIZENS:

7. COMMUNICATION FROM MAYOR:

8. REPORTS FROM COMMITTEES / ALDERMEN / OFFICERS:

9. CONSENT AGENDA:

1. **Ordinance No. 20-6088**, second reading, to adopt the Merit Pay and Merit Bonus recommendations and authorize related budget amendments for various departments (previously proposed but excluded from the FY 2020/2021 status quo budget), by Sylvia Reichle, Human Resources Director, and Stuart Lawson, Commissioner of Finance and Revenue.

2. **Ordinance No. 20-6089**, second reading, to adopt the Dispatch and Police Pay Policy and pay adjustment recommendations and authorize related budget amendments (previously proposed but excluded from the FY 2020/2021 status quo budget), by Sylvia Reichle, Human Resources Director, and Stuart Lawson, Commissioner of Finance and Revenue.

10. OLD BUSINESS:

1. **Ordinance No. 20-6040**, second reading, to adopt the South Hartmann Gateway Overlay as a design guide for development in the South Hartmann Gateway, by Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended adoption by a vote of 8-0 at their July 28, 2020 meeting) (Public Hearing held 8/18/20)

2. **Ordinance No. 20-6077**, second reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing unaddressed Hartmann Commerce Drive from CN (Commercial Neighborhood) to CG (Commercial General) in Ward 3, by Paul Corder, Planning Director. (Request by Greg Dugdale Properties) (Approximately 1.00 acres; Tax Map 81, Parcel 87.12) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting) (Public Hearing was held 9/15/20)
3. **Ordinance No. 20-6078**, second reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing 303 and 305 East Market Street from CS (Commercial Service) to DMU (Downtown Mixed Use) in Ward 2, by Paul Corder, Planning Director. (Request by Adrian Kelley) (Approximately 0.44 acres; Tax Map 68H, Group A, Parcels 43 & 44) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting) (Public Hearing was held 9/15/20)

4. **Resolution No. 20-2368**, second reading, adopting a Plan of Services for the annexation at 860 Callis Road (Tax Map 94, Parcel 14.02) to be added to Ward 4, by Paul Corder, Planning Director. (Request by DS Woodbridge Glen Subdivision) (Approximately 25.42 acres) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting) (Public Hearing was held 9/15/20)

5. **Resolution No. 20-2369**, second reading, for annexing property at 860 Callis Road, also identified as Tax Map 94, Parcel 14.02, containing 25.42 acres in the records of the Wilson County Assessor of Property, to be added to Ward 4, by Paul Corder, Planning Director. (Request by DS Woodbridge Glen Subdivision) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting) (Public Hearing was held 9/15/20)

6. **Ordinance No. 20-6080**, second reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by requesting zoning approval of about 25.42 acres at 860 Callis Road to CN (Commercial Neighborhood) in Ward 4, by Paul Corder, Planning Director. (Request by DS Woodbridge Glen Subdivision) (Tax Map 94, Parcel 14.02) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting) (Public Hearing was held 9/15/20)

7. **Ordinance No. 20-6081**, second reading, to amend Title 14, Chapter 6 Commercial District Regulations, Section 14.602 Purposes of Commercial Districts Subsection C Commercial Service and Subsection D Commercial General to amend Uses Permitted to add Residential Uses when an overlay allows the use, by Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting) (Public Hearing was held 9/15/20)
8. **Ordinance No. 20-6082**, second reading, to adopt the Residential Infill Overlay as a design guide for development, by Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended adoption by a vote of 8-0 at their August 25, 2020 meeting) (Public Hearing was held 9/15/20)

11. **NEW BUSINESS:**

1. **Ordinance No. 20-6090**, first reading, to approve the traffic signal agreement with NADG/WDG River Oaks, LP (for traffic signal installation at Lebanon Road and Five Oaks Boulevard/River Oaks Boulevard; to accept money contribution from them of $78,263.00; City to manage the design and construction of traffic signal; improvements to be funded by developers), by Jeff Baines, Commissioner of Public Services, and Kristen Rice, Transportation/Traffic Engineer.

2. **Ordinance No. 20-6091**, first reading, to authorize a budget amendment for the radio system, a carry over project from Fiscal Year 2019-2020, by Stuart Lawson, Commissioner of Finance and Revenue.

3. **Ordinance No. 20-6092**, first reading, to approve a budget amendment for the Jimmy Floyd Center (for hardwood floor replacement in the aerobics room), by Tim Hill, Floyd Center Director, and Stuart Lawson, Commissioner of Finance and Revenue.

4. **Ordinance No. 20-6093**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing unaddressed Hickory Ridge Road from CS (Commercial Service) to CG (Commercial General) in Ward 4, by Paul Corder, Planning Director. (Request by SRG Assets) (Approximately 1.00 acre; Tax Map 79, Parcel 43) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)

5. **Ordinance No. 20-6094**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing unaddressed Old Murfreesboro Road from CG (Commercial General) to CS (Commercial Service) in Ward 3, by Paul Corder, Planning Director. (Request by Krishna Patel) (Approximately 1.62 acres; Tax Map 81, Parcel 86.20) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)
6. **Ordinance No. 20-6095**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing 514 Wheeler Street from CG (Commercial General) to CN (Commercial Neighborhood) in Ward 2, by Paul Corder, Planning Director. (Request by Jim Agee) (Approximately 0.54 acres; Tax Map 671, Group C, Parcel 14) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)

7. **Ordinance No. 20-6096**, first reading, to amend the Future Land Use Plan of the City of Lebanon, Tennessee, by changing unaddressed Murfreesboro Road from LDR (Low Density Residential) to CO (Commercial/Office) in Ward 3, by Paul Corder, Planning Director. (Request by Hendrick Contracting) (Approximately 3.00 acres; Tax Map 92, Parcel 53.05) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)

8. **Ordinance No. 20-6097**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing unaddressed Murfreesboro Road from RR (Rural Residential Agricultural District) to CS (Commercial Service) in Ward 3, by Paul Corder, Planning Director. (Request by Hendrick Contracting) (Approximately 3.00 acres; Tax Map 92, Parcel 53.05) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)

9. **Ordinance No. 20-6098**, first reading, to amend the Future Land Use Plan of the City of Lebanon, Tennessee, by changing 200 Maddox Simpson Parkway from CO (Commercial/Office) to IC (Industrial/Commercial) in Ward 3, by Paul Corder, Planning Director. (Request by Shenandoah Mills) (Approximately 8.60 acres; Tax Map 81, Parcel 86.07) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)

10. **Ordinance No. 20-6099**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing 200 Maddox Simpson Parkway from CG (Commercial General) to IL (Light Industrial District) in Ward 3, by Paul Corder, Planning Director. (Request by Shenandoah Mills) (Approximately 8.60 acres; Tax Map 81, Parcel 86.07) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)
11. **Resolution No. 20-2377**, first reading, adopting a Plan of Services for the annexation at 1067 Maple Hill Road (Tax Map 45, Parcel 1.03) to be added to Ward 1, by Paul Corder, Planning Director. (Request by Farmington Woods LLC) (Approximately 0.46 acres) (Planning Commission recommended denial by a vote of 6-0 at their September 22, 2020 meeting)

12. **Resolution No. 20-2378**, first reading, annexing property at 1067 Maple Hill Road, also identified as Tax Map 45, Parcel 1.03, containing 0.46 acres in the records of the Wilson County Assessor of Property, to be added to Ward 1, by Paul Corder, Planning Director. (Request by Farmington Woods LLC) (Planning Commission recommended denial by a vote of 6-0 at their September 22, 2020 meeting)

13. **Ordinance No. 20-6100**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by requesting zoning approval of about 0.46 acres at 1067 Maple Hill Road to RS20 (Low Density Residential) in Ward 1, by Paul Corder, Planning Director. (Request by Farmington Woods LLC) (Tax Map 45, Parcel 1.03) (Planning Commission recommended denial by a vote of 6-0 at their September 22, 2020 meeting)

14. **Ordinance No. 20-6101**, first reading, to amend Title 14, Chapter 5 Residential District Regulations, Section 14.503 Use and Structure Provisions Subsection D Home Occupations to allow for one chair beauty/barber uses, by Paul Corder, Planning Director. (Request by Ray & Kamonrat Leonard) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)

15. **Ordinance No. 20-6102**, first reading, to amend Title 14, Chapter 5 Residential District Regulations, Section 14.502 Purposes of Residential Districts Subsection E RD9 – Medium Density Residential and Subsection F RS6 – High Density Residential District to amend Uses Permitted to add residential uses when an overlay allows the use, by Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)

16. **Ordinance No. 20-6103**, first reading, to amend Title 14, Chapter 6 Commercial District Regulations, Section 14.602 Purposes of Commercial Districts Subsection D Commercial General and Chapter 8 Section 14.803 Subsection E Corner Lots to amend setbacks when on a corner lot, Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)
17. **Ordinance No. 20-6104**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by modifying specific language within the Callis Road Industrial Specific Plan, in Ward 4, by Paul Corder, Planning Director. (Request by Callis Road Industrial LLC) (Planning Commission recommended approval by a vote of 6-0 at their September 22, 2020 meeting)

18. **Ordinance No. 20-6105**, first reading, to approve the traffic signal agreement with River Oaks Townhomes, LP (to access the monetary contribution of $44,735.00 towards the installation of a traffic signal at Lebanon Road and Five Oaks Boulevard / River Oaks Boulevard; City will manage the design and construction of the traffic signal but the improvements will be funded by the developers), by Jeff Baines, Commissioner of Public Services, and Kristen Rice, Transportation/Traffic Engineer.


20. **Ordinance No. 20-6106**, first reading, to approve a sanitary sewer assessment for six properties, Map 079, Parcel 3.00; Map 070, Parcel 82.00; Map 078, Parcel 32.06; Map 078, Parcel 42.02; Map 078, Parcel 42.04; Map 078, Parcel 42.03, by Jeff Baines, Commissioner of Public Services, and Brian Whitnel, Project Engineer.

21. **Resolution No. 20-2380**, to approve a reimbursement agreement with Beazer Homes USA (to upgrade/upsise sewer collection system to serve future development in upstream basin), by Jeff Baines, Commissioner of Public Services, and Brian Whitnel, Project Engineer.

22. **Ordinance No. 20-6107**, first reading, to authorize a budget amendment for the Eastside 100 LL Self Serve Fuel Farm, a carry-over project from Fiscal Year 2019-2020, by Jeff Baines, Commissioner of Public Services, and R.T. Baldwin, Special Projects Administrator.
23. **Ordinance No. 20-6108**, first reading, to authorize budget amendments for various carry over projects from Fiscal Year 2019-2020 (from the General Fund, State Street Aid, and Street Construction), by Regina Santana, Engineering Services Director, and Stuart Lawson, Commissioner of Finance and Revenue.


25. **Resolution No. 20-2381**, to adopt a mask usage policy until the public health threat from COVID-19 ceases, by Mayor Bernie Ash.

12. ADJOURNMENT
PUBLIC HEARING
SEPTEMBER 15, 2020

The City Council met in regular session in the Town Meeting Hall of the City of Lebanon Administration Building at 200 North Castle Heights Avenue.

**********

A Public Hearing was held at 5:55 p.m. for:

1) To amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing unaddressed Hartmann Commerce Drive from CN (Commercial Neighborhood) to CG (Commercial General) in Ward 3, by Paul Corder, Planning Director. (Request by Greg Dugdale Properties) (Approximately 1.00 acres; Tax Map 81, Parcel 87.12) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting) (Reference Ordinance No. 20-6077)

Jim Dunn, 1709 Blairmont Drive: “I’m the president of the Homeowners Association in my neighborhood, and I’d like to make a comment about this. Is it possible when you make one of these agendas could you let us know what it is or what it means? Like changing it from commercial neighborhood to commercial general, what is that supposed to do for us? Is it a good or a bad thing? Who wants it done, the city or a developer? I’d just like to know a little more information than this gives just reading this here. Can anyone here answer that for me?”

Counselor Jeni Lind Brinkman: “Mr. Dunn, Paul Corder could explain this to you. Paul, do you mind explaining this to Mr. Dunn?”

Planning Director Paul Corder: “This is a request by Greg Dugdale. This is a property that’s been recently zoned CN, and Mr. Dugdale has a prospect that wants to use it for CG. There’s a building across the street that is zoned CG, and they want to do something similar to this one.”

Mr. Dunn: “What’s the building across the street?”

Director Corder: “It’s referred to as flex space. Flex space means it can be retail or office building or even have some sort of storage in the back, as well.”
Mr. Dunn: “Thank you.”

No other citizens chose to address the Mayor Pro-Tem or City Council regarding this item.

2) To amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing 303 and 305 East Market Street from CS (Commercial Service) to DMU (Downtown Mixed Use) in Ward 2, by Paul Corder, Planning Director. (Request by Adrian Kelley) (Approximately 0.44 acres; Tax Map 68H, Group A, Parcels 43 & 44) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting) (Reference Ordinance No. 20-6078)

No citizens chose to address the Mayor Pro-Tem or City Council regarding this item.

3) Adopting a Plan of Services for the annexation at 860 Callis Road (Tax Map 94, Parcel 14.02) to be added to Ward 4, by Paul Corder, Planning Director. (Request by DS Woodbridge Glen Subdivision) (Approximately 25.42 acres) (Planning Commission recommended denial approval by a vote of 8-0 at their August 25, 2020 meeting) (Reference Resolution No. 20-2368)

Planning Director Paul Corder announced this item, as well as item numbers three and four, all contain typographical errors. The correct reading should state, “The Planning Commission voted 8-0 for approval at their August 25, 2020 meeting”.

Mr. Dunn: “My understanding is that this area of Callis Road is in the county, but wants to be in the City Limits?”

Councilor Chris Crowell: “I will let Paul elaborate, but this is a continuation of an existing development, Woodbridge Glen.”

Mr. Dunn: “It’s not part of the city now, is it?”

Councilor Crowell: “No, it’s just located next to an existing development that they want to expand what’s already in progress.”

Mr. Dunn: “Is it their own personal properties are they wanting to add?”

Councilor Crowell: “They’re townhouses. They are back behind The Falls at 109.”
No other citizens chose to address the Mayor Pro-Tem or City Council regarding this item.

4) For annexing property at 860 Callis Road, also identified as Tax Map 94, Parcel 14.02, containing 25.42 acres in the records of the Wilson County Assessor of Property, to be added to Ward 4, by Paul Corder, Planning Director.  (Request by DS Woodbridge Glen Subdivision)  (Planning Commission recommended denial approval by a vote of 8-0 at their August 25, 2020 meeting)  (Reference Resolution No. 20-2369)

Director Paul Corder announced this item contains a typo. The correct statement should read, “The Planning Commission voted 8-0 for approval at their August 25, 2020 meeting”.

No citizens chose to address the Mayor Pro-Tem or City Council regarding this item.

5) To amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by requesting zoning approval of about 25.42 acres at 860 Callis Road to CN (Commercial Neighborhood) in Ward 4, by Paul Corder, Planning Director.  (Request by DS Woodbridge Glen Subdivision)  (Tax Map 94, Parcel 14.02)  (Planning Commission recommended denial approval by a vote of 8-0 at their August 25, 2020 meeting)  (Reference Ordinance No. 20-6080)

Director Paul Corder announced this item also contains a typo. The correct statement should read, “The Planning Commission voted 8-0 for approval at their August 25, 2020 meeting”.

No citizens chose to address the Mayor Pro-Tem or City Council regarding this item.

6) To amend Title 14, Chapter 6 Commercial District Regulations, Section 14.602 Purposes of Commercial Districts Subsection C Commercial Service and Subsection D to amend Uses Permitted to add Residential Uses when an overlay allows the use, by Paul Corder, Planning Director.  (Request by Staff)  (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting)  (Reference Ordinance No. 20-6081)

Director Paul Corder: “This is to allow for any kind of residential use in the CS and the CG zoning districts when it’s in an overlay that calls for a residential use. These are some of the things in the overlay that are easier handled in the code itself. This is a just a tweak that will
address that issue. We don’t want to get any property owners in a situation where they can’t use their property for its intended use. We need to do this along with the Hartmann Overlay. If the Overlay isn’t passed, this won’t hurt the code at all.”

No citizens chose to address the Mayor Pro-Tem or City Council regarding this item.

7) To adopt the Residential Infill Overlay as a design guide for development, by Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended adoption by a vote of 8-0 at their August 25, 2020 meeting) (Reference Ordinance No. 20-6082)

Mr. Dunn: “I know I’m not the brightest light in the city, but when I sit down to read this agenda, I should be able to make sense of it. This says, ‘to adopt a residential infill overlay,’ well, what in the world does that even mean? If you could just go on and add which is whatever it is as a design guide for development. I mean we have a 2040 plan, an overlay plan, an official zoning atlas, a future land use plan, and now another plan that will let us change any of these plans that we don’t like. So, which will we go by? I think it will be beneficial to all of us out here that don’t know what y’all are doing to tell us a little more about what this stuff is. When we know a place is zoned for one thing, but then you tell me about a new infill overlay, well what do we need that for? That’s all I’m asking.”

Director Corder: “The infill overlay affects the areas of the city that existed before 1950 city limits. It’s to encourage development in areas that we are already equipped for sewer and water service, also existing roads, but we want the new developments to fit in with the existing developments located there. Not on a large scale but adhere to the design standard that’s compatible with the surrounding neighborhood. Plus, it offers incentives to the developer because if all this is compatible you can skip parts of the Planning Commission if you don’t have any variances. So, it is meant to encourage development that’s more beneficial to the city, because it takes advantage of resources we already have in the ground and existing infrastructure.”

Derek Dodson, 106 Chapman Drive: “Hopefully, you’ve looked at this visual depiction of the infill guidelines. Hopefully, you’ve studied the depiction and the next page. The next page is a map of the boundaries for the infill guidelines that are proposed for that area. These
boundaries were decided by your city’s Planning Director and the Planning Commission. The area included is much further than the downtown area which its being depicted to boost. With examples such as Keaton Street, Pennsylvania Avenue, Castle Heights Avenue, South Tarver, and Clearview Drive being included, and these areas are already fraudulently miscoded as RD9. RD9 is, actually, three houses per acre of residential development in several pockets. There by this map being used by you is fraudulent, and subject to potential litigation. November 2018 there was a Development Task Force meeting in this room, and as you’d expect, there were local developers with the City Planning Director Paul Corder. Paul was seeking to use them as cover to drive his infill plan, and with no regular citizens present, except me. Councilor Burdine was there, Councilor Brinkman showed up late, and Mayor Ash joined us in the last few minutes. On page five of the radio transcript of the Coleman Walker Show with Director Corder and Director Sarah Haston, that I gave you at the last meeting, Paul states the boundary of the infill overlay is all the way to the Byars Dowdy School, and that it is really going to help local developers. My question is why is the first priority of your Director of Planning to help local builders? Why are the citizens not his first priority? I’d ask the councilors, and Mayor Ash if he were here, for each of you to thoroughly explain to the community why you would rather have developers buy and rehab a home on Castle Heights Avenue, as Councilor Bryan may do, instead of local citizens? Or worse for developers to tear it down and replace it with two? Why would you think that’s a good idea? Explain why you think that’s a good idea for another lot, but not the lot next to you? You owe the city and the community an excellent and airtight case with regard to that question. This infill ordinance right here, this one you’re voting on tonight, it’s about the South Hartmann Gateway Overlay, so why is it something that’s being represented for the downtown area? That’s bizarre. Can any of you explain that? I also want to know why this has been hidden, this shady nonsense, from the public’s knowledge? There have been no public meetings, no press, and I want to see the minutes where this has been previously deliberated by this city council and Mayor Ash. I’d also like Mayor Ash to explain to the community why he as a Planning Commission and a city planner who cannot publicly address such issues as I’ve presented tonight and obviously doesn’t care about the issues, anyway. I’ll leave you with a comment by Mac McCluskey from that November 2018 Developers Task Force meeting where he asked, “In the
future when this plan has resulted in higher density housing without lawns, where will a city park
go nearby for residents to go instead?”

Mayor Pro-Tem Burton: “Paul, can you address these questions?”

Mr. Dodson: “Can I add one sentence, please? If Paul feeds you a lot of malarkey, I’ll be
back next council meeting to address it all.”

Director Corder: “Well, there’s a lot here to address. The infill overlay has been worked
on for a long time. The main motivation is to use our existing resources in the city, and the
existing infrastructure. There are going to be a group of people who think high density living is
an issue, but I’m a city planner. Cities have high density and houses and people living close
together. There are times when that’s going to happen. We need to encourage it, and
infrastructure doesn’t pay for itself. Development, specifically infill development areas, where
we aren’t adding new utilities, will really benefit us being able to pay for our government, and
this ordinance that we pass. Anything else?”

Councilor Burdine: “Paul, we did have a missing middle neighborhood meeting? What
date was that?”

Director Corder: “Well, this particular initiative has been worked on for some time now.
We had the draft done around March of 2019. It’s kind of been sitting for about a year and a half.
So, recently there hasn’t been a lot of input. We certainly can, though, but like I said, it’s been
about a year and a half because that’s when the draft was written.”

Councilor Burdine: “I thought we had an open house here, with the developers. It was
here wasn’t it?”

Director Corder: “We did. We’ve had meetings with the developers, but it was open to
the public as well. Anytime we have these meetings with elected officials, decision makers,
planners and developers, it is always open to the public. Plus, it’s always advertised. We’ve gone
over this with the developers and the community to explain what these changes mean and what
they will do.”
Councilor Burdine: “So, it’s the same thing we’ve worked on before, it’s just recently gotten a new name. Correct?”

Director Corder: “Yes, it’s been referred to as a missing middle. Basically, that means we have apartments and we have single family homes, and then there’s a gap in the middle where there’s not a lot of choices. We don’t think single family homes next to huge apartment complexes is ideal for our city, so this is our way to avoid that.”

Councilor Burdine: “Thank you.”

Mayor Pro-Tem Burton: “Does that answer your questions, Mr. Dodson?”

Mr. Dodson: “It was advertised as a Developers Task Force meeting, that’s who showed up repeatedly, and I showed up as the only citizen. Paul ordered up an inordinate amount of nonsense, that I will bring up next Council Meeting, and I will remind you of everything I said. Also, I remind you of the potential litigation you can face. It’s nonsense, it goes all the way to Byars Dowdy, and you don’t want to be part of this.”

Mayor Pro-Tem Burton: “That was the last item on the Public Hearing, if nothing else, I’m declaring the meeting closed.”

The Public Hearing was adjourned at 6:12 p.m.

REGULAR CALLED CITY COUNCIL MEETING

SEPTEMBER 15, 2020

The City Council met in regular session in the Town Meeting Hall of the City of Lebanon Administration Building at 200 North Castle Heights Avenue.

**********

Mayor Pro-Tem Fred Burton called the Regular Called City Council meeting to order at 6:13 p.m.

**********

Invocation was given by Jimmy Floyd Family Center Director Tim Hill.
Councilor Tick Bryan led the Pledge of Allegiance to the United States Flag.

Council members present: Joey W. Carmack, Fred Burton, Camille Burdine, Chris Crowell, Tick Bryan, and Jeni Lind Brinkman. Also participating in the meeting were Debbie Jessen, Mayoral Assistant; Andy Wright, City Attorney; Paul Corder, Planning Director; Jeff Baines, Public Services Commissioner; Regina Santana, Engineering Services Director; Sylvia Reichle, Director of Human Resources; Stuart Lawson, Finance & Revenue Commissioner; Tim Hill, Director of the Jimmy Floyd Family Center; Lisa Lane, Purchasing Director; and Jennifer Trammel, Council Secretary. Absent: Mayor Bernie Ash.

APPROVAL OF MINUTES:

Motion was made by Councilor Carmack, seconded by Councilor Brinkman, to approve minutes for September 1, 2020 - Regular Called City Council Meeting.

Motion carried unanimously. Minutes were approved.

COMMUNICATION FROM CITIZENS:

Ensley Hagan, 2211 Barnes Drive: “I’m speaking to you tonight on behalf of myself, as a citizen of Lebanon and for my family, I’m not speaking to you as if using my position as a judge. I’ve seen some articles running in the newspapers, the Lebanon Democrat, in particular, referring to me as Judge. I need to make sure you understand that while I’ve been dealing with the City Council I’m speaking as a property owner, specifically a property on Hartmann Drive. These last six months, since the plan came out in March, we’ve been working with Paul and the various members of the council, and I think we’ve got a good plan. I’m in support of this plan, thanks to the efforts of Paul and Andy, and others on the Council who have met with us and talked with us. I know it’s by no means perfect, but I still feel like it’s a good plan. We are all humans and we
aren’t capable of creating perfect things. I think this plan addresses the items that the City Council wants in the city and the residents of this town want to see happen. We all have said we don’t want to see another 231 or 109 as another entrance to this city, and I think this plan will get it done. I want to thank Paul, and in particular Chris Crowell, who has really driven and negotiated our talks and the progress we’ve made over the last month and a half. I would also be remiss if I didn’t thank Jeff for his efforts. I think we have something here that works. We have different pockets of land, and I’ve been talking to a dozen or so other landowners in this area throughout the process and we’ve been having meetings at Panera Bread early in the morning with WP and others. We had numerous phone calls and conference calls. And Paul, I don’t think we got too physical, but we were able to negotiate. We were all willing to give and take. I think this is going to be great for our city, and I’m proud to stand here and say I’m in support of the South Hartman Gateway Overlay. Chris, again, thank you. Thanks everyone.”

W. P. Bone, 1711 Fox Run Drive: “I’m here to represent my area, and also Wilson County Motor Company and Lebanon Marketplace. I’m here to say we are in favor of this ordinance and overlay. We thank everyone that’s worked hard on this. I can say we had lots of negotiations to get this to work. Now, I don’t have Judge before my name, but I do have three roman numerals after my name, so maybe that counts for something. Thank you.”

Derek Dodson, 106 Chapman Drive: “I’m a native of Lebanon, Mr. Corder is not, and neither is Mrs. Haston, and neither is the Keith guy that did the Gateway Overlay plan. I’ve been at this microphone since the year 2007 defending the nonsense and often times corruption in this community, that has been well documented. I want to share something from yesterday’s Tennessean. This is a quote from the property assessor for Rutherford County, his name is Rob Mitchell. He is quoted as saying, ‘Added high density of developer proposed residential developments in the Murfreesboro Gateway area at Interstate 24 is a great project for developers,’ but Mitchell says he has concerns as a private citizen of Murfreesboro. ‘The developers seek to build another Hickory Hollow, a city I used to live in, began a build out in 1979, and what does it look like now,’ Mitchell asked? He says whenever you put dense housing close to a shopping area you tend to create over time a place that isn’t conducive to families or a place that middle-class Americans choose to live.’ As one of the few citizens who chose to
attend these meetings for the South Hartmann Gateway Overlay, and being one of the two people who attended four or more meetings, there was no presentation of building future housing up to the street with no roads and only alleys in the back. That was a rigged, shady bait and switch ploy orchestrated by City Planning Director Paul Corder. Also, he used the developers and the few other citizens like me that attended these meetings as cover and who agreed to other outcomes. I’ll be exposing that shady process by Paul at this mic in the future. Without any public deliberation, discussion, or needed debate by the Lebanon City Council or Planning Commission or local citizens like those behind me, as in the August 20th Lebanon Democrat Paul Corder tried to justify housing to the street with alleys in the rear. Although it will cost the city more it will make for a more vibrant community. He also used such nonsensical justification when he sought to take away two lanes of traffic on 231 North which thankfully five of you were against, which was also done by his normal shady process, which I will expose in the future with documents. Via the September 3rd Lebanon Democrat Paul stated the plan to build housing up to the road, with alleys in the rear, in lieu of streets were based on a citizen’s survey, and then on September 12th via the Lebanon Democrat Paul admits only six citizens responded to the survey. He also stated that visual appeal ranked as an important priority for the South Hartmann Gateway Overlay. I’d like for each of you to explain how building a housing project in the entrance gateway to Lebanon is visually appealing, and how this is better than how we have the existing projects laid out here. I don’t think you can come up with a good explanation. I supported the South Hartmann Gateway Overlay project except for this component of it. It’s driving high density living to the nth degree here, for no good reason, and not one of you can justify it. You should not pass this until this is fixed. I will come back to the mic again and again and it will get worse and worse if this continues because the body of evidence regarding this is ugly. Thank you.”

Casey Kizer, Meritage Homes, 1221 Division Street: “I’m here to speak on behalf of Geoff Hurdle, landowner of map 68 parcel 13.02. We are requesting the removal of this property from South Hartman Gateway Overlay, due to the complexities of this property: size, shape, wetlands, and streams. We believe the mix of building types prescribed in the overlay are not the highest and best use of this land, to be clear we are not asking for an increase in density, only a shift in the building types allowed on this property. The plan to remove this property and submit

Page | 10
Regular Called City Council Meeting Minutes
September 15, 2020
an SP to achieve our design plan was suggested to us by Director Paul Corder. By removing this parcel and then submitting the SP we would still meet the intent of the overlay by having walkable urban areas featuring an interconnected street network. In regard to deviation from the overlay, page six states the deviations may be approved if the grounds for request are unique to the project and are necessary to achieve the design intent of the project and are not contrary to the design intent of the overlay. With all this being said I believe we have a matching intent to the overlay; therefore, I am requesting tonight that map 68 parcel 13.02 be removed from the overlay. Thank you very much.”

T. A. Bryan, 1736 Summerplace Drive: “What I’m requesting from the Council, the Planning Commission, and the Comprehensive Planning Committee, which I’m the chairman, have gone over the plans laid out and are asking you to favor considerably. The one thing not laid out is we need to get some public restrooms on the square. It has to be done. People have to have these things, if you didn’t know! The merchants can’t provide restrooms, nor should they have to provide them. These little parklets planned in it, I didn’t know what a parklet was myself when they were brought up to our committee. I knew what a piglet was, but not a parklet. Well a piglet is a small pig or hog, and a parklet is a small park. So, I’ve been told. Right? I’d like for you all to look at this request favorably. It was been deferred for a time, but it is back again. You know a lot of money was spent on this parklet and a lot of work went into it. So, it would be in better shape with a restroom. Thank you.”

Jim Dunn, 1709 Blairmont Drive: “On your consent agenda I was bothered a little about these proposals 75 and 76. It seems that not only do we let these developers pay instead of building sidewalks, but we even give them a discounted rate to not build them. How does that really help the city? You know, and Hickory Ridge is a curvy farm road and it’s dangerous. It’s narrow and there are lots of houses going in out there. Somebody is going to get hurt. Somebody will come into town, turn on Blair Lane, and go up to Main Street. Blair Lane doesn’t have any sidewalks. And you know I asked the City of Lebanon if they could build just two blocks of sidewalks on Blair Lane. You guys wouldn’t even do that. So, do we really need sidewalks out on Hickory Ridge, Hartmann Ridge, or Hamilton Springs? Where are all these people going to walk to? We used to not have so much traffic down Blair Lane, and people could just walk in the
road or the grass. Now to me that’s not doing much, and I understand why you guys would be ok with a developer who wouldn’t want to put in sidewalks. Just curious, if someone can answer me that would be great.”

Commissioner Baines: “A few years ago some rules changed. We were working on about six different projects at once and there was some confusion between our staff and one of these project’s agents. This confusion led to the council changing what was required, and the council discussed this several times and we were able to make some compromises with the contractors. But with this situation now we have three folks that are willing to work with us, and you know we have several that are not willing to work with us. So, these three that are willing to work with us, we are just trying to make this as simple as possible for us all. This was just a case of miscommunication between our staff and their agents. We feel this is the fairest way to correct the situation. So, this is why I recommend this should be approved. Those that aren’t willing to work with us will have to be addressed later on, but for now we feel this compromise is the fairest option for those that are willing to comply.”

Mr. Dunn: “I understand the developers not wanting to put in a sidewalk out on Hickory Ridge Road. It will be expensive and dangerous. The road is too narrow and will need to have the ditches dug out which will require a lot of extra construction. But if we are going to expand our city a lot of that will be out on these little narrow country roads. When you go north from the Dairy Queen out here it gets worse as you go farther out. Go drive around some of the surrounding cities and see their road construction. It’s not like ours on these little narrow roads. Especially on Blair Lane. There is so much more traffic on that road now. You can go park and watch between four and six p.m. The people then turn on Cook Drive to avoid the red light. Then they are speeding through the neighborhood. I don’t know what we can do about that, but I represent these folks that live over there. They are concerned about all this. There is one other item too on Old Business regarding 106 Carver Lane that y’all need to look at. I think this is on the corner of Carver and Main Street. Just remember all the water that drains down from Bethlehem Road through all those hundreds of acres, goes right through my yard, and across underneath the poor little culvert on Cook Drive, and then it turns down through there. But then guess where it ends up, where it all pools? In that vacant lot on the corner of Carver Lane, and
there isn’t even a drainage ditch there. It just pools up there. When they build all those
townhomes through there, I’m going to be interested to see how all that works out.”

**********

COMMUNICATION FROM MAYOR:

**********

REPORTS FROM MAYOR PRO-TEM / COMMITTEES / ALDERMEN / OFFICERS:

1) Mayor Pro-Tem Fred Burton: “Commissioner Baines, could you put together a committee
to study the costs of installing public restrooms on the square? I know I’ve heard this asked for a
number of times, as well.”

Commissioner Baines: “Yes, I will discuss this with the Mayor. We will see what we can
figure out and get that going.”

Mayor Pro-Tem Burton: “OK, thank you. Also, I need to make an announcement that we
will be having a Special Called Council Meeting on Thursday, September the 17th at 5:30 p.m.
Next thing I would like to discuss, Chief Justice, can you give us a brief summary of the events
that occurred due to the rain on Sunday? We’d also like to thank you and your team for being out
and on top of that so quickly.”

Lebanon Chief of Police, Mike Justice: “Yes, we had several people out before it really
got started. We have an all-volunteer weather team that were all out, Chief Dowell had several
people out, our Search and Rescue team was out. We are very appreciative of all the volunteers
that show up to help. Lee Clark’s team was out helping us block off streets. It was all hands on
deck. In my thirty years I’ve seen it improve. I know that’s not what Mr. Dunn wants to hear, but
the work they’ve done cleaning out the creek, and removing of the railroad trestle several years
ago has all made a difference. It’s just unfortunate that some of it is just location, I don’t think
Jeff can do anything about some of it. It has been a long time, knock on wood, that it’s come up
as fast as it did Sunday. I want to say a big thanks to Chris’s folks, Jeff’s and Lee’s teams, they
did a great job, and it takes a lot of weight off of the patrol teams when we have these volunteers
come in to help us like this. Luckily, there wasn’t a lot of damage to homes to report. A few units
at Heads Homes it got pretty high. Anytime we get a lot of rain those units are liable to flood. So, I guess we just keep hammering away at getting any debris cleaned out that we can, and it makes a big difference. What I’ve seen through the years, I’ve learned to watch the water markers out North of us, that’s how we gauge how high the water will be. But I’ve seen a lot of improvement through the years.”

Mayor Pro-Tem Burton: “Thank you, Mike. Jeff, can you give me an update on what were the hardest hit areas? I understand that it boils down to the vast amount of rain we got in such a short amount of time, and nobody can control that. Do we have any suggestions on what to do to correct the situations in these hardest hit areas?”

Commissioner Baines: “That’s the key thing like always. We get the calls with concerns, we want them, get them to us. We need to check them out. Regina’s engineering team is going to check every one of them out. Sometimes we can help folks, but sometimes we can’t. We definitely don’t want to mislead people into thinking that we can help when we can’t. Sometimes the situation is that it rains hard enough for long enough time and you live in a low-lying area, there isn’t anything can be done. But we will look at everything we get called about, and we are plenty busy, but we will check it out. Please, call us or email us. There are multiple ways of getting in touch with us, and multiple ways to get these sites checked out. I know there is a long list of areas with drainage issues, and I’ll say we aren’t God, but we are going to do what we can to help. Also, keep in mind these things will cost money. I was out of pocket myself on Sunday with family, and Regina and her team picked up my slack, and I definitely appreciate that. Our teams worked well with Mike’s and Chief Dowell’s and Lee’s team, but we had a flash flood and we dealt with it.”

Mayor Pro-Tem Burton: “Maybe we should start preparing for Hurricane Sally coming our way. That’s going to be another big bunch of water.”

2) Councilor Joey Carmack: “I wanted to say thanks to the Lebanon Police Department, Lebanon Fire Department, and Public Works Department for all the hard work they did on Sunday. It did come up really quickly. I know there’s been a lot of discussion about the square and flooding, but you have to realize if you’ve been here most of your life that the square is built
over a creek! Eventually, if there’s enough rainwater it’s going to rise and come out. I remember at one time we were discussing the Corps of Engineers coming in to help us assess the situation. Is that still in play, Jeff?"

Commissioner Baines: “That’s been deferred until sometime next year due to the estimated cost of it, but the project is still out there on our list. We can bring that back into play and consider looking at getting that project going around the first of next spring.”

Councilor Carmack: “I would like to look at that again. I mean there isn’t anyone who knows the water better than the Corps! But I mean, again, the Square is sitting on a creek. Sometimes, the inevitable is bound to happen, the water has to go somewhere. That’s all I have tonight.”

2) Councilor Camille Burdine: “I’d like to echo what Joey said, thank you to all those that keep our city safe and clean, and thank you to those that are there to answer those calls when we have situations like we did on Sunday. Again, to what Joey said, our Square is different, and our downtown is flat. I believe over the years there have been many, many people to look and see what could help remedy our situation. I know we will continue see what can be done to help and make the best of the situation with what we have. In addition to looking at the Corps possibly helping next year, I’d also like to see our stormwater situation have some consultants brought in. I know I’ve said this at a couple of meetings, whether they were here or in Planning Commission meetings, I don’t know which, we’ve been discussing our options with our Stormwater, and maybe with the help of these consultants to go grid to grid and look at some of our infrastructure to see if we can help alleviate some of the problem with the water. I know in situations like Sunday it may not make a huge difference, but we are definitely continuing to look at all our options.”

Councilor Carmack: “Jeff, referring to what Camille just said, instead of looking at the Corps in the spring, we don’t know what 2020 is going to offer us next month, could we possibly move this up some? Say the winter, of just sometime before the spring? Normally, we don’t have floods in the winter, and it’s milder compared to springtime weather.”
Commissioner Baines: “We can call on the Corp anytime, but their funding year starts around October. So, we can call on them in the spring or summer or before October of 2021. I mean, we can talk to them at any time. It’s just up to us when we are going to be able to fund the project. I talked with them today, and asked them about modeling this particular event, this particular rainstorm. We need to know at what point the water came out onto Highway 231. We have to keep in mind this same creek is from Stumpy Lane to the Square, and that’s all it affects. It affects nothing else outside of this area right around Sinking Creek, so it’s not a city-wide issue. Everyone keeps saying Square, Square, Square, but this isn’t over our entire city. It’s essentially just a small section of our city. Yes, it’s a high-profile area, but it’s a small section. Yes, it’s potential for a lot of damage, but it’s not the whole city. So, if the Corps could model this storm, we could ask them if a dry dam could have kept all the water in place and off the Square and 231? If they can do that, they will tell us, and if they can’t do that, they will tell us that, too.”

Councilor Jeni Lind Brinkman: “Have you already submitted the letter to the Corps?”

Commissioner Baines: “Absolutely, and we’ve already received a response.”

Councilor Brinkman: “I understand expressing hesitancy before, but I don’t know if we should wait until Spring of 2021 to make a decision on this. Also, I think this minimizes the importance of the Square when we say, ‘It’s just the square.’ It is the center of our town, and that’s something we should take seriously. It is a very high-risk area in terms of flooding, and this weekend was a prime example of that. I would ask that we put it on the agenda and we recall that letter then we need to reengage the Corps as soon as possible.”

Commissioner Baines: “Just remember the Square did not flood this weekend.”

Commissioner Carmack: “No it didn’t, but like the comment I made earlier, the Square is built on a creek, but whatever the Corps can do for us to keep the flooding at a minimum would be great! My father has worked for the City of Lebanon since the nineties, and I think it’s only happened two or three times, maybe. He’s always one of the people there to help when it does flood. I can always remember him telling me when it did flood, and I can always remember him telling me when it did go under. And in 2010, we had an extreme circumstance, too. We wouldn’t have been able to stop the flooding that time either. But anything we can do to help the
Square from flooding, ever again, I’d be all for it. Like Jeni and Camille said, I think we should engage the Corps again.”

Councilor Burdine: “In looking at what we can do with the Stormwater money that we have now and our infrastructure, I’d like to see this looked at now instead of later. You know, I’m not an engineer, by any means, and I don’t know if anything would have made a difference on Sunday, but I definitely would like to revisit that and dig a little deeper. Also, going back to Mr. Dunn’s comment, I don’t know if having sidewalks and curbs would have helped with any flooding issue, but I hope that our sidewalk committees & our Stormwater Department are working together on this. I do want to see our city’s sidewalks connect our subdivisions and neighborhoods to the schools and parks. I think we’re doing a lot better job of making sure our developers are building in the areas they were needed. I feel very strongly and appreciate those who volunteered to be on our sidewalk committee and am very grateful to those who took the time to look at these places for our city. I also would recommend to those watching to please come to our Planning Commission Work Sessions. We just had one today that started at 11 a.m. It’s on the third Tuesday at 11 a.m., and also, we have one on the fourth Tuesday at 5 p.m. Please come, sit in, and listen to what is going on in your community. Listen to the parts about the Overlay or the sidewalks and townhomes. I feel like the Planning Commission does a great job discussing what is coming into our town, and also Director Haston always gives us good input and updates on what she has going on, too. We welcome you to come to that, and that way you’re getting more details than what you are getting on the agenda tonight. That’s all I have.”

3) Mayor Pro-Tem Fred Burton: “Ok, I’ve had one call on a water situation over on Beard Avenue. I’ve already spoken to Jeff about that, and he and his crew are investigating that issue.”

4) Councilor Chris Crowell: “What did we decide, Paul, the journey with the Gateway Overlay Project started about five years ago? We looked back at the RFP, and it was about the time it was starting to really get cranked up. That was also when we started engaging with a consultant and having public meetings and discussions. What do we want our community to look like in its newest gateway?”

Mr. Dodson shouted from the audience, “It will look like housing projects!”
Councilor Crowell continued, "So, we decided a consultant would help us, and we needed to have input from community. We went to places in this area, in particular around Lebanon High School, and people wanted to see particular types of housing and particular types of businesses, services, commercial, and medical. People also wanted to see some open spaces, so we incorporated that in there, as well. It’s not a perfect plan, which has been pointed out by Mr. Dodson and others."

Mr. Dodson shouted, "Why don’t you fix it before you pass it then?"

Councilor Carmack stated, "We are in session, be respectful, please."

Councilor Crowell also reminded Mr. Dodson he’d had multiple chances to speak during the meeting, and he would have another chance to address the audience later in the meeting.

Councilor Crowell continued: "We will have more time to tweak it in the future. We’ve had a lot of people speak in favor of this, and I’m proud of the work we’ve done. I think a request to have one parcel removed is something I can support. They have gone above and beyond in this situation. They are going to be building a road on this particular parcel, and the parcel will be dedicated to the City of Lebanon under the Specific Plan guidelines. There will be a walkable neighborhood to the middle school and a church and will fit very well into our plans for the area. This overlay will sort of raise the bar on the best and highest use clause for our city’s future and the future of the community. I recommend voting for the removal of the parcel. Thank you."

5) Councilor Tick Bryan: "Thank you, Mayor Pro-Tem. The Square is important, and anyone that’s lived here as long as myself, or Jeff, or my father, that’s eighty-five now, will tell you how important it is. He is aware of how the flooding situation has improved over the years. There have been lots of things done by our Public Works Department to improve the situation. Another thing we need to keep in mind is the neighborhoods during flooding events. I had several calls concerning flooding in my ward. I received some pictures via email, and I took a tour to see it firsthand. I had a conversation with Jeff, and want to remind everyone, there is an issue with liability for the city when you are going onto private property. One of these problematic properties with ditch drainage sent Jeff and I some photos. The issue there is that it
is on private property. This actually caused a flood in the yards of three different properties in my Ward. Now, this isn’t the City of Lebanon’s responsibility to clean out this four-foot-wide by two feet deep ditch that runs several hundred yards between these properties. It’s the property owner’s responsibility. Now, if you could see all the brush and cedar trees that have grown up in this ditch you would understand why those three yards flooded. We are going to discuss this in our work session. This needs to be cleaned out! There are several more like this around town that need attention, too, but if the property owners aren’t willing to do it then they have no reason to complain when their yard floods. They have to take care of their property, including taking care of the ditch on their property. There are several places like this, and we still offer the brush pick up service for this exact thing. Inevitably, during this flood, I was traveling up West Spring Street, and in front of this one home, there was probably enough limbs, brush, and small trees to fill up more than three full loads of a pick-up truck in front of this house in their ditch. And because of all this debris the water had backed up in all the yards along West Spring Street. We need to discuss this, too. We need some kind of system, set in stone, where we can eliminate these issues or fix these situations because this is what causes most of the flooding. People don’t clean out the culverts under their driveways, they get stopped up, things need some periodic maintenance. Most of these issues could be eliminated before they start. That’s all I have tonight.”

6) Councilor Jeni Lind Brinkman: “I don’t have any further comments to add tonight. Thanks.”

Commissioner Baines: “I want to jump in and echo some things that Tick touched on. I met with the Mayor today to discuss this same subject Tick just mentioned. Regina and I were talking about this very same thing, I call them dry creeks. They are dry until there is a heavy rain. Most the time you will see it on your own private properties. We are responsible for public right of ways, we not responsible for the property outside of the public right of way. Sometimes we can’t get there, sometimes we are told not to go there, sometimes there is a little bit of a political question or a liability question involved. Tick is right, there are some things that need to be addressed, and some places that need to be visited again. If you can remember back in 2010 after the big flood, we had around twenty people to go for about three solid months and clean out all
these problem spots we’ve been talking about. They cut back all the brush, cleaned the junk out of the culverts, and got all the debris out. Now here we are ten years later, and guess what. It’s all grown back. You know, all this costs money, too. We have to use our resources to take care of this, but is it more expensive to hire someone or to do it ourselves? These are all things to consider. Do we just go out with our chainsaws every three to five years? But again, this takes our time, effort, money and our manpower. These are issues we have to discuss and make a plan.”

Councilor Burdine: “Is this a codes issue, Chief Justice?”

Chief Justice: “It really depends on what it is. If its junk, litter, and debris, then yes, it is.”

Commissioner Baines: “When its trees and limbs and growth, it’s hard to say if it is or not. This is a problem everywhere, not just in Lebanon.”

Councilor Brinkman: “This is an opportunity to learn here. If landowners don’t know what measures they can take, then I think the City of Lebanon is happy to come out and assess the problem and give advice. We have several roads, like Mr. Dunn’s road, that border a creek, and there are all kinds of mitigation that can occur to help out. I’d say Public Works would be happy to come out and offer advice to property owners regarding how they can work together to alleviate some of those issues.”

Commissioner Baines: “We always have all these emotions regarding this subject, every time this happens, and I can understand that. I just want everyone to remember we can only do what we can legally do in the situation. This is also a good place to relay some good news. Remember we lost our spring clean-up back in the spring due to the tornado? Well, it has been rescheduled for the first week in October. So, get your junk and get it out beside the road on Sunday, October the fourth and Sunday the eleventh! We’re going to make one run each week. Don’t wait until Friday to do it, that will be too late. Make sure you get it out on Sunday before the week starts.”

Councilor Brinkman: “Is that what the poster says? Get your junk out?! I’m just kidding!”
Commissioner Baines: “Are you making fun of me? Yes, we are having our spring clean-up in the fall this year!”

Mayor Pro-Tem Burton: “One more thing, I talked to Regina today, and she says they have the preconstruction done on the paving, and the trucks will start rolling pretty soon, right Regina?”

Director of Engineering Services, Regina Santana: “Actually, after you left today, I found out they are starting tomorrow. They will be on Crowell Lane. You know where Lee’s crew re-did that box culvert, right there on the narrow part of Crowell Lane? Tomorrow they will start putting the binder down.”

Mayor Pro-Tem Burton: “Ok, thanks for that update, Regina.”

***********

CONSENT AGENDA:

Ordinance No. 20-6072, second reading, to approve a policy updating Retiree OPEB Eligibility Rules to include split service using the rules for TCRS eligibility, by Sylvia Reichle, Human Resources Director.

Ordinance No. 20-6073, second reading, to amend Title 9, Chapter 2, Section 9-210 of the Lebanon Municipal Code (creating an annual inspection of mobile food preparation vehicles by the Lebanon Fire Department), by Fire Captain Edward Felts.

Ordinance No. 20-6074, second reading, to amend the budget to create a Food Truck Fire Inspection Line Item, by Stuart Lawson, Commissioner of Finance and Revenue.

Ordinance No. 20-6075, second reading, to allow payment in lieu of sidewalk construction as part of the approved final plats for Hickory Ridge Section 1, Hartmann Ridge, and Hamilton Springs Section 1 Phase 1, by Paul Corder, Planning Director. (Request by Staff)
**Ordinance No. 20-6076**, second reading, to reduce the required payment in lieu of sidewalk construction as part of the approved final plat for Hickory Ridge Section 1, Hartmann Ridge, and Hamilton Springs Section 1 Phase 1, by Paul Corder, Planning Director. (Request by Staff)

**Ordinance No. 20-6083**, second reading, to cancel the Regularly Called City Council Meeting on Tuesday, November 3, 2020, by Mayor Bernie Ash.

Motion was made by Councilor Carmack, seconded by Councilor Crowell, to pass said Ordinances. Motion carried unanimously. Ordinances were read and passed on second / final reading.

**********

**OLD BUSINESS:**

**Ordinance No. 20-6040**, first reading, to adopt the South Hartmann Gateway Overlay as a design guide for development in the South Hartmann Gateway, by Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended adoption by a vote of 8-0 at their July 28, 2020 meeting) (Public Hearing was held 8/18/20)

Motion was made by Councilor Burdine, seconded by Councilor Crowell, to pass said Ordinance on first reading.

Motion to amend ordinance by removing Parcel 13.02 from the South Hartmann Gateway Overlay was made by Councilor Brinkman, seconded by Councilor Carmack.

Motion to accept the amended ordinance was made by Councilor Burdine, seconded by Councilor Crowell. Motion carried unanimously. Ordinance was read and passed as amended on first reading.

**********
**Ordinance No. 20-6064**, second reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing 106 Carver Lane from CG (Commercial General) to SP – Carver Lane Commercial in Ward 5, by Paul Corder, Planning Director. (Request by Dimension Development Partners) (Approximately 6.0 acres; Tax Map 57, Parcel 60) (Planning Commission recommended approval by a vote of 8-0 at their July 28, 2020 meeting) (Public Hearing was held 8/18/20)

Motion was made by Councilor Bryan, seconded by Councilor Carmack, to pass said ordinance. Motion carried unanimously. Ordinance was read and passed on second / final reading.

**********

**NEW BUSINESS:**

**Ordinance No. 20-6077**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing unaddressed Hartmann Commerce Drive from CN (Commercial Neighborhood) to CG (Commercial General) in Ward 3, by Paul Corder, Planning Director. (Request by Greg Dugdale Properties) (Approximately 1.00 acres; Tax Map 81, Parcel 87.12) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting)

Motion was made by Councilor Burdine, seconded by Councilor Carmack, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

**********

**Ordinance No. 20-6078**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing 303 and 305 East Market Street from CS (Commercial Service) to DMU (Downtown Mixed Use) in Ward 2, by Paul Corder, Planning Director. (Request by Adrian Kelley) (Approximately 0.44 acres; Tax Map 68H, Group A, Parcels 43 & 44) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting)
Motion was made by Councilor Burton, seconded by Councilor Burdine, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

**********

**Resolution No. 20-2368**, first reading, adopting a Plan of Services for the annexation at 860 Callis Road (Tax Map 94, Parcel 14.02) to be added to Ward 4, by Paul Corder, Planning Director. (Request by DS Woodbridge Glen Subdivision) (Approximately 25.42 acres) (Planning Commission recommended denial approval by a vote of 8-0 at their August 25, 2020 meeting)

This is the corresponding resolution to the Public Hearing item number three that contains a typographical error. The resolution should state the Planning Commission recommended approval 8-0 at their August 25, 2020 meeting.

Motion was made by Councilor Crowell, seconded by Councilor Bryan, to pass said Resolution. Motion carried unanimously. Resolution was read and passed on first reading.

**********

**Resolution No. 20-2369**, first reading, for annexing property at 860 Callis Road, also identified as Tax Map 94, Parcel 14.02, containing 25.42 acres in the records of the Wilson County Assessor of Property, to be added to Ward 4, by Paul Corder, Planning Director. (Request by DS Woodbridge Glen Subdivision) (Planning Commission recommended denial approval by a vote of 8-0 at their August 25, 2020 meeting)

This is the corresponding resolution to the Public Hearing item number four that contains a typographical error. The resolution should state the Planning Commission recommended approval 8-0 at their August 25, 2020 meeting.

Motion was made by Councilor Crowell, seconded by Councilor Bryan, to pass said Resolution. Motion carried unanimously. Resolution was read and passed on first reading.

**********
**Ordinance No. 20-6080**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by requesting zoning approval of about 25.42 acres at 860 Callis Road to CN (Commercial Neighborhood) in Ward 4, by Paul Corder, Planning Director. (Request by DS Woodbridge Glen Subdivision) (Tax Map 94, Parcel 14.02) (Planning Commission recommended denial approval by a vote of 8-0 at their August 25, 2020 meeting)

This is the corresponding resolution to the Public Hearing item number five that contains a typographical error. The resolution should state the Planning Commission recommended approval 8-0 at their August 25, 2020 meeting.

Motion was made by Councilor Crowell, seconded by Councilor Carmack, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

***********

**Ordinance No. 20-6081**, first reading, to amend Title 14, Chapter 6 Commercial District Regulations, Section 14.602 Purposes of Commercial Districts Subsection C Commercial Service and Subsection D to amend Uses Permitted to add Residential Uses when an overlay allows the use, by Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended approval by a vote of 8-0 at their August 25, 2020 meeting)

Motion was made by Councilor Bryan, seconded by Councilor Carmack, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

***********

**Ordinance No. 20-6082**, first reading, to adopt the Residential Infill Overlay as a design guide for development, by Paul Corder, Planning Director. (Request by Staff) (Planning Commission recommended adoption by a vote of 8-0 at their August 25, 2020 meeting)

Motion was made by Councilor Brinkman, seconded by Councilor Carmack, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

***********
Resolution No. 20-2371, in support of the TDOT Transportation Alternatives Grant application (to complete the sidewalk on the west side of North Castle Heights Avenue and the pedestrian intersection improvements at North Castle Heights & Main Street West Baddour Parkway; grant submission date will be October 3rd; grant has 25% match with a total project amount of up to $2,000,000), by Jeff Baines, Commissioner of Public Services, and Anthony Tate, Grant Coordinator.

Director Santana: “There is a revision to this one. Debbie sent it out. Instead of Main Street it supposed to say West Baddour Parkway.”

Motion was made by Councilor Carmack, seconded by Councilor Brinkman, to pass said Resolution. Motion carried unanimously. Resolution was read and passed as revised.

***********

Resolution No. 20-2372, in support of the Tennessee Department of Transportation Multimodal Grant application (for Phase 2 of the Sidewalk Project on the west side of 231 North between Forrest Avenue to North Castle Heights; grant has 5% match with a total project amount of up to $1,000,000), by Jeff Baines, Commissioner of Public Services, and Anthony Tate, Grant Coordinator.

Motion was made by Councilor Carmack, seconded by Councilor Burdine, to pass said Resolution.

Councilor Carmack: “I want to say thank you to Regina, Paul, and everyone else that was involved in getting this project going. I’ve been working on this about four years, and I know that seems like a long time. It really does take a long time to get sidewalks installed from beginning to end, but it really pays off for the community in the end. It improves the safety of our citizens that walk up and down Highway 231, children going to school, and without them it’s very dangerous now. I really appreciate everyone’s dedication, and the Council’s support for it, as well. Thank you.”

Motion carried unanimously. Resolution was read and passed.

***********
Resolution No. 20-2374, initial resolution authorizing the incurrence of indebtedness by the City of Lebanon, Tennessee, of not to exceed $1,500,000, by the execution with the Public Building Authority of the City of Clarksville, Tennessee, of a loan agreement to provide funding for Gas System Improvements and to fund the incidental and necessary expenses related thereto, by Stuart Lawson, Commissioner of Finance and Revenue, and Jeff Baines, Commissioner of Public Services.

Motion was made by Councilor Crowell, seconded by Councilor Carmack, to pass said Resolution. Motion carried unanimously. Resolution was read and passed.

**********

Resolution No. 20-2375, authorizing a loan pursuant to a loan agreement between the City of Lebanon, Tennessee, and the Public Building Authority of the City of Clarksville, Tennessee, in the principal amount of not to exceed $1,500,000; authorizing the execution and delivery of such loan agreement and other documents relating to said loan; approving the issuance of a bond by such Public Building Authority; providing for the application of the proceeds of said loan and the payment of such indebtedness; consenting to the assignment of the city’s obligation under such loan agreement; and, certain other matters, by Stuart Lawson, Commissioner of Finance and Revenue, and Jeff Baines, Commissioner of Public Services. (Gas System Improvements)

Motion was made by Councilor Carmack, seconded by Councilor Bryan, to pass said Resolution. Motion carried unanimously. Resolution was read and passed.

**********

Ordinance No. 20-6084, first reading, to authorize a budget amendment for the Police Department (for the purchase of a replacement detective vehicle), by Mike Justice, Police Chief; Stuart Lawson, Commissioner of Finance and Revenue; and Lisa Lane, Purchasing Agent.

Motion was made by Councilor Carmack, seconded by Councilor Crowell, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

**********
**Ordinance No. 20-6085**, first reading, to approve the Traffic Signal Agreement with Samuel Joseph Moore (TR) (to accept their monetary contribution of $175,000 for intersection improvements at State Route 109 and the Spence Creek development; City to manage the design and construction of the intersection improvements; improvements to be funded by developers), by Jeff Baines, Commissioner of Public Services, and Kristen Rice, Transportation/Traffic Engineer.

Motion was made by Councilor Brinkman, seconded by Councilor Carmack, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

**********

**Ordinance No. 20-6086**, first reading, to approve the Traffic Signal Agreement with Pulte Homes Tennessee Limited Partnership (accepting their monetary contribution of $175,000 for intersection improvements at State Route 109 and the Spence Creek development; City to manage the design and construction of the intersection improvements; improvements to be funded by developers), by Jeff Baines, Commissioner of Public Services, and Kristen Rice, Transportation/Traffic Engineer.

Motion was made by Councilor Brinkman, seconded by Councilor Crowell, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

**********

**Ordinance No. 20-6087**, first reading, to approve the Traffic Signal Agreement with JCF Lebanon, LLC (to accept their monetary contribution of $210,000 (60% of signal cost) for the Urban Silos Development towards the installation of a traffic signal at State Route 109 and Franklin Road; City’s contribution of $140,000 or 40% of the cost to be funded by the City’s Infrastructure Impact Fees established by Ordinance 19-5897; City will manage the construction), by Jeff Baines, Commissioner of Public Services, and Kristen Rice, Transportation/Traffic Engineer.

Motion was made by Councilor Crowell, seconded by Councilor Carmack, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.
Ordinance No. 20-6088, first reading, to adopt the Merit Pay and Merit Bonus recommendations and authorize related budget amendments for various departments (previously proposed but excluded from the FY 2020/2021 status quo budget), by Sylvia Reichle, Human Resources Director, and Stuart Lawson, Commissioner of Finance and Revenue.

This ordinance was revised prior to the meeting. The original ordinance stated it was to take effect immediately upon passage of said ordinance. The revision stated the ordinance would take effect the first pay period after its passage.

Motion was made by Councilor Carmack, seconded by Councilor Bryan, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

Ordinance No. 20-6089, first reading, to adopt the Dispatch and Police Pay Policy and pay adjustment recommendations and authorize related budget amendments (previously proposed but excluded from the FY 2020/2021 status quo budget), by Sylvia Reichle, Human Resources Director, and Stuart Lawson, Commissioner of Finance and Revenue.

This ordinance was revised prior to the meeting. The original ordinance stated it was to take effect immediately upon passage of said ordinance. The revision stated the ordinance would take effect the first pay period after its passage.

Motion was made by Councilor Carmack, seconded by Councilor Crowell, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

Resolution No. 20-2376, to extend Row E T-Hangar Leases at current rate through December 31, 2020 (at current rate of $315 month; new lease and rate recommendations to be provided by Airport Commission in October 2020), by Jeff Baines, Commissioner of Public Services, and Ralph Mallicoat, Airport Commission Chairman.
Motion was made by Councilor Carmack, seconded by Councilor Brinkman, to pass said Resolution. Motion carried unanimously. Resolution was read and passed.

**********

The Regular Called City Council Meeting of September 15, 2020 was adjourned at 7:05 p.m.

**********

Attest:                                Approved:

______________________________________
Stuart Lawson                           Bernie Ash
Commissioner of Finance & Revenue       Mayor

Secretary:

______________________________________
Jennifer Trammel
RESOLUTION NO. 20-2371

A RESOLUTION OF THE CITY COUNCIL OF LEBANON IN SUPPORT OF THE TDOT TRANSPORTATION ALTERNATIVES GRANT APPLICATION

WHEREAS, funds are available through the TDOT Transportation Alternatives Grant; and

WHEREAS, the City of Lebanon wishes to compete for such grant for the completion of the sidewalk on the west side of North Castle Heights Avenue and pedestrian intersection improvements on North Castle Heights and West Baddour Parkway; and

WHEREAS, the transportation alternatives grant program requires a 25% local match with a total project amount of up to $2,000,000.00; and

WHEREAS, the City of Lebanon desires to apply for and receive funds from the TDOT Transportation Alternatives program.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance and Revenue shall authorize any documentation necessary for the purposes of the City of Lebanon applying for funds being made available to local governments through the TDOT Transportation Alternatives Grant Program in the amount of up to Two Million Dollars and No Cents ($2,000,000.00).

Section 2. The Tennessee Department of Transportation’s Transportation Alternatives Grant Program requires a 25% local match of up to Five Hundred Thousand Dollars and No Cents ($500,000.00).

Section 3. This resolution shall take effect immediately upon its passage, the public welfare requiring the same.

Adopted this _____ day of ____________________, 2020.

Attest: _____________________________ Approved: _____________________________

Commissioner of Finance & Revenue Mayor

Approved as to form:

______________________________
City Attorney
ORDINANCE NO. 20-6088

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO ADOPT THE MERIT PAY AND MERIT BONUS RECOMMENDATIONS AND AUTHORIZE RELATED BUDGET AMENDMENTS FOR VARIOUS DEPARTMENTS

WHEREAS, the Lebanon City Council approved and adopted the 2020 – 2021 fiscal year budget on June 25, 2020 by Ordinance No. 20-6045; and

WHEREAS, certain merit pay and merit bonus recommendations were excluded from the 2020/2021 status quo budget; and

WHEREAS, such merit pay and merit bonus recommendations are attached hereto by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Merit Bonus and Merit Recommendations Summary, attached hereto by reference as if appearing verbatim herein, is hereby approved.

Section 2. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2020 – 2021 City of Lebanon budget as detailed on the budget amendment forms attached hereto as if appearing verbatim herein.

Section 3. This ordinance shall take effect the first pay period after its passage, the public welfare requiring the same.

Attest: Approved:

Commissioner of Finance & Revenue Mayor

Approved as to form:

City Attorney

Passed first reading: 

Passed second reading:
ORDINANCE NO. 20-6089

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO ADOPT THE
DISPATCH AND POLICE PAY POLICY AND PAY ADJUSTMENT
RECOMMENDATIONS AND AUTHORIZE RELATED BUDGET AMENDMENTS

WHEREAS, the Lebanon City Council approved and adopted the 2020 – 2021 fiscal
year budget on June 25, 2020 by Ordinance No. 20-6045; and

WHEREAS, certain pay policy and pay adjustment recommendations were excluded
from the 2020/2021 status quo budget; and

WHEREAS, such pay policy and pay adjustment recommendations are attached hereto
by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as
follows:

Section 1. The New Hire and Promotion Pay Policy for Police and Dispatch FY
2020/2021, attached hereto by reference as if appearing verbatim herein, is hereby approved.

Section 2. The Mayor and the Commissioner of Finance and Revenue are hereby
authorized to amend the 2020 – 2021 City of Lebanon budget as follows:

<table>
<thead>
<tr>
<th>Department: Police</th>
<th>From: 110-31610</th>
<th>Local Sales Tax from County</th>
<th>$103,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>11042000-71110</td>
<td>Salaries</td>
<td>$143.64</td>
</tr>
<tr>
<td></td>
<td>11042000-71410</td>
<td>SS &amp; Med Tax</td>
<td>$10.99</td>
</tr>
<tr>
<td></td>
<td>11042000-71430</td>
<td>Retirement</td>
<td>$21.55</td>
</tr>
<tr>
<td></td>
<td>11042100-71110</td>
<td>Salaries</td>
<td>$84,098.37</td>
</tr>
<tr>
<td></td>
<td>11042100-71410</td>
<td>SS &amp; Med Tax</td>
<td>$6,433.57</td>
</tr>
<tr>
<td></td>
<td>11042100-71430</td>
<td>Retirement</td>
<td>$11,696.61</td>
</tr>
<tr>
<td></td>
<td>11090000-79000</td>
<td>Budget Fund Balance</td>
<td>$595.27</td>
</tr>
</tbody>
</table>

Section 3. This ordinance shall take effect the first pay period after its passage, the
public welfare requiring the same.

Attest:                               Approved:

Commissioner of Finance & Revenue    Mayor

Page | 3
Attachments
Regular Called City Council Meeting
September 15, 2020
Approved as to form:

City Attorney

Passed first reading:

Passed second reading:
SOUTH HARTMANN GATEWAY
FORM-BASED CODE OVERLAY

TABLE OF CONTENTS
14.905  SHD–South Hartmann Overlay District

A. General Provisions ........................................ 3
   1. Purpose ........................................ 3
   2. Intent ........................................ 3
   3. Territorial Applicability ............................ 3
   4. Regulating Plan ................................... 3
   5. Standards and Guidelines Defined ............... 4
   6. Permitted Land Use ................................ 4
   7. Transitional Provisions ............................ 5
   8. Other Provisions of Zoning Ordinance .......... 6
   9. South Hartmann Access Management Plan ...... 6
   10. Conflicting Provisions ............................ 6
   12. Deviations from Design Standards ............... 6
   13. Definitions ..................................... 6

B. Administrative Procedures ......................... 7
   1. Pre-application Conference ....................... 7
   2. Site Plan and Development Plan ................. 7

C. Regulations ............................................... 8
   1. General to All Sub-districts ...................... 8
   2. Standards Specific to Walkable Urban Sub-districts (WU-) .......................... 16
   3. Standards Specific to Auto-dependent Suburban Sub-districts (AS-) ............... 36
   4. Standards Specific to Civic and Open Space Sub-districts ......................... 36
   5. Thoroughfare Standards ........................... 36
   6. Civic Open Space Standards ....................... 42
A. GENERAL PROVISIONS

1. Purpose
The purpose of this section is to implement the South Hartmann Gateway Planning Study.

2. Intent
It is the intent of this section to:
   a. Acknowledge that the South Hartmann Gateway Plan establishes a Land Use Map with distinct character areas including Walkable Urban areas and Auto-dependent Suburban Areas, described in 4. Regulating Plan, which form the organizing basis for the application design standards; and
   b. Establish design standards to ensure new development or redevelopment in this overlay district is consistent with the South Hartmann Gateway Planning Study.

3. Territorial Applicability
This section applies to all property designated on the map in Figure A-1.

4. Regulating Plan
   a. Walkable Urban Sub-districts (WU-)
      Walkable Urban areas are development areas with a mixture of uses and housing types that are designed in a manner to encourage pedestrian activity and de-emphasize the automobile. The design of these areas features a compact layout, interconnected street network, and civic space. The following Walkable Urban Sub-districts are established and illustrated in Figure A-2 and are part of the Official Zoning Map:
      - Town Center - Mixed-use/Non-residential (WU-TCMx)
      - Town Center-Residential (WU-TCR)
      - Mixed Housing (WU-MxH)
      - Single-family Attached and Detached (WU-SFAD)
      - Civic (WU-C)

---

FIGURE A-1 TERRITORIAL MAP
b. Auto-dependent Suburban Areas (AS-)

Auto-dependent Suburban Areas are single or mixed-use development areas whereby access and circulation between development is primarily via the automobile. These development areas are characterized by segregated development patterns and street patterns that are less conducive to pedestrian and bicycle mobility. The following Auto-dependent Suburban Sub-districts are established and illustrated in Figure A-2 and are part of the Official Zoning Map:

- Interchange Commercial (AS-IC)
- Suburban Commercial (AS-SC)
- Office/Medical (AS-OM)
- Public/Institutional/Residential (AS-PIR)
- Single-family Detached (AS-SFD)

Standards and guidelines in this section are established for all of these sub-districts in section C. Regulations.

5. Standards and Guidelines Defined

The regulations in this section include design standards and design guidelines as defined below.

a. Design Standards

Design Standards are prescriptive, quantifiable measures and rules that provide specific direction for meeting the intent of this section. Design Standards use terms such as “shall” or “must” to indicate that compliance with the standard is required.

b. Design Guidelines

Design Guidelines are recommended approaches for meeting the intent of this section. Design Guidelines use terms such as “should” or “may” to indicate that the guideline is relevant to the intent and will be considered during the review process.

6. Land Use

a. Permitted Land Use

The land uses permitted within the South Hart-
mann Gateway overlay district shall be according to the underlying zoning district(s) as established by the Lebanon Zoning Ordinance.

b. Rezoning
Prior to development, parcels within the overlay may require rezoning to an appropriate base zone district if the current underlying zoning is not appropriate as established in the South Hartmann Drive Gateway Plan and the Future Land Use Plan in the Lebanon Comprehensive Plan. Refer to Table A-1 for guidance on the appropriate underlying base zoning by sub-district.

c. Rural Residential Zoning
Land zoned as Rural Residential (RR) may be developed according to the requirements of RR in the Lebanon Zoning Ordinance, if desired.

a. New Development
Except as provided elsewhere in this section, upon the effective date of this ordinance or any subsequent amendment, any new building or other new structure must be constructed or developed only in accordance with all applicable provisions of this overlay. No permits for construction or land disturbance shall be issued without review for compliance with this Overlay as well as other applicable Lebanon development regulations.

b. Additions
Except as provided elsewhere in this section, upon the effective date of this ordinance or any subsequent amendment, any addition to an existing building or buildings must be constructed or developed only in accordance with all applicable provisions of this section if any of the following criteria are met:

- The addition fronts a public right-of-way; or
- The gross floor area of the addition exceeds 25% of the gross floor area of the existing building or structure being modified.

c. Modifications
Except as provided elsewhere in this section, upon the effective date of this ordinance or any subsequent amendment, any modification to an existing element of a building or buildings must comply with the provisions of this section if all of the following criteria are met:

- The building element is regulated by this section; and
- The proposed modification fronts a public right-of-way.

Only modifications that meet the above criteria are required to comply with the provisions of this section. Modifications shall not force compliance of the whole building.

d. Repair and Maintenance
Routine repairs and maintenance of an existing building or site are permitted and are not required to comply with the provisions of this section. If elements have deteriorated beyond

---

TABLE A-1 BASE ZONING TABLE

<table>
<thead>
<tr>
<th>Sub-district</th>
<th>Appropriate Base Zone(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WU-TCMx/TCR</td>
<td>DMU</td>
</tr>
<tr>
<td>WU-MxH</td>
<td>RM6</td>
</tr>
<tr>
<td>WU-SFAD</td>
<td>RS6; RD9</td>
</tr>
<tr>
<td>AS-IC</td>
<td>CG</td>
</tr>
<tr>
<td>AS-PIR</td>
<td>RP2; CO</td>
</tr>
<tr>
<td>AS-SC</td>
<td>CS</td>
</tr>
<tr>
<td>AS-OM</td>
<td>CO; CN</td>
</tr>
<tr>
<td>AS-SFD</td>
<td>RS9; RD9</td>
</tr>
<tr>
<td>Civic</td>
<td>RP2; CO</td>
</tr>
<tr>
<td>Open Space</td>
<td>any</td>
</tr>
</tbody>
</table>
the point where they can be retained, they shall be replaced in kind. Elements that are not replaced in kind shall be considered Modifications and are subject to the section on modifications above.

c. Changes of Use

Except as provided elsewhere in this section, upon the effective date of this ordinance or any subsequent amendment, any change of use within an existing building or structure must comply with the provisions of the underlying zoning designation of the property with the exception that new signage must comply with the standards of this section.

f. Previously Issued Permits and Pending Applications

Previously issued permits and pending applications will be processed in accordance with and decided pursuant to the law existing on the date the application was filed.

8. Other Provisions of Zoning Ordinance

The provisions of this overlay district vary the provisions of the underlying base zoning district. Provisions of the Lebanon Zoning Ordinance that are not varied by the provisions set forth in this section shall continue to apply, whether or not such other provisions are specifically referenced in this overlay district. The lack of a cross-reference to other provisions of the Lebanon Zoning Ordinance does not exempt a property, building, structure, or use from such provisions.

9. South Hartmann Access Management Plan

The provisions of this overlay do not replace or supersede the recommendations in the South Hartmann Access Management Plan.


a. Conflict with State or Federal Regulations

If the provisions of this overlay district are inconsistent with those of the state or federal government, the more restrictive provision will control, to the extent permitted by law. The more restrictive provision is the one that imposes more stringent controls.

b. Conflict with other City Regulations

If the provisions of this overlay district are inconsistent with one another, or if they conflict with provisions found in other adopted ordinances or regulations of the city, the more restrictive provision will control unless otherwise expressly stated. The more restrictive provision is the one that imposes more stringent controls.

c. Graphics

The graphics in this section are for illustrative purposes only. Where there is a conflict between a graphic and the text, the text controls.


Review and approval of new single-family or two-family residential development shall be reviewed and approved by the Planning Director, or the Planning Director’s designated staff.

12. Deviations from the Design Standards

a. Appeals of the Planning Director's decision for single-family and two-family residential may be heard by the Board of Zoning Appeals. All other requests for deviation from the standard may be considered by the Design Review Board (the Planning Commission) when such deviations will enhance the appearance and design of development subject to review.

b. A request for deviations shall be submitted by the applicant in writing at the time of the initial filing of the application. The request shall state the deviation(s) requested; the grounds for the request; and the facts upon which the applicant is relying.

c. The Planning Commission may approve the request if it determines the deviation(s) will not be detrimental to the health, safety, and welfare of the public; the grounds for the request are unique to the project; the deviations are necessary to achieve the design intent of the project; and the deviations are not contrary to the design intent of the South Hartmann Gateway Overlay.

d. The Planning Commission may impose reasonable conditions or restrictions in granting deviation requests to protect the health, safety, and welfare of the public and meet the purposes of this ordinance.

13. Definitions

Definitions for unique terms used in this ordinance have been included in Appendix A of the Zoning Ordinance.
B. ADMINISTRATIVE PROCEDURES

1. Pre-Application Conference
A pre-application conference with City staff is encouraged prior to any application for approval under this overlay. The purpose of the pre-application conference is to provide an overview of the materials needed to submit an application and a description of the process; answer questions related to development within the overlay; and determine and clarify issues that may arise. Applicants are encouraged to prepare and bring the following to the pre-application conference:

- Sketch map of the site;
- Description or sketches of the proposed development or use;
- Description of any known environmental, topographical, and structural features on the site;
- A list of issues to be discussed; and
- Any other supporting materials the applicant wishes to share about the development.

2. Site Plan and Building Design Review
Site Plan and Building Design review is required for all proposed development subject to this overlay as defined in section A.7. Transitional Provisions. Upon review by City staff, if all the requirements of this overlay have been met and no deviations from the standards are requested, the Site Plan and Building Design may be approved administratively. Should administrative approval be denied, the applicant may appeal decision to the Planning Commission. The Planning Director, at their discretion and at any time, may submit the Site Plan and Building Design to the Planning Commission for their approval. Approved Site Plan and Building Design is still subject to review by other agencies and departments before permits may be issued. For development subject to review the following documents are required for review.

   a. Individual Single-family and Two-family Residential

- A site plan to include the site boundary, location of all buildings or other structures, parking areas, setbacks dimensioned, and applicable calculations that indicate compliance with the provisions of the overlay district; and
- Elevations of all building facades to include dimensions, materials, and applicable calculations in tabular format to indicate compliance with the provisions of the overlay district.

b. All Other Development

- Final site plan prepared by a Tennessee licensed engineer or surveyor for the development to include the site boundary, topographic information, flood and other natural feature information, location of all buildings or other structures, interior streets, parking areas, open space, utilities, and all other features and facilities to be installed or used in connection with the proposed development. Applicable calculations that indicate compliance with the provisions of the overlay district shall be included on the site plan in tabular format;
- A detailed landscape plan to include the location and species of all plantings and the location and design of all fences;
- Elevations of all building facades to include dimensions, materials, and applicable calculations in tabular format to indicate compliance with the provisions of the overlay district; and
- Additional information necessary to satisfy City of Lebanon requirements for engineering and storm.

Upon approval, a site plan and/or development plan is valid for a period of three (3) years, after which it becomes void unless a building permit has been issued based on the approved site plan and/or building plan.
C. REGULATIONS

1. General to All Sub-districts

Unless specified elsewhere in this section, these regulations apply to all Sub-districts.

a. Land Use

Unless specified elsewhere in this section, permitted uses may be located anywhere within a building pursuant to compliance with applicable building codes.

b. Grading and Drainage

   i. Intent

   In addition to meeting the regulatory requirements for grading and drainage within the City of Lebanon, proposed development should be designed in a manner that is sensitive to and enhances the natural features of the immediate site and its surroundings.

   ii. Although specific regulations are not identified the City recommends significant clearing/removal of existing mature trees be avoided.

   iii. Site grading should be minimized and performed only as necessary to allow the proposed development to provide reasonable bldg pads, parking, access, landscape, drainage, etc. Proposed development should be designed in a manner that works with the topographic form of the site. If large expanses of significant topographic change exist, the type of proposed development in such areas should be appropriate to the land form in order to avoid mass grading that significantly alters the landscape.

   iv. A variety of best management practices are encouraged to address stormwater drainage and runoff management. Best management practices include tools and techniques related to paving, channeling, storage, and filtration. Large detention ponds are discouraged as the sole means of stormwater management unless such ponds can be designed in a naturalistic manner that complement the development, and/or help meet open space requirements (see 6. Civic

2. Utilities

   i. Intent

   Above ground utility systems create visual clutter and have a negative impact on the pedestrian environment. It is important that such systems be located below ground or otherwise visually screened from the street.

   ii. All utilities for new development or redevelopment in both the public and private R.O.W., including, but not limited to, telephone, electricity, cable, fiber, and fuel systems shall be placed underground, with the exception of extreme conditions where underlying rock or other barriers make this requirement unreasonable; or where certain appurtenances and accessories must be installed above ground for servicing. In such instances, above ground utility systems should not be located between the building and the street. The installation of duct banks may be required to protect underground utilities.

   iii. All underground electrical service connections shall be approved by Middle Tennessee Electric (or the electrical provider). If underground electric is not approved by Middle Tennessee Electric (or the electrical provider) alternates maybe considered.

3. Lot

   i. Intent

   To ensure connection between the public and private realm, it is important that lots and, subsequently, buildings should front streets and/or open spaces such as parks and plazas. It is equally important that internal streets and spaces be connected to each other to the extent possible, as well as to existing major streets, to form a complete street and open space network.

   ii. Lots shall front on a public street, private street built to public standard, or a designated public or private open space.
iii. The coverage requirements do not include paved areas such as driveways; surface parking; uncovered porches, stoops, patios, or decks; and swimming pools.

c. Placement

i. Intent

It is important that buildings, rather than parking, be the dominant characteristic in the South Hartmann Gateway. This creates an environment more balanced between automobiles and other modes of transportation, such as pedestrians and bicycles. While building placement varies by sub-district, the intent is for new development to be built closer to the street with the majority, or, in some cases, all of the parking located behind buildings.

ii. Setbacks are measured at a right angle from the adjacent property line.

f. Frontage/Encroachments

i. Intent

Frontage is the area between a building and its fronting street. It is the area that transitions between the public realm of the street and the private realm of the building. The interface of these two realms is important in the creation of an environment that is conducive to pedestrians, bicyclists, as well as vehicles. Public frontages are addressed in section 5. Thoroughfare Standards. Frontages on private property are defined in this section and are permitted as applicable by sub-district in sections 2, and 3.

ii. Private Frontage Types (see Figure C-1)

(1) Arcade

(a) An Arcade is a frontage wherein a building facade is aligned close to the frontage line but the ground story is set back effectively expanding the sidewalk width while maintaining a consistent building alignment at the frontage line.

(2) Shopfront

(a) A Shopfront is a frontage wherein a building facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial amount of glazing on the sidewalk and an awning that may overlap the sidewalk.

(3) Forecourt

(a) A Forecourt is a frontage wherein a building facade is aligned close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs, outdoor dining, or a combination of landscaping and hardscaping for passive recreation. This type is typically allocated in conjunction with other frontage types.

(4) Stoop

(a) A Stoop is a frontage wherein a building facade is set back slightly from the frontage line with the first story elevated above the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground story residential uses.

(5) Porch

(a) A Porch is a planted frontage wherein a building facade is set back from the frontage line with an attached porch. A porch is of sufficient size to be an occupiable space. An optional fence at the frontage line maintains the spacial definition of the street. Porches are not required along secondary frontages.

(6) Yard

(a) A Yard is a planted frontage wherein a building facade is set back substantially from the frontage line. The front yard
mon landscape. This type is typically associated with suburban conditions such as office buildings or front-loaded single-family detached houses.

(7) Limited Parking

(a) Limited Parking is a type of frontage intended for arterial streets, such as South Hartmann Drive and Leeville Pike, wherein a building facade is set back substantially from the frontage line to allow a single double-loaded aisle of parking between the building and the fronting street. This type is associated with commercial and office development in a suburban setting and helps to create a buffer from higher speed thoroughfares. This type favors vehicular traffic; however, parking is screened from the adjacent street and pedestrian connections are required between sidewalks in front of buildings and the public sidewalk network along the street.

(b) Other private frontages may be combined with the Limited Parking frontage in accordance with the applicable sub-district and dependence on the prescribed set back from South Hartmann and Leeville Pike.

iii. Encroachments

(1) Attachments, as defined below, may encroach into setbacks as applicable by sub-district.

(2) Encroachments are not permitted across a Lot line unless indicated by sub-district in sections 2. and 3. Encroachments into a public R.O.W. must be approved by the controlling authority.

iv. Attachments

(1) Attachments are elements, excluding signage, attached to the facades
of buildings that form part of the Frontage Type. The following dimensional standards apply to Attachments as permitted by sub-district. Refer to g. Architecture for additional design standards related to attachments.

(a) Awnings/canopies shall have a minimum clear height above a sidewalk of 9 feet and a minimum depth of 5 feet. A modification to these standards may be approved by the Planning Commission to fit an awning/canopy on an existing building. Awning/canopy encroachments into a public right-of-way shall be approved by the authority with ownership of the right-of-way.

(b) Balconies shall have a minimum clear height above a sidewalk of 9 feet and a minimum clear depth of 4 feet.

(c) Porches shall have a minimum clear depth of 6 feet excluding steps. Porches may not encroach into a public right-of-way.

(d) Stoops shall have a minimum clear depth of 4 feet. Stoops may not encroach into a public right-of-way.


g. Form

i. Intent

The form of a building, including its height, articulation, and amount of transparency contributes to the quality of the environment between the building and the street. It is important to avoid massive, blank facades when trying to create a streetscape that is inviting and comfortable for pedestrians.

ii. Height

(1) The height of buildings shall be measured in stories and feet. Measurement in feet shall be the vertical distance from the average elevation of natural grade along the minimum primary street building setback to the bottom of the eave on a sloped roof or the highest point of the roof surface of a flat roof not including a parapet.

(2) Where a lot slopes down from the primary street a minimum of 10 feet vertically, one additional story is allowed beyond the maximum number of stories as applicable by sub-district.

(3) Non-occupiable roof elements such as spires, cupolas, water towers, and similar structures may exceed the maximum height requirements by 20% if set back from building facades a minimum of 10 feet.

(4) Chimneys, flagpoles, skylights, parapets and similar structures may exceed the maximum height requirements by 6 feet.

(5) Stairways to the roof; rooftop shade structures, elevator penthouses; and rooftop mechanical equipment may exceed the maximum height requirement by 10 feet if set back from building facades a minimum of 10 feet.

(6) Minimum story height requirements shall be measured from the top of the finished floor to the ceiling above.

(7) Minimum raised foundation requirements shall be measured from the top of the adjacent curb or, if no curb exists, the crown of the adjacent street to the top of the finished floor of the ground level.

iii. Articulation

(1) Articulation requirements by sub-district shall be met in one or more of the following methods:

- Facade offset with a minimum depth of two (2) feet that extends to within two (2) feet of the full height of the façade.
- Facade projection or recession
with a minimum depth of four (4) inches and a minimum width of one (1) foot that extends the full height of the first story of the façade.

- Variation in building or parapet height of a minimum two (2) feet for single story buildings and four (4) feet for buildings with two or more stories.

- The use of multiple roof forms to create the effect of different building components.

(2) Flat and Townhouse building types shall follow the distinct building designs requirements in section 14.808.F.4.c. of the Lebanon Zoning Ordinance.

iv. Transparency

Transparency shall be measured by dividing the area of windows and doors by the total facade area of a street-facing story.

h. Parking, Access, and Loading

Off-street parking and loading requirements shall be according to Appendix D of the Lebanon Zoning Ordinance.

i. Architecture

i. General

(1) The standards in this section apply to facades that face a street (public or private) or civic open space (i.e. primary facades) and side facades (i.e. secondary facades) for a minimum depth of 20 feet, unless otherwise stated.

(2) Buildings shall be oriented so that a primary entrance(s) faces the primary street or public open space.

(3) Building entrances (excluding service access or emergency egress) shall be defined by a roof covering or by being recessed.

(4) Buildings shall be generally built parallel to the street frontage. If the street frontage is not straight, facades shall be generally built tan-
(1) Building material standards apply to the entire area of primary facades and secondary facades.

(2) Building facades shall be built of no more than two primary materials, excluding accent materials, and shall only change material along a horizontal line (with the lighter material above the heavier material), outside corners (where material wraps the corner a minimum of 2 feet), or inside corners.

(3) Materials, other than masonry, shall be painted, stained, or have a factory-applied finish.

iii. Openings

(1) Openings, including dormers, should be centered vertically with other openings or shall be centered with the wall between openings.

(2) With the exception of transoms and decorative windows, windows shall be square or vertically proportioned and rectangular in shape. The grouping of individual windows is permitted.

(3) Window muntins, if included, shall be simulated divided lites fixed on the interior and exterior surfaces and shall create panes of square or vertical proportion (as tall as wide or taller than wide).

(4) Transoms may be oriented horizontally with panes that match other opening configurations. Transoms may be awning, hopper or fixed.

(5) Shutters shall be the same height as the window, and 1/2 the width of the window. Small windows may have one shutter that is the full width of the window. Shutters shall be operable or designed and installed as if they were operable including hardware.

iv. Roofs

(1) Principal building roofs, if sloped, shall be a symmetrical.

(2) The ridge of the building roof should generally be oriented either parallel to or perpendicular to the street.

(3) All gable and hipped roofs of a building, excluding ancillary roofs, should generally have the same slope where visible from a street or open space.

(4) Flat roofs shall have parapet walls on facades that face or are visible from a public street, private street, or open space. The primary material used on parapets shall match the material of its associated façade.

(5) Dormers should light attic spaces and must be placed a minimum distance of 3 feet from side building walls.

v. Attachments

(1) Awnings and canopies shall not be internally illuminated.

(2) Balconies shall not be fully enclosed.

(3) Bay windows shall have visible support, either by extending the bay to grade with a foundation or transferring the projection back to the wall with beams, brackets, or brick corbeling.

(4) Chimneys shall extend to grade.

(5) Decks should not be located on facades that face a street or public open space.

(6) Porches should have square or vertically proportioned openings.

(7) Porches may be enclosed with glass or screens; however, enclosures are not permitted on porches that face a street or public open space.

(8) Posts and columns shall generally include a base, shaft, and capital. The base of posts, columns, and pedestals shall generally align with the face of the foundation wall directly below. The outside face of porch
beams shall generally align with the face of the top of the column.

(9) Railings shall have top and bottom rails.

j. Landscaping and Screening
i. Intent
The principal intent of landscaping standards is to improve the overall appearance of the community; to reduce storm water runoff, noise, heat, and chemical pollution through the preservation and installation of canopy trees. The standards that vary from the Lebanon Zoning Ordinance are included in this section.

ii. Landscape Buffers
The Walkable Urban Sub-districts are exempt from landscape buffer requirements in the Lebanon Zoning Ordinance.

iii. Walls
Decorative and functional walls shall be designed in a manner that creates a unified appearance in style, size, and materials throughout the overlay.

iv. Maintenance
Maintenance of all landscape, including streetscape elements defined in C.5. Thoroughfare Standards shall be according to the Lebanon Zoning Ordinance.

v. Specific Landscape Standards
Proposed development shall be in accordance with the standards in 14.805.E. in the Lebanon Zoning Ordinance with the exception of the following:

(1) Planting strip width and character for the Walkable Urban Sub-districts shall be established according to the standards in C.5.g. of this section.

(2) Sidewalk zone for the Walkable Urban Sub-districts shall be established according to the standards in C.5.g. of this section.

(3) Front yard landscaping standards for the Walkable Urban Sub-districts shall be as follows:

(a) WU-TCMx
No front yard landscaping is required.

(b) WU-TCR, WU-MxH, WU-SFAD
A foundation planting along 100% of the facade of each building which abuts a street, excluding necessary breaks for sidewalks, entrances, etc. The foundation planting area shall have a minimum depth of 6 ft. and the planting shall include:

- 2 Medium Evergreen Shrubs as specified in Section 14.805.E.5 for every thirty (30) feet of building facade;

- 8 Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Section 14.805.E.5 for every 30 ft. of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses; and

- 1 Class II Shade Tree or 2 Ornamental Trees as specified in Section 14.805.E.5 for every 50 ft. of building façade.

k. Signage
i. Intent
In general, signage should be designed to compliment proposed development, minimize distraction, and provide the minimum identification necessary for the proposed development. Signage for Auto-dependent Suburban Districts shall follow the requirements of the Lebanon Zoning Code. Signage in the Walkable Urban Sub-districts should be subordinate to the building. The building becomes the signage that characterizes the community. Signage should also be appropriately scaled to the pedestrian instead of the automobile. The intent is to encourage a variety of signage types that clearly identify businesses and other uses, but in a manner that enhances the streetscape and the pe-
destrian experience.

ii. Entry and wayfinding signage for the South Hartmann Gateway area should be designed in a manner that creates a unified appearance throughout the overlay in material and theme.

iii. The following signs and associated standards that vary from the Lebanon Zoning Ordinance shall apply to signage in the Walkable Urban Sub-districts.

iv. Awning Signs

(1) Awning signs shall have a maximum height of 2 ft. and a maximum area of 16 square ft.

(2) Awning signs shall be limited to awnings above ground story windows and doors.

(3) Awning signs shall not be internally illuminated.

v. Canopy Signs

(1) Canopy signs shall have a maximum height of 2 ft. and a maximum area of 16 square ft.

(2) Canopy signs shall not extend beyond the ends of the canopy.

(3) Canopy signs shall be limited to one sign per facade.

(4) Canopy signs may be internally or externally illuminated.

vi. Projecting Signs

(1) Projecting signs shall have a maximum height of 3 ft.; a maximum projecting width of 4 ft.; a maximum depth of 6 in.; and a maximum area of 9 sq. ft. A projecting sign shall have a minimum of 6 inches and a maximum of 12 inches of space between facade and sign.

(2) Projecting signs shall be limited to one sign per tenant space.

(3) Projecting signs shall be located between ground story window and door heads and second story window sills. In single story buildings, projecting signs shall not extend above roof eaves on a sloped roof or above the surface of a flat roof.

(4) Projecting signs shall not be internally illuminated.

vii. Wall Signs

(1) Wall signs shall have a maximum depth of 1 foot and a maximum area of 32 sq. ft.

(2) Wall signs shall not extend above roof eaves on a sloped roof or above the parapet on flat roofs.
street network, and useable open space. Developments greater than 40 acres shall demonstrate via a master plan the system of blocks, streets, open space, and development mix to promote a complete neighborhood. Incremental development is permitted; however, developments with 40 acres and less should be masterplanned together to form complete neighborhoods, and, at a minimum, the development shall demonstrate interconnection with adjacent existing or future development. It is not the intent of the Walkable-Urban Sub-districts to create many adjacent developments with no mixture of building types or use and with no interconnectivity. The South Hartmann Gateway Plan will be a guiding document to reinforce this intent.

b. Land Uses

Permitted land uses shall be in accordance with the permitted land uses of the underlying base zoning district as established in Chapters 5 and 6 of the Lebanon Zoning Ordinance and further defined by the permitted Building Types established herein.

c. Building Types

The following building types are permitted according to the sub-districts.

2. Standards Specific to Walkable Urban Sub-districts (WU-)

The standards in this section apply to the Walkable Urban Sub-districts as designated on the Regulating Plan.

a. Cohesive Development

It is the intent of this overlay that the Walkable Urban Sub-districts work together to form complete neighborhoods, which are pedestrian-friendly and composed of a mixture of uses, a mixture of building types, an interconnected

Examples of Wall Signs

Examples of Window Signs

(3) Wall signs shall not cover windows or doors.

(4) Wall signs may be internally or externally illuminated.

viii. Window Signs

(1) Window signs shall be limited to ground story windows and doors.

(2) Window signs shall not cover more than 20% of ground story windows and doors.
**MIXED-USE/COMMERCIAL**

A building with a limited or no front yard that has commercial uses on the ground floor and residential or office uses on upper floors. Parking is located behind or below the building in a surface lot or structure.

**LIVE/WORK TOWNHOUSE**

A dwelling attached on one or two sides with flexible space for a non-residential use on the ground floor. Live/Work Townhouses have a very shallow front yard and a parking area or garage at the rear of the lot.

Massing, Main Body: 20 ft. w. min./35 ft. w. max.

**FLATS**

A detached multi-family dwelling (or multiple buildings) on a single lot with a shallow front yard, narrow side yards, and parking behind or below the building in a surface lot or structure.

**TOWNHOUSE**

A dwelling facing a street or courtyard and attached on one or two sides. Units typically have a shallow front yard and private courtyard between the rear of the unit and the parking area or garage at the rear of the lot.

Massing, Main Body: 18 ft. w. min./35 ft. w. max.
MANSION FLATS

A detached multi-family dwelling, of up to 8 units, on a single lot with a parking area or garage at the back of the lot. Mansion Flats are designed to resemble a large, single-family structure.

Massing, Main Body: 45 ft. w./50 ft. d. max.
Massing, Front/Side Wings: 30 ft. w./40 ft. d. max.

COTTAGE OR TOWNHOUSE COURT

Detached or attached single-family dwellings on a single lot or multiple lots arranged around a landscaped courtyard with a parking area or garages at the rear of the lot or on an adjacent lot.

Massing, Main Body: 40 ft. w./50 ft. d. max.
Massing, Front/Side Wings: 30 ft. w./15 ft. d. max.
Courtyard width: 20 ft. min.

TWO-FAMILY HOUSE

A detached two-family dwelling on a single lot with a parking area or garage at the rear of the lot. Ideally, duplexes are designed to resemble a single-family structure.

Massing, Main Body: 50 ft. w. max.
Massing, Front/Side Wings: 30 ft. w. max.

HOUSE

A detached single-family dwelling on a medium-size lot with access from its fronting street and parking recessed behind the front facade.
ACCESSORY DWELLING UNIT

A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot.

Massing: 30 ft. max. w. and d.
ADU size: 700 sf max.

CIVIC

A building type built for community use or benefit by government, institutional, cultural, educational, public welfare, or religious organizations. Institutional buildings such as Assisted Living facilities may be privately owned.
d. Town Center Mixed-use/Non-Residential (WU-TCMx) Standards

The diagrams, photographs, and text in this section define the intent and standards for the Town Center Sub-district as identified on the Regulating Plan. Additionally, the standards on this spread specifically relate to mixed-use/commercial building types.

i. For developments of 10 or more acres, a minimum of 10% land area of a proposed development shall be WU-TCMx areas.

ii. The Building Types that are permitted are as follows. The prescribed mix applies to developments of 10 or more acres:

<table>
<thead>
<tr>
<th>Type</th>
<th>% of Total Building Area/Units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-use/Commercial</td>
<td>10% min./100% max.</td>
</tr>
<tr>
<td>Live/Work Townhouse</td>
<td>No min./90% max.</td>
</tr>
<tr>
<td>Civic</td>
<td>No minimum requirement</td>
</tr>
</tbody>
</table>
### ii. LOT

<table>
<thead>
<tr>
<th>Lot Size by Type</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-use/Commercial</td>
<td>70 ft. min.</td>
<td>125 ft. min.</td>
</tr>
<tr>
<td>Live/Work Townhouse</td>
<td>20 ft. min.</td>
<td>85 ft. min.</td>
</tr>
</tbody>
</table>

**Lot Coverage:**
- Impervious Surface: 90% max.

### iii. PLACEMENT

#### Build-to Zone and other Setbacks (from Lot Line):

**Principal Building:**
- S. Hartman/Leeville Build-to: 30 ft. min./80 ft. max. **A**
- Primary Street/Front Build-to: 0 ft. min./5 ft. max. **A**
- Secondary Street Build-to: 0 ft. min./5 ft. max. **B**
- Frontage Buildout: 80% min. **B**
- Side Setback:
  - Lot: 0 ft. min./end units 5 ft. min. **A**
  - Alley: 5 ft. min. **C**
  - Rear Setback: 5 ft. min. **D**

**Accessory Building(s):**
- Primary Street/Front Setback: 60 ft. min. **E**
- Secondary Street Setback: 5 ft. min. **A**
- Side Setback: 5 ft. min. **B**
- Rear Setback: 5 ft. min. **C**

#### Miscellaneous Placement Standards:

a. Private Frontage Types may vary from the setbacks above (see iv. Frontage Types/Encroachments).

b. A 10 ft. min. pedestrian passage is required at 140 ft. intervals to connect rear parking areas with sidewalk. **F**
iv. FRONTAGE/ENCROACHMENTS

Private Frontage Types Allowed:
- Arcade: 10 ft. min. clear depth
- Forecourt: 15 ft. max. depth for 30% of Frontage
- Shopfront: required at ground level
- Limited Parking: S. Hartmann Dr./Leeville Pk. only

Frontage Type Encroachments:
- Primary Street: 14 ft. max.
- Secondary Street: 14 ft. max.

Other Encroachments: A B C
- Driveways/Walkways/Steps: no max.
- Overhangs/Chimneys: 2 ft. max. (end units)
- Landscaping: no max.
- Fences/Walls: no max.
- Utilities/Equipment: no max.

Miscellaneous:
- Encroachments are not permitted across a Lot or R.O.W. line except as indicated.

v. PARKING

Parking Setbacks:
- S. Hartmann Dr./Leeville Pk.: 15 ft. min. A
- Primary Street: 50 ft. min. A
- Secondary Street: 5 ft. min. B
- Side:
  - Lot: 0 ft. min. C
  - Lane: 0 ft. min. D
  - Rear: 0 ft. min. E

Miscellaneous:
- a. Below grade parking may encroach to the lot line. Parking that is partially below grade may encroach to within 20 ft. of the lot line.
- b. Parking located in an attached garage may encroach within 20 ft. of the lot line.
- c. Access shall be from a rear alley or secondary street and cross access between parking areas is required. Access from S. Hartmann Drive should comply with the S. Hartmann Access Management Plan.
intended to minimize the mass of the building.

Transparency:

Building facades that face a street or open space shall have a minimum transparency for each story as described below and consisting of shopfronts, doors, windows, or a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.

a. First story commercial uses shall have a minimum transparency of 60% on facades facing primary streets and 20% on facades facing secondary streets.

b. First story residential uses shall have a minimum transparency of 20%.

c. Upper stories shall have a minimum transparency of 15%.

Miscellaneous:

a. Development within the Airport Impact Zone may be limited further by the Airport Overlay District (AP).

b. Buildings shall step down one story in height when located less than 60 ft. from WU-SFAD areas.

vii. MISCELLANEOUS

a. Materials

i. Primary Facade

A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic). A maximum of 25% of the facade area may be wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only).

ii. Secondary Facade

A minimum of 50% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic). A maximum of 50% of the facade area may be wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only).
e. Town Center Residential (WU-TCR) Standards

The diagrams, photographs, and text in this section define the intent and standards for the Town Center Sub-district as identified on the Regulating Plan. Additionally, the standards on this spread specifically relate to residential building types.

i. For developments of 10 or more acres, a maximum of 90% land area of a proposed development shall be WU-TCR areas.

ii. The Building Types that are permitted are as follows. The prescribed mix applies to developments of 10 or more acres:

<table>
<thead>
<tr>
<th>Type</th>
<th>% of Total Building Area/Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flats</td>
<td>10% min./50% max.</td>
</tr>
<tr>
<td>Townhouses/Townhouse Court</td>
<td>10% min./60% max.</td>
</tr>
<tr>
<td>Civic</td>
<td>No minimum requirement</td>
</tr>
</tbody>
</table>
ii. LOT

Lot Size by Type: | Width A | Depth B |
--- | --- | --- |
Flats: | 70 ft. min. | 125 ft. min. |
Townhouse: | 18 ft. min. | 60 ft. min. |
Townhouse Court: | 100 ft. min. | 100 ft. min. |

Lot Coverage:

Impervious Surface: 90% max.

Miscellaneous:

For Townhouse Court Types the minimum lot size above is for developments that utilize horizontal property regime. Individual lots with a single dwelling unit may have a 20 ft. min. lot width and 60 ft. min. lot depth.

iii. PLACEMENT

Build-to Zone and other Setbacks (from Lot Line):

Principal Building:
S. Hartmann/Leveille Build-to: 30 ft. min./60 ft. max.  
Primary Street/Front Build-to: 10 ft. min./15 ft. max.  
Secondary Street Build-to: 5 ft. min./10 ft. max.  
Frontage Buildout: 80% min.  
Side Setback:  
Lot: 0 ft. min./end units 5 ft. min.  
Alley: 5 ft. min.  
Rear Setback: 5 ft. min.  
Accessory Building(s):
Primary Street/Front Setback: 50 ft. min.  
Secondary Street Setback: 5 ft. min.  
Side Setback: 5 ft. min.  
Rear Setback: 5 ft. min.

Miscellaneous:

a. 10 ft. min. required between multiple buildings on a single lot.  
b. Private Frontage Types may vary from the setbacks above (see iv. Frontage Types/Encroachments).  
c. A 10 ft. min. pedestrian passage is required at 140 ft. intervals to connect rear parking areas with sidewalk.
### iii. FRONTAGE/ENCROACHMENTS

**Private Frontage Types Allowed:**
- Forecourt: 15 ft. max. depth
- Stoop: See Architectural Standards
- Porch: See Architectural Standards
- Limited Parking: S. Hartmann Dr./Leeville Pk. only

**Frontage Type Encroachments:**
- Primary Street: 10 ft. max.
- Secondary Street: 5 ft. max.

**Other Encroachments:**
- Driveways/Walkways/Steps: no max.
- Overhangs/Chimneys: 2 ft. max. (end units)
- Balconies: 6 ft. max.
- Bays: 2 ft. max.
- Landscaping: no max.
- Fences/Walls: no max.
- Utilities/Equipment: no max.

### iv. PARKING

**Parking Setbacks:**
- S. Hartmann Dr./Leeville Pk.: 15 ft. min.
- Primary Street: 50 ft. min.
- Secondary Street: 5 ft. min.
- Side:
  - Lot: 0 ft. min.
  - Lane: 0 ft. min.
  - Rear: 0 ft. min.

**Miscellaneous:**
- a. Below grade parking may encroach to the lot line. Parking that is partially below grade may encroach to within 15 ft. of the lot line.
- b. Parking located in an attached garage may encroach within 15 ft. of the lot line.
- c. Access shall be from a rear alley or secondary street and cross access between parking areas is required where feasible. Access from S. Hartmann Drive should comply with the S. Hartmann Access Management Plan.

---

Miscellaneous:
- a. Encroachments are not permitted across a Lot or R.O.W. line except as indicated.
intended to minimize the mass of the building.

**Transparency:**

Building facades that face a street or open space shall have a minimum transparency for each story as described below and consisting of doors, windows, or a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.

a. First story residential uses shall have a minimum transparency of 20%.

b. Upper stories shall have a minimum transparency of 15%.

**Miscellaneous:**

a. Development within the Airport Impact Zone may be limited further by the Airport Overlay District (AP).

b. Buildings shall step down one story in height when located less than 60 ft. from WU-SFAD areas.

### vi. MISCELLANEOUS

a. **Materials**

   i. **Primary Facade**

      A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic). A maximum of 25% of the facade area may be wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only).

   ii. **Secondary Facade**

      A minimum of 50% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic). A maximum of 50% of the facade area may be wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only).

### v. FORM

**Height:**

**Principal Building:**

Airport Impact Zone:

- Stories: 3.5 max.
- To eave/parapet: 35 ft. max.
- Overall: 55 ft. max.

**All Other Areas:**

- Stories: 4.5 max.
- To eave/parapet: 45 ft. max.
- Overall: 65 ft. max.

**Accessory Building:**

- Accessory Dwelling: NA
- Other: 2 stories
- Raised foundation: 1.5 ft. min.
- Ground floor ceiling: 9 ft. min.
- Upper floor ceiling(s): 8 ft. min.

**Articulation:**

Building facades that face a street or open space shall not exceed 40 ft. in length without a building Articulation...
f. Mixed Housing (WU-MxH) Standards

The diagrams, photographs, and text in this section define the intent and standards for the Mixed Housing Sub-district as identified on the Regulating Plan. Additionally, the standards on this spread specifically relate to residential building types.

i. The Building Types that are permitted are as follows. The prescribed mix applies to developments of 10 or more acres:

<table>
<thead>
<tr>
<th>Type</th>
<th>% of Total Building Area/Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flats</td>
<td>5% min./30% max.</td>
</tr>
<tr>
<td>Mansion Flats</td>
<td>No min./30% max.</td>
</tr>
<tr>
<td>Townhouses/Townhouse Court</td>
<td>5% min./80% max.</td>
</tr>
<tr>
<td>Two-family House</td>
<td>5% min./30% max.</td>
</tr>
<tr>
<td>Cottage Court</td>
<td>No min./20% max.</td>
</tr>
<tr>
<td>ADU</td>
<td>No minimum requirement</td>
</tr>
<tr>
<td>Civic</td>
<td>No minimum requirement</td>
</tr>
</tbody>
</table>
i. LOT

Lot Size by Type:

<table>
<thead>
<tr>
<th>Type</th>
<th>Width A</th>
<th>Depth B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flats/Mansion Flats</td>
<td>70 ft. min.</td>
<td>100 ft. min.</td>
</tr>
<tr>
<td>Townhouse</td>
<td>18 ft. min.</td>
<td>60 ft. min.</td>
</tr>
<tr>
<td>Townhouse Court</td>
<td>100 ft. min.</td>
<td>100 ft. min.</td>
</tr>
<tr>
<td>Two-family House</td>
<td>50 ft. min.</td>
<td>100 ft. min.</td>
</tr>
<tr>
<td>Cottage Court</td>
<td>100 ft. min.</td>
<td>100 ft. min.</td>
</tr>
<tr>
<td>ADU</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

Lot Coverage:

Impervious Surface: 80% max.

Miscellaneous:

For Cottage/Townhouse Court Types the minimum lot size above is for developments that utilize horizontal property regime. Individual lots with a single dwelling unit may have a 30 ft. min. lot width and 60 ft. min. lot depth, for Cottage Courts and a 20 ft. min. lot width for and 60 ft. min. lot depth for Townhouse Courts.

ii. PLACEMENT

Build-to Zone and other Setbacks (from Lot Line):

Principal Building:

S. Hartmann/Leville Build-to: 30 ft. min./40 ft. max. A
Primary Street/Primary Setback: 10 ft. min./20 ft. max. A
Secondary Street Build-to: 5 ft. min./10 ft. max. A
Frontage Buildout: 80% min. B

Side Setback:

<table>
<thead>
<tr>
<th>Lot</th>
<th>0 ft. min./end units 5 ft. min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alley</td>
<td>5 ft. min.</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>5 ft. min.</td>
</tr>
</tbody>
</table>

Accessory Building(s):

Primary Street/Primary Setback: 50 ft. min. E
Secondary Street Setback: 5 ft. min. A
Side Setback: 5 ft. min. A
Rear Setback: 5 ft. min. C

Miscellaneous:

a. 10 ft. min. required between multiple buildings on a single lot.
b. For Townhouse/Cottage Court Types, front facades shall be 5 ft. min. and 15 ft. max. from edge of the courtyard (including sidewalk).
c. Private Frontage Types may vary from the setbacks above (see iii. Frontage Types/Encroachments).
iii. FRONTAGE/ENCROACHMENTS

Private Frontage Types Allowed:
- Forecourt: 20 ft. max. depth
- Stoop: See Architectural Standards
- Porch: See Architectural Standards

Frontage Type Encroachments:
- Primary Street: 8 ft. max. A
- Secondary Street: 2 ft. max. B

Other Encroachments: A B C D E
- Driveways/Walkways/Steps: no max.
- Overhangs/Chimneys: 2 ft. max.
- Balconies: 6 ft. max.
- Bays: 2 ft. max.
- Landscaping: no max.
- Fences/Walls: no max.
- Utilities/Equipment: no max.

Miscellaneous:
- Encroachments are not permitted across a Lot or R.O.W. line except as indicated.

iv. PARKING

Parking Setbacks:
- S. Hartmann Dr./Leeville Pk.: 70 ft. min. A
- Primary Street: 50 ft. min. A
- Secondary Street: 5 ft. min. B
- Side:
  - Lot: 0 ft. min. C
  - Lane: 5 ft. min. C
  - Rear: 5 ft. or 15 ft. + D E

Miscellaneous:
- Below grade parking may encroach to the lot line.
- Parking that is partially below grade may encroach to within 20 ft. of the lot line.
- Parking located in an attached garage may encroach within 15 ft. of the lot line.
- Access shall be from a rear alley or secondary street and cross access between parking areas is required where feasible. Access from S. Hartmann Drive should comply with the S. Hartmann Access Management Plan.
v. FORM

Height:

Principal Building - Flats, Townhouses:
- Stories: 3.5 max.
- To eave/parapet: 35 ft. A
- Overall: 55 ft. max. B

Principal Building - Other types:
- Stories: 2.5 max.
- To eave/parapet: 25 ft. A
- Overall: 40 ft. max. B

Accessory Building:
- Accessory Dwelling: 2 stories max. C
- Other: 1 story
- Raised Foundation: 1.5 ft. min. D
- Ground floor ceiling: 9 ft. min.
- Upper floor ceiling(s): 8 ft. min.

Articulation:

Building facades that face a street or open space shall not exceed 40 ft. in length without a building articulation intended to minimize the mass of the building.

Transparency:

Building facades that face a street or open space shall have a minimum transparency for each story as described below and consisting of doors, windows, or a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.

a. First stories shall have a minimum transparency of 20%.
b. Upper stories shall have a minimum transparency of 15%.

vi. MISCELLANEOUS

a. Materials

i. Primary Facade

A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 25% of the facade area may be concrete block (split-faced/fluted), manufactured stone veneer siding, or architectural metal panels.

ii. Secondary Facade

A minimum of 50% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 50% of the facade area may be concrete block (split-faced/fluted), manufactured stone veneer siding, or architectural metal panels.
g. Single-family Attached and Detached (WUSFAD) Standards

The diagrams, photographs, and text in this section define the intent and standards for the Town Center Sub-district as identified on the Regulating Plan. Additionally, the standards on this spread specifically relate to residential building types.

i. The Building Types that are permitted are as follows. The prescribed mix applies to developments of 10 or more acres:

<table>
<thead>
<tr>
<th>Type</th>
<th>% of Total Building Area/Units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouses/Townhouse Court</td>
<td>No min./20% max.</td>
</tr>
<tr>
<td>Two-family House</td>
<td>5% min./30% max.</td>
</tr>
<tr>
<td>Cottage Court</td>
<td>No min./30% max.</td>
</tr>
<tr>
<td>House</td>
<td>20% min./70% max.</td>
</tr>
<tr>
<td>ADU</td>
<td>No minimum requirement</td>
</tr>
<tr>
<td>Civic</td>
<td>No minimum requirement</td>
</tr>
</tbody>
</table>
### i. LOT

<table>
<thead>
<tr>
<th>Lot Size by Type</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse</td>
<td>18 ft.</td>
<td>60 ft.</td>
</tr>
<tr>
<td>Townhouse Court</td>
<td>100 ft.</td>
<td>100 ft.</td>
</tr>
<tr>
<td>Two-family House</td>
<td>50 ft.</td>
<td>100 ft.</td>
</tr>
<tr>
<td>Cottage Court</td>
<td>100 ft.</td>
<td>100 ft.</td>
</tr>
<tr>
<td>House</td>
<td>40 ft.</td>
<td>100 ft.</td>
</tr>
<tr>
<td>ADU</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

**Lot Coverage:**

- Impervious Surface: 70% max.

**Miscellaneous:**

For Cottage/Townhouse Court Types the minimum lot size above is for developments that utilize horizontal property regime. Individual lots with a single dwelling unit may have a 30 ft. min. lot width and 60 ft. min. lot depth. For Cottage Courts and a 20 ft. min. lot width for and 60 ft. min. lot depth for Townhouse Courts.

### ii. PLACEMENT

**Build-to Zone and other Setbacks (from Lot Line):**

**Principal Building:**
- Primary Street/Front Build-to: 15 ft. min./30 ft. max.
- Secondary Street Build-to: 10 ft. min./20 ft. max.
- Frontage Buildout: 50% min.

**Side Setback:**
- Lot: 5 ft. min.
- Alley: 5 ft. min.
- Rear Setback: 5 ft. min.

**Accessory Building(s):**
- Primary Street/Front Setback: 50 ft. min.
- Secondary Street Setback: 5 ft. min.

**Side Setback:**
- 5 ft. min.
- Rear Setback: 5 ft. min.

**Miscellaneous:**

a. For Townhouse/Cottage Court Types, front facades shall be 5 ft. min. and 15 ft. max. from edge of courtyard (including sidewalk) and 10 ft. min. between buildings.

b. Private Frontage Types may vary from the setbacks above (see iii. Frontage Types/Encroachments).
iii. FRONTAGE/ENCROACHMENTS

Private Frontage Types Allowed:
- Stoop: See Architectural Standards
- Porch: See Architectural Standards

Frontage Type Encroachments:
- Primary Street: 8 ft. max. A
- Secondary Street: 3 ft. max. B

Other Encroachments: A B C D E

- Driveways/Walkways/Steps: no max.
- Overhangs/Chimneys: 2 ft. max.
- Bays: 3 ft. max.
- Landscaping: no max.
- Fences/Walls: no max.
- Utilities/Equipment: no max.

Miscellaneous:

a. Encroachments are not permitted across a Lot or R.O.W. line except as indicated.

iv. PARKING

Parking Setbacks:
- Primary Street: 50 ft. min. A
- Secondary Street: 10 ft. min. B
- Side:
  - Lot: 5 ft. min. C
  - Lane: 5 ft. min. D
  - Rear: 5 ft. or 15 ft. + E

Miscellaneous:

a. Access shall be from a rear alley or secondary street where feasible. Any attached garages that are accessed from and face a street shall be recessed behind the front facade of the principal building 10 ft. min.
a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.

a. First stories shall have a minimum transparency of 20%.
b. Upper stories shall have a minimum transparency of 15%.

vi. MISCELLANEOUS

a. Materials

i. Primary Facade

A minimum of 85% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 15% of the facade area may be concrete block (split-faced/fluted), manufactured stone veneer siding, or architectural metal panels.

ii. Secondary Facade

A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 25% of the facade area may be concrete block (split-faced/fluted), manufactured stone veneer siding, or architectural metal panels.
3. **Standards Specific to Auto-dependent Suburban Sub-districts (AS-)**

The standards in this section apply to the Auto-dependent Suburban Sub-districts as designated on the Regulating Plan.

a. **Land Use**

Permitted land uses shall be in accordance with the permitted land uses of the underlying base zoning district as established in Chapters 5 and 6 of the Lebanon Zoning Ordinance.

b. **Bulk Standards**

The bulk standards that vary from the underlying base zoning within the AS-subdistricts are established in Table C-1 below.

4. **Standards Specific to Civic and Open Space Sub-districts**

a. **Intent**

The majority of areas designated as Open Space in the South Hartmann Gateway Plan are located in flood hazard areas. While it is the intent for these areas to be preserved from development, any current development rights should remain in place until such areas can be dedicated for preservation.

b. **Land Use**

Permitted land uses shall be in accordance with the permitted land uses of the underlying base zoning district as established in Chapters 5 and 6 of the Lebanon Zoning Ordinance.

c. **Bulk Standards**

The bulk standards for development shall be in accordance with that of the underlying base zoning district as established in Chapters 5 and 6 of the Lebanon Zoning Ordinance.

5. **Thoroughfares**

a. **Intent**

Improvements to South Hartmann Drive should be guided by the South Hartmann Gateway Master Plan (see section on p. 38) and the South Hartmann Access Management Plan. The design of thoroughfares in the Auto-dependent Suburban Sub-districts should be governed by the current design standards for roadways in Lebanon. The design of thoroughfares within the Walkable Urban Sub-districts should be guided by this section to create a functional transportation system that complements the vision for future development.

b. **Connectivity**

Each development shall be internally connected by a clear pattern of blocks and streets. Each development shall connect to surrounding development or be designed to connect to surrounding development in the future.

### Table C-1: Bulk Standards for AS-Sub-districts

<table>
<thead>
<tr>
<th>Sub-district</th>
<th>Min. Lot Area</th>
<th>Min. Lot Width</th>
<th>Setbacks</th>
<th>Height</th>
<th>Max. Floor Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>AS-IC</td>
<td>per Base Zoning</td>
<td>20 ft. min.</td>
<td></td>
<td>5 stories/ 75 ft.</td>
<td>0.50</td>
</tr>
<tr>
<td>AS-PIR</td>
<td></td>
<td></td>
<td>per Base Zoning</td>
<td>3 stories/ 45 ft.</td>
<td>0.40</td>
</tr>
<tr>
<td>AS-SC</td>
<td>5,000 sf</td>
<td>50 ft.</td>
<td>20 ft. min./ 80 ft. max.</td>
<td>0.50</td>
<td></td>
</tr>
<tr>
<td>AS-OM</td>
<td>per Base Zoning</td>
<td></td>
<td></td>
<td>5 stories/ 75 ft.</td>
<td>0.50</td>
</tr>
<tr>
<td>AS-SFD</td>
<td></td>
<td></td>
<td></td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>
c. Block Length
No block face shall be more than 600 feet in length without a dedicated service lane or pedestrian passage providing through access, except where environmental conditions warrant longer blocks.

d. Dead-end Streets
Dead-end and cul-de-sac streets should be avoided, except where topographic features or configuration of property boundaries prevent street connections.

e. Bicycle Network
Bicycle routes, lanes, and paths within developments shall be connected to the regional greenway system where possible.

f. Greenways
Greenways within a development shall be designed in a manner consistent with the City of Lebanon’s standards for greenways.

g. Streetscape Furnishings
All developments shall provide a bike rack, trash receptacle, bench, or other approved element of street furniture for every one-hundred (100) feet of frontage along Street types ‘A’ and ‘B’ in the WU Sub-districts and along all street frontages in the AS-SC and AS-OM Sub-districts. The City of Lebanon shall adopt a standard palette of streetscape furnishings to promote a unified appearance throughout the overlay.

h. Street Lighting and Mast Arms
The City of Lebanon shall adopt a standard palette of street lighting and traffic signal mast arms to promote a unified appearance throughout the overlay.

i. Street Trees
Street trees are required on both sides of all streets other than alley. Street trees shall be a maximum of 40 ft. on center and 3 ft. from the face of curb. If utilities within a planting strip prevent the planting of street trees, trees shall be planted 3 ft. from the back of the sidewalk. Maintenance

j. Street Standards
Street design should vary based on the intended development context. This overlay establishes six basic street types:

Street ‘A’
A street intended to serve intense commercial and mixed-use development with significant on-street parking opportunities in the form of diagonal parking. This street includes wide pedestrian ways and consistent streetscape.

Street ‘B’
A street intended to serve moderate commercial and mixed-use development with on-street parking opportunities in the form of parallel parking. This street includes a narrower pedestrian way than Street ‘A’ but still significant with a consistent streetscape.

Street ‘C’
A street intended to serve intense residential development with two options for the edge of the travelway. One option provides space for buffered bicycle lanes on important bike routes and the other option provides dedicated on-street parallel parking. The pedestrian way is narrower and protected from the travelway by a continuous planting strip.

Street ‘D’
A street intended to serve low intensity residential development. On-street parking is not formalized in this street type. The street functions more as a yield street where cars may be forced to slow as they pass one another.

Alley ‘A’
A rear service road intended to serve commercial and mixed-use development. It features a wider travelway for larger vehicles and two-way movement.

Alley ‘B’
A rear service road intended to serve moderate and low intensity residential development. The proposed section anticipates full pavement width; however, a ribbon alley with a center grass strip may be considered for alleys with low traffic volumes serving single-family detached residential.

The diagrams on the following pages establish the standards for various street types permitted by Walkable Urban Sub-district as indicated. Applicants may present alternative cross sections (for example: boulevards with planted center medians), which may be approved as long as the intent of creating a walkable environment is achieved.
### South Hartmann Drive Conceptual Section

#### Section Option A Component:

<table>
<thead>
<tr>
<th>Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way</td>
<td>160 ft. +/-</td>
</tr>
<tr>
<td>Travel Lane(s)</td>
<td>12 ft.</td>
</tr>
<tr>
<td>Median</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Drainage Swale</td>
<td>26.5 ft. - 32.5 ft.</td>
</tr>
<tr>
<td>Shared-use Path</td>
<td>12 ft.</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>6 ft.</td>
</tr>
<tr>
<td>Landscape Buffer</td>
<td>8 ft.</td>
</tr>
</tbody>
</table>

#### Section Option B Component:

<table>
<thead>
<tr>
<th>Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way</td>
<td>160 ft. +/-</td>
</tr>
<tr>
<td>Travel Lane(s)</td>
<td>12 ft.</td>
</tr>
<tr>
<td>Median</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Drainage Swale</td>
<td>32.5 ft. - 38.5 ft.</td>
</tr>
<tr>
<td>Shared-use Path</td>
<td>12 ft.</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>6 ft.</td>
</tr>
<tr>
<td>Landscape Buffer</td>
<td>8 ft.</td>
</tr>
</tbody>
</table>
Street 'A' (ST-90-58)

Permitted in Sub-district(s):
WU-TCMx

<table>
<thead>
<tr>
<th>Section Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way:</td>
<td>90 ft.</td>
</tr>
<tr>
<td>Travel Lane(s):</td>
<td>11 ft.</td>
</tr>
<tr>
<td>45 deg. Diagonal Parking w/bulb-outs:</td>
<td>18 ft.*</td>
</tr>
<tr>
<td>Sidewalk w/ Planters:</td>
<td>16 ft.</td>
</tr>
<tr>
<td>Drainage:</td>
<td>Curb and gutter</td>
</tr>
</tbody>
</table>

*Coordinate angled parking with City standards in the Lebanon Zoning Ordinance.

Planters/Planting Strip

Planting strips shall be composed of trees in grates, wells, or planters. Planting strips shall not contain turf grass. While the street trees are the only plant materials required in the planting strip, low-growing shrubs and groundcovers are also encouraged within wells and planters.

Street 'B' (ST-62-38)

Permitted in Sub-district(s):
WU-TCMx

<table>
<thead>
<tr>
<th>Section Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way:</td>
<td>60 ft.</td>
</tr>
<tr>
<td>Travel Lane(s):</td>
<td>11 ft.</td>
</tr>
<tr>
<td>Parallel Parking w/bulb-outs:</td>
<td>8 ft.</td>
</tr>
<tr>
<td>Sidewalk w/ Planters:</td>
<td>12 ft.</td>
</tr>
<tr>
<td>Drainage:</td>
<td>Curb and gutter</td>
</tr>
</tbody>
</table>

Planters/Planting Strip

Planting strips shall be composed of trees in grates, wells, or planters. Planting strips shall not contain turf grass. While the street trees are the only plant materials required in the planting strip, low-growing shrubs and groundcovers are also encouraged within wells and planters.
Street 'C' (ST-60-36)

Permitted in Sub-district(s):

- WU-TCMx
- WU-TCR
- WU-MxH
- WU-SFAD

<table>
<thead>
<tr>
<th>Section Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way:</td>
<td>60 ft.</td>
</tr>
<tr>
<td>Travel Lane(s):</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Parallel Parking (option A):</td>
<td>8 ft.</td>
</tr>
<tr>
<td>Bicycle Lane and Buffer (option B):</td>
<td>8 ft.</td>
</tr>
<tr>
<td>Continuous Planting Strip:</td>
<td>6 ft.</td>
</tr>
<tr>
<td>Sidewalk:</td>
<td>6 ft.</td>
</tr>
<tr>
<td>Drainage:</td>
<td>Curb and gutter</td>
</tr>
</tbody>
</table>

Planters/Planting Strip

Planting strips shall be continuous and composed of turf grass, low shrubs, perennials, or groundcover plantings

Street 'D' (ST-50-26)

Permitted in Sub-district(s):

- WU-SFAD

<table>
<thead>
<tr>
<th>Section Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way:</td>
<td>50 ft.</td>
</tr>
<tr>
<td>Travel Lane(s):</td>
<td>13 ft.</td>
</tr>
<tr>
<td>Parallel Parking:</td>
<td>informal or</td>
</tr>
<tr>
<td>Continuous Planting Strip:</td>
<td>7 ft.</td>
</tr>
<tr>
<td>Sidewalk:</td>
<td>5 ft.</td>
</tr>
<tr>
<td>Drainage:</td>
<td>Curb and gutter</td>
</tr>
</tbody>
</table>

Planters/Planting Strip

Planting strips shall be continuous and composed of turf grass, low shrubs, perennials, or groundcover plantings
### Alley 'A' (AL-22-22)

**Permitted in Sub-district(s):**
- WU-TCMx
- WU-TCR

<table>
<thead>
<tr>
<th>Section Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way:</td>
<td>22 ft. A</td>
</tr>
<tr>
<td>Travel Lane(s):</td>
<td>11 ft. B</td>
</tr>
<tr>
<td>Drainage:</td>
<td>Center</td>
</tr>
</tbody>
</table>

### Alley 'B' (AL-20-16)

**Permitted in Sub-district(s):**
- WU-TCR
- WU-MxH
- WU-SFAD

<table>
<thead>
<tr>
<th>Section Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way:</td>
<td>20 ft. A</td>
</tr>
<tr>
<td>Travel Lane(s):</td>
<td>8 ft. B</td>
</tr>
<tr>
<td>Shoulder:</td>
<td>2 ft. C</td>
</tr>
<tr>
<td>Drainage:</td>
<td>Center</td>
</tr>
</tbody>
</table>
6. Civic Open Spaces

a. Intent
The intent of this section is to ensure that adequate landscaped areas and usable open space are provided where applicable within the overlay. Usable Open Space is essentially land on a developed site that is set aside, dedicated, designated, or reserved for active or passive recreation, for the use and enjoyment of owners or occupants. The purpose of usable open space is to provide outdoor areas for passive and active uses to meet the needs of the anticipated residents, tenants, employees, customers and visitors of a property, and to enhance the environment of a development or building.

b. Required Civic Open Space
For developments of 15 acres and greater, a minimum of 5% of the gross land area shall be set aside for usable open space.
Usable Open Space areas shall meet the following design standards:

c. Location
Where location is not dictated by site geography, open space shall be allocated in a location that is readily accessible and usable by residents and uses of the development.
Where possible, a portion of the open space should provide focal points for the development. Developments containing 50 acres or more shall locate a Park, Green, or Square at or near the centers of every 50 acres developed for residential use. These open spaces should be designed to serve as central gathering points for residents within the development.

d. Configuration
Usable Open Spaces shall be compact and contiguous unless the land is used as a continuation of an existing trail, or specific natural or topographic features require a different configuration.

e. Adjacent to Existing or Planned Open Space
Where open areas, trails, parks, or other public spaces are planned or exist adjacent to the development parcel, the open space shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the presently existing trail, park, or other open space area.

f. Prioritization
To the maximum extent practicable, the Usable Open Space should be located and organized to include, protect, or enhance as many of the following open areas and features as possible:

i. Natural features such as riparian areas, wetlands, wildlife corridors, steep slopes, and mature trees;

ii. Water features such as streams, creeks, rivers, natural drainage areas, lakes, and natural ponds;

iii. Landscaped buffers or visual transitions between different types or intensities of uses;

iv. Natural or geologic hazard areas or soil conditions, such as wetlands and floodplains;

v. Habitat for endangered species; and

vi. Areas that accommodate multiple compatible open space uses rather than a single use.

g. Preservation of Natural Features
The developer and property owner shall be responsible for the erection and maintenance of any and all barriers necessary to protect any existing or installed vegetation from damage both during and after construction. Barriers shall follow established standards for protection adopted by the City of Lebanon. Trees shall be protected according to figure 14-805.1 in the Lebanon Zoning Ordinance. No construction, grading, equipment or material storage, or any other activity is allowed within the fenced area.

h. Ownership and Maintenance
Open spaces shall be owned and maintained as permanent open space by a homeowners association, property owners association, private ownership with conservation easement, or public ownership when dedicated to the City of Lebanon or another appropriate public agency.

i. Civic Open Space Standards
Standards for the types of Civic Open Spaces permitted are established according to type on the following pages.
j. Plaza
A Plaza is a formal open space that is composed of hard-scape areas and is fronted on all sides by buildings that should contain commercial uses on the ground floor.
Min. Size: 5,000 sf
Max. Size: 20,000 sf
Sub-districts: WU-TCMx
AS-IC
AS-SC

k. Square
A Square is a formal open space that is composed of landscaped areas and is fronted on all sides by buildings that should contain commercial uses on the ground floor.
Min. Size: 5,000 sf
Max. Size: 40,000 sf
Sub-districts: WU-TCMx
AS-IC
AS-SC
I. Green
A Green is a medium-sized formal or informal open space for unstructured recreation with residential buildings fronting all sides. Greens are composed of paved or unpaved walks; grassy areas; and shade trees.

Min. Size: 10,000 sf
Max. Size: 5 ac.
Sub-districts: WU-TCR  
               WU-MxH  
               WU-SFAD  
               AS-OM  
               AS-LP  
               AS-SFD

m. Neighborhood Park
A Neighborhood Park is an informal open space that accommodates larger recreation facilities but serves only one neighborhood.

Min. Size: 80,000 sf
Max. Size: 10 ac.
Sub-districts: WU-MxH  
               WU-SFAD  
               AS-OM  
               AS-LP  
               AS-SFD
n. Playground
A playground is a formal or informal open space that accommodates recreational equipment for children. Playgrounds may be included within Parks and Greens and should contain an open shelter; paved areas for court games; and space for spontaneous play.

Min. Size: none
Max. Size: 1 ac.
Sub-districts: all

o. Pocket Park
A Pocket Park is a formal or informal open space formed by the remaining space between streets, blocks, and buildings.

Min. Size: none
Max. Size: 1/2 block in length
Sub-districts: all
p. Close
A Close is a dead-end street with open space in the center of the turnaround area.
Min. Size: 100 ft. diameter
Max. Size: 1/2 ac.
Sub-districts: WU-MxH
            WU-SFAD
            AS-OM
            AS-LP
            AS-SFD

q. Greenway
A trail for recreation purposes along the edges of neighborhoods or natural areas such as rivers. In the South Hartmann Overlay this refers to the Cedar City Greenway or connections to it. Greenways are part of the open space network and provide a rural transportation network for pedestrians and cyclists.
Min. Size: none
Max. Size: none
Sub-districts: all
SPECIAL CALLED CITY COUNCIL MEETING
SEPTEMBER 17, 2020

The City Council met in a special called session in the Town Meeting Hall of the City of Lebanon Administration Building at 200 North Castle Heights Avenue.

*********

Mayor Pro-Tem Fred Burton called the Special Called City Council Meeting to order at 5:30 p.m.

*********

Council members present: Joey Carmack, Fred Burton, Camille Burdine, Chris Crowell, and Tick Bryan. Also present at the meeting were Debbie Jessen, Mayoral Assistant; Stuart Lawson, Finance & Revenue Commissioner; Andy Wright, City Attorney; Sylvia Reichle, Human Resources Director; Regina Santana, Director of Engineering Services; Jeff Baines, Public Services Director; Lisa Lane, Purchasing Agent; Mike Collinsworth, MIS Director of Operations; and Jennifer Trammel, Council Secretary. Absent: Mayor Bernie Ash and Councilor Jeni Lind Brinkman.

*********

OLD BUSINESS:

Ordinance No. 20-6084, second reading, to authorize a budget amendment for the Police Department (for the purchase of a replacement detective vehicle), by Mike Justice, Police Chief; Stuart Lawson, Commissioner of Finance and Revenue; and Lisa Lane, Purchasing Agent.

Motion was made by Councilor Crowell, seconded by Councilor Bryan, to pass said Ordinance on second reading. Motion carried unanimously. Ordinance was read and passed on second/final reading.

*********

Ordinance No. 20-6085, second reading, to approve the Traffic Signal Agreement with Samuel Joseph Moore (TR) (to accept their monetary contribution of $175,000 for intersection improvements at State Route 109 and the Spence Creek development; City to manage the design and construction of the intersection improvements; improvements to be funded by developers),
NEW BUSINESS:

**Resolution No. 20-2370**, to approve bids for the resurfacing, restoration, and rehabilitation improvements of Coles Ferry Pike from North Castle Heights Avenue to Hartmann Drive, and Leeville Pike from Tuckers Gap Road to South Greenwood and to approve the related construction engineering inspection fee (TDOT Project), by Regina Santana, Engineering Services Director.

Motion was made by Councilor Carmack, seconded by Councilor Crowell, to pass said Resolution. Motion carried unanimously. Resolution was read and passed.

**********

The Special Called City Council Meeting of September 17, 2020 was adjourned at 5:32 p.m.

**********

Attest: 

Stuart Lawson
Commissioner of Finance & Revenue

Approved:

Bernie Ash
Mayor

Secretary:

Jennifer Trammel
RESOLUTION NO. 20-2370

A RESOLUTION OF THE CITY COUNCIL OF LEBANON TO APPROVE BIDS FOR THE RESURFACING, RESTORATION, AND REHABILITATION IMPROVEMENTS OF COLES FERRY PIKE FROM NORTH CASTLE HEIGHTS AVENUE TO HARTMANN DRIVE AND LEEVILLE PIKE FROM TUCKERS GAP ROAD TO SOUTH GREENWOOD AND TO APPROVE THE RELATED CONSTRUCTION ENGINEERING INSPECTION FEE

TDOT PROJECT NO. 95LPLM-F3-081 PIN: 126679.00

WHEREAS, Coles Ferry Pike from North Castle Heights Avenue to Hartmann Drive and Leeville Pike from Tuckers Gap Road to South Greenwood Street need resurfacing, restoration, and rehabilitation improvements in order to better serve and protect the health, safety, and welfare of the citizens of Lebanon; and

WHEREAS, competitive bidding for this project was opened on Thursday, September 17, 2020, wherein the City of Lebanon received the following bids; and

<table>
<thead>
<tr>
<th>COMPANY</th>
<th>AMOUNT OF BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Water Industries</td>
<td>No Bid</td>
</tr>
<tr>
<td>Vulcan Construction Materials, LLC</td>
<td>$535,892.50</td>
</tr>
<tr>
<td>Sessions Paving</td>
<td>$615,061.00</td>
</tr>
</tbody>
</table>

WHEREAS, Vulcan Construction Materials, LLC is recommended as the best and lowest bidder; and

WHEREAS, the Tennessee Department of Transportation (TDOT) requires a Construction Engineering Inspection (CEI) for this project; and

WHEREAS, Ragan Smith will conduct such CEI for a fee in the amount of $69,255.30; and

WHEREAS, funds for this project are appropriated in the City of Lebanon budget.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to enter into a contract, subject to TDOT concurrence, with Vulcan Construction Materials, LLC for the resurfacing, restoration, and rehabilitation improvements of Coles Ferry Pike from North Castle Heights Avenue to Hartmann Drive and Leeville Pike from Tuckers Gap Road to South Greenwood, TDOT Project No. 95LPLM-F3-081 PIN: 126679.00, in the amount of Five Hundred Thirty Five Thousand Eight Hundred Ninety Two Dollars and fifty cents ($535,892.50). Such amount shall not exceed available budgeted funds.
Res. No. 20-2370
Page 2

Section 2. The Fee Supplemental Request for Ragan Smith to perform Construction Engineering Inspection services for the resurfacing, restoration, and rehabilitation improvements on Coles Ferry Pike from North Castle Heights Avenue to Hartmann Drive and Leeville Pike from Tuckers Gap Road to South Greenwood Street, TDOT Project No. 95LPLM-F3-081 PIN: 126679.00, in the amount of Sixty Nine Thousand Two Hundred Fifty Five Dollars and thirty cents ($69,255.30) is hereby approved.

Section 3. This resolution shall take effect immediately upon its passage, the public welfare requiring the same.

Adopted this _____ day of ________________, 2020.

Attest: 

Approved:

__________________________
Commissioner of Finance & Revenue

Mayor

Approved as to form:

__________________________
City Attorney
September 17, 2020

VIA EMAIL:  rsantana@lebanontn.org

Ms. Regina Santana, PE
City of Lebanon
200 North Castle Heights Avenue
Suite 300
Lebanon, TN 37087

RE:  Bid Review and Recommendation to Award
Contract No.: CL18011
Resurfacing, Restoration, and Rehabilitation of
Leeville Pike: From near Tuckers Gap Road to South Greenwood Street,
Coles Ferry Pike: From Hartmann Drive to Castle Heights Avenue North

Dear Ms. Santana:

On September 17, 2020 at 9:00 a.m. in the Town Meeting Hall, Proposal Contracts for the referenced project were publicly opened and read aloud. A total of two (2) bids were received for the project. The following is a list of the bidding contractors and their total bid amounts submitted:

Vulcan Construction Materials, LLC $535,892.50
Sessions Paving Company $615,061.00

Ragan-Smith Associates has completed our review and verification of the bids for the City of Lebanon. Both Proposal Contracts received were found to be responsive and the bid amounts were verified. Vulcan Construction Materials, LLC has been determined to be the low bidder and we recommend award of the contract to Vulcan Construction Materials, LLC, contingent on approval from TDOT.

Sincerely,
Ragan-Smith Associates

Joseph F. Griffin, PE
Chief Executive Officer
ORDINANCE NO. 20-6088

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO ADOPT THE MERIT PAY AND MERIT BONUS RECOMMENDATIONS AND AUTHORIZE RELATED BUDGET AMENDMENTS FOR VARIOUS DEPARTMENTS

WHEREAS, the Lebanon City Council approved and adopted the 2020 – 2021 fiscal year budget on June 25, 2020 by Ordinance No. 20-6045; and

WHEREAS, certain merit pay and merit bonus recommendations were excluded from the 2020/2021 status quo budget; and

WHEREAS, such merit pay and merit bonus recommendations are attached hereto by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Merit Bonus and Merit Recommendations Summary, attached hereto by reference as if appearing verbatim herein, is hereby approved.

Section 2. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2020 – 2021 City of Lebanon budget as detailed on the budget amendment forms attached hereto as if appearing verbatim herein.

Section 3. This ordinance shall take effect the first pay period after its passage, the public welfare requiring the same.

Attest: 

Commissioner of Finance & Revenue

Approved as to form:

City Attorney

Passed first reading: 9/15/2020

Passed second reading: 

Approved:

Mayor
### MERIT BONUS CALCULATIONS

<table>
<thead>
<tr>
<th>TOTAL INCREASED COSTS BY:</th>
<th>GROSS Merit Bonus</th>
<th>SS &amp; Med Tax Increase</th>
<th>Retirement Increase</th>
<th>TOTAL ANNUAL INCREASE</th>
<th>NET (Bonus minus SS/Med minus Retire.) Merit Bonus recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FUND</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL</td>
<td>$9,854.43</td>
<td>$753.86</td>
<td>$1,478.16</td>
<td>$12,086.45</td>
<td>$7,622.41</td>
</tr>
<tr>
<td><strong>DEPARTMENT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAYOR &amp; COUNCIL</td>
<td>$1,492.11</td>
<td>$114.15</td>
<td>$223.82</td>
<td>$1,830.08</td>
<td>$1,154.14</td>
</tr>
<tr>
<td>CUSTOMER SERVICE</td>
<td>$2,017.03</td>
<td>$154.30</td>
<td>$302.55</td>
<td>$2,473.88</td>
<td>$1,560.18</td>
</tr>
<tr>
<td>PURCHASING</td>
<td>$1,319.62</td>
<td>$100.95</td>
<td>$197.94</td>
<td>$1,618.51</td>
<td>$1,020.73</td>
</tr>
<tr>
<td>PUBLIC WORKS</td>
<td>$1,816.74</td>
<td>$138.98</td>
<td>$272.51</td>
<td>$2,228.23</td>
<td>$1,405.25</td>
</tr>
<tr>
<td>FIRE</td>
<td>$1,433.75</td>
<td>$109.68</td>
<td>$215.06</td>
<td>$1,758.49</td>
<td>$1,109.01</td>
</tr>
<tr>
<td>ENGINEERING</td>
<td>$743.38</td>
<td>$56.87</td>
<td>$111.51</td>
<td>$911.76</td>
<td>$575.00</td>
</tr>
<tr>
<td>RECREATION</td>
<td>$1,031.80</td>
<td>$78.93</td>
<td>$154.77</td>
<td>$1,265.50</td>
<td>$798.10</td>
</tr>
<tr>
<td>GRAND TOTAL</td>
<td>$9,854.43</td>
<td>$753.86</td>
<td>$1,478.16</td>
<td>$12,086.45</td>
<td>$7,622.41</td>
</tr>
</tbody>
</table>

### MERIT PAY CALCULATIONS

<table>
<thead>
<tr>
<th>TOTAL INCREASED COSTS BY:</th>
<th>Salary Increase</th>
<th>SS &amp; Med Tax Increase</th>
<th>Retirement Increase</th>
<th>TOTAL ANNUAL INCREASE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FUND</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL</td>
<td>$47,545.18</td>
<td>$3,637.24</td>
<td>$6,252.13</td>
<td>$57,434.55</td>
</tr>
<tr>
<td>STORM WATER</td>
<td>$3,251.44</td>
<td>$248.74</td>
<td>$442.72</td>
<td>$3,942.90</td>
</tr>
<tr>
<td>JFFC</td>
<td>$1,538.77</td>
<td>$117.72</td>
<td>$230.82</td>
<td>$1,887.31</td>
</tr>
<tr>
<td>WATER &amp; SEWER</td>
<td>$8,402.61</td>
<td>$642.79</td>
<td>$1,203.52</td>
<td>$10,248.92</td>
</tr>
<tr>
<td>GAS</td>
<td>$1,560.54</td>
<td>$119.38</td>
<td>$156.05</td>
<td>$1,835.97</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$62,298.54</td>
<td>$4,765.87</td>
<td>$8,285.24</td>
<td>$75,349.65</td>
</tr>
</tbody>
</table>

### GRAND TOTAL: MERIT BONUS and MERIT PAY

<table>
<thead>
<tr>
<th>TOTAL INCREASED COSTS BY:</th>
<th>Salary Increase</th>
<th>SS &amp; Med Tax Increase</th>
<th>Retirement Increase</th>
<th>TOTAL ANNUAL INCREASE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FUND</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL</td>
<td>$57,399.61</td>
<td>$4,391.10</td>
<td>$7,730.29</td>
<td>$69,521.00</td>
</tr>
<tr>
<td>STORM WATER</td>
<td>$3,251.44</td>
<td>$248.74</td>
<td>$442.72</td>
<td>$3,942.90</td>
</tr>
<tr>
<td>JFFC</td>
<td>$1,538.77</td>
<td>$117.72</td>
<td>$230.82</td>
<td>$1,887.31</td>
</tr>
<tr>
<td>WATER &amp; SEWER</td>
<td>$8,402.61</td>
<td>$642.79</td>
<td>$1,203.52</td>
<td>$10,248.92</td>
</tr>
<tr>
<td>GAS</td>
<td>$1,560.54</td>
<td>$119.38</td>
<td>$156.05</td>
<td>$1,835.97</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$72,152.97</td>
<td>$5,519.73</td>
<td>$9,763.40</td>
<td>$87,436.10</td>
</tr>
</tbody>
</table>

8/31/2020
Dr. [Signature]
# City of Lebanon Acctg. Dept.
## Budget Amendment Form
### FY 2020-2021

**Department:** General Fund

## Transfer From

<table>
<thead>
<tr>
<th>G/L Acct No</th>
<th>ACCT Description</th>
<th>Debit</th>
<th>Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>110431610</td>
<td>Local Sales Tax from County</td>
<td>$ 70,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total:** $ 70,000.00

## Transfer To

<table>
<thead>
<tr>
<th>G/L Acct No</th>
<th>ACCT Description</th>
<th>Debit</th>
<th>Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1104111071110</td>
<td>Salaries</td>
<td>$ 1,821.80</td>
<td></td>
</tr>
<tr>
<td>1104111071410</td>
<td>SS &amp; Med Tax</td>
<td>$ 139.37</td>
<td></td>
</tr>
<tr>
<td>1104111071430</td>
<td>Retirement</td>
<td>$ 256.79</td>
<td></td>
</tr>
<tr>
<td>1104111571110</td>
<td>Salaries</td>
<td>$ 493.07</td>
<td></td>
</tr>
<tr>
<td>1104111571410</td>
<td>SS &amp; Med Tax</td>
<td>$ 37.72</td>
<td></td>
</tr>
<tr>
<td>1104111571430</td>
<td>Retirement</td>
<td>$ 49.31</td>
<td></td>
</tr>
<tr>
<td>1104112071110</td>
<td>Salaries</td>
<td>$ 896.57</td>
<td></td>
</tr>
<tr>
<td>1104112071410</td>
<td>SS &amp; Med Tax</td>
<td>$ 68.59</td>
<td></td>
</tr>
<tr>
<td>1104112071430</td>
<td>Retirement</td>
<td>$ 134.49</td>
<td></td>
</tr>
<tr>
<td>1104115071110</td>
<td>Salaries</td>
<td>$ 5,316.60</td>
<td></td>
</tr>
<tr>
<td>1104115071410</td>
<td>SS &amp; Med Tax</td>
<td>$ 406.72</td>
<td></td>
</tr>
<tr>
<td>1104115071430</td>
<td>Retirement</td>
<td>$ 797.49</td>
<td></td>
</tr>
<tr>
<td>1104150071110</td>
<td>Salaries</td>
<td>$ 2,564.72</td>
<td></td>
</tr>
<tr>
<td>1104150071410</td>
<td>SS &amp; Med Tax</td>
<td>$ 196.21</td>
<td></td>
</tr>
<tr>
<td>1104150071430</td>
<td>Retirement</td>
<td>$ 345.37</td>
<td></td>
</tr>
<tr>
<td>1104151071110</td>
<td>Salaries</td>
<td>$ 227.93</td>
<td></td>
</tr>
<tr>
<td>1104151071410</td>
<td>SS &amp; Med Tax</td>
<td>$ 17.44</td>
<td></td>
</tr>
<tr>
<td>1104151071430</td>
<td>Retirement</td>
<td>$ 34.19</td>
<td></td>
</tr>
<tr>
<td>1104153071110</td>
<td>Salaries</td>
<td>$ 3,650.27</td>
<td></td>
</tr>
<tr>
<td>1104153071410</td>
<td>SS &amp; Med Tax</td>
<td>$ 279.24</td>
<td></td>
</tr>
<tr>
<td>1104153071430</td>
<td>Retirement</td>
<td>$ 365.03</td>
<td></td>
</tr>
<tr>
<td>1104157071110</td>
<td>Salaries</td>
<td>$ 2,017.03</td>
<td></td>
</tr>
<tr>
<td>1104157071410</td>
<td>SS &amp; Med Tax</td>
<td>$ 154.30</td>
<td></td>
</tr>
<tr>
<td>1104157071430</td>
<td>Retirement</td>
<td>$ 302.55</td>
<td></td>
</tr>
<tr>
<td>1104159071110</td>
<td>Salaries</td>
<td>$ 1,319.62</td>
<td></td>
</tr>
<tr>
<td>1104159071410</td>
<td>SS &amp; Med Tax</td>
<td>$ 100.95</td>
<td></td>
</tr>
</tbody>
</table>

*Ord. No. 20-6088*
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>11041590 71430</td>
<td>Retirement</td>
<td>197.94</td>
</tr>
<tr>
<td>11041600 71110</td>
<td>Salaries</td>
<td>671.37</td>
</tr>
<tr>
<td>11041600 71410</td>
<td>SS &amp; Med Tax</td>
<td>51.36</td>
</tr>
<tr>
<td>11041600 71430</td>
<td>Retirement</td>
<td>100.71</td>
</tr>
<tr>
<td>11041610 71110</td>
<td>Salaries</td>
<td>1,816.74</td>
</tr>
<tr>
<td>11041610 71410</td>
<td>SS &amp; Med Tax</td>
<td>138.98</td>
</tr>
<tr>
<td>11041610 71430</td>
<td>Retirement</td>
<td>272.51</td>
</tr>
<tr>
<td>11041650 71110</td>
<td>Salaries</td>
<td>1,634.25</td>
</tr>
<tr>
<td>11041650 71410</td>
<td>SS &amp; Med Tax</td>
<td>125.02</td>
</tr>
<tr>
<td>11041650 71430</td>
<td>Retirement</td>
<td>198.95</td>
</tr>
<tr>
<td>11041840 71110</td>
<td>Salaries</td>
<td>996.81</td>
</tr>
<tr>
<td>11041840 71410</td>
<td>SS &amp; Med Tax</td>
<td>76.26</td>
</tr>
<tr>
<td>11041840 71430</td>
<td>Retirement</td>
<td>99.68</td>
</tr>
<tr>
<td>11042100 71110</td>
<td>Salaries</td>
<td>5,010.12</td>
</tr>
<tr>
<td>11042100 71410</td>
<td>SS &amp; Med Tax</td>
<td>383.27</td>
</tr>
<tr>
<td>11042100 71430</td>
<td>Retirement</td>
<td>685.95</td>
</tr>
<tr>
<td>11042200 71110</td>
<td>Salaries</td>
<td>12,844.77</td>
</tr>
<tr>
<td>11042200 71410</td>
<td>SS &amp; Med Tax</td>
<td>982.64</td>
</tr>
<tr>
<td>11042200 71430</td>
<td>Retirement</td>
<td>1,800.38</td>
</tr>
<tr>
<td>11043110 71110</td>
<td>Salaries</td>
<td>1,924.90</td>
</tr>
<tr>
<td>11043110 71410</td>
<td>SS &amp; Med Tax</td>
<td>147.25</td>
</tr>
<tr>
<td>11043110 71430</td>
<td>Retirement</td>
<td>226.77</td>
</tr>
<tr>
<td>11043120 71110</td>
<td>Salaries</td>
<td>1,280.94</td>
</tr>
<tr>
<td>11043120 71410</td>
<td>SS &amp; Med Tax</td>
<td>97.99</td>
</tr>
<tr>
<td>11043120 71430</td>
<td>Retirement</td>
<td>128.10</td>
</tr>
<tr>
<td>11043150 71110</td>
<td>Salaries</td>
<td>5,111.10</td>
</tr>
<tr>
<td>11043150 71410</td>
<td>SS &amp; Med Tax</td>
<td>391.01</td>
</tr>
<tr>
<td>11043150 71430</td>
<td>Retirement</td>
<td>657.13</td>
</tr>
<tr>
<td>11043170 71110</td>
<td>Salaries</td>
<td>1,266.98</td>
</tr>
<tr>
<td>11043170 71410</td>
<td>SS &amp; Med Tax</td>
<td>96.92</td>
</tr>
<tr>
<td>11043170 71430</td>
<td>Retirement</td>
<td>126.70</td>
</tr>
<tr>
<td>11043210 71110</td>
<td>Salaries</td>
<td>3,115.55</td>
</tr>
<tr>
<td>11043210 71410</td>
<td>SS &amp; Med Tax</td>
<td>238.34</td>
</tr>
<tr>
<td>11043210 71430</td>
<td>Retirement</td>
<td>467.33</td>
</tr>
<tr>
<td>11044410 71110</td>
<td>Salaries</td>
<td>3,418.47</td>
</tr>
<tr>
<td>11044410 71410</td>
<td>SS &amp; Med Tax</td>
<td>261.52</td>
</tr>
<tr>
<td>11044410 71430</td>
<td>Retirement</td>
<td>482.92</td>
</tr>
<tr>
<td>11090000 79000</td>
<td>Budget Funbd Balance</td>
<td>479.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$ 70,000.00</strong></td>
</tr>
</tbody>
</table>

Department Head certifies that no funds have or will be obligated prior to approval of this transfer.

REQUESTED BY: Sylvia Reichle

DEPARTMENT HEAD: [Signature]

COMM. OF FINANCE: [Signature]

DATE: 9/1/2020
REASON FOR THIS TRANSFER:

To adopt the Merit Pay and Merit Bonus recommendations that were previously proposed but excluded from the FY 2020/2021 budget.

Ord. No. 20-6088

REVISED 5-2-12
## CITY OF LEBANON ACCTG. DEPT.
### BUDGET AMENDMENT FORM
#### FY 2020-2021

**DEPARTMENT**  
Storm Water Fund

### TRANSFER FROM

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>12090000 79000</td>
<td>Budget Fund Balance</td>
<td>$ 3,942.90</td>
<td></td>
</tr>
</tbody>
</table>

**Total**  
$ 3,942.90

### TRANSFER TO

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>12043000 71110</td>
<td>Salaries</td>
<td>$ 1,864.80</td>
<td></td>
</tr>
<tr>
<td>12043000 71410</td>
<td>SS &amp; Med Tax</td>
<td>$ 142.66</td>
<td></td>
</tr>
<tr>
<td>12043000 71430</td>
<td>Retirement</td>
<td>$ 234.73</td>
<td></td>
</tr>
<tr>
<td>12043100 71110</td>
<td>Salaries</td>
<td>$ 1,386.64</td>
<td></td>
</tr>
<tr>
<td>12043100 71410</td>
<td>SS &amp; Med Tax</td>
<td>$ 106.08</td>
<td></td>
</tr>
<tr>
<td>12043100 71430</td>
<td>Retirement</td>
<td>$ 207.99</td>
<td></td>
</tr>
</tbody>
</table>

**Total**  
$ 3,942.90

Department Head certifies that no funds have or will be obligated prior to approval of this transfer.

**REQUESTED BY**  
Sylvia Reichle  
**DATE**  
9/1/2020

**DEPARTMENT HEAD**  

**COMM. OF FINANCE**  
Stuart Zaworski  
**DATE**  
9-1-2020

**MAYOR**  

**REASON FOR THIS TRANSFER:**
To adopt the Merit Pay and Merit Bonus recommendations that were previously proposed but excluded from the FY 2020/2021 budget.

**Ord. No. 20-1028**

**REVISED 5-2-12**
CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
FY 2020-2021

DEPARTMENT
Jimmy Floyd Family Center

TRANSFER FROM

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>12290000 79000</td>
<td>Budget Fund Balance</td>
<td>$</td>
<td>1,887.31</td>
</tr>
</tbody>
</table>

Total $ 1,887.31

TRANSFER TO

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>12244431 71110</td>
<td>Salaries</td>
<td>$</td>
<td>1,538.77</td>
</tr>
<tr>
<td>12244431 71410</td>
<td>SS &amp; Med Tax</td>
<td>$</td>
<td>117.72</td>
</tr>
<tr>
<td>12244431 71430</td>
<td>Retirement</td>
<td>$</td>
<td>230.82</td>
</tr>
</tbody>
</table>

Total $ 1,887.31

Department Head certifies that no funds have or will be obligated prior to approval of this transfer.

REQUESTED BY
Sylvia Reichle
DATE 9/1/2020

DEPARTMENT HEAD

DATE

COMM. OF FINANCE

DATE 9-1-2020

MAYOR

DATE

REASON FOR THIS TRANSFER:
To adopt the Merit Pay and Merit Bonus recommendations that were previously proposed but excluded from the FY 2020/2021 budget.

REVISED 5-2-12
# Budget Amendment Form

## City of Lebanon ACCTG. Dept.  
**Budget Amendment Form**  
**FY 2020-2021**

### Department
Water/Sewer Fund

#### Transfer From

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>Debit</th>
<th>Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>41190001 79010</td>
<td>Budget Retained Earnings</td>
<td>$ 10,248.92</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total**  
$ 10,248.92

#### Transfer To

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>Debit</th>
<th>Credit</th>
</tr>
</thead>
<tbody>
<tr>
<td>41152113 71110</td>
<td>Salaries</td>
<td>$ 5,386.78</td>
<td></td>
</tr>
<tr>
<td>41152113 71410</td>
<td>SS &amp; Med Tax</td>
<td>$ 412.09</td>
<td></td>
</tr>
<tr>
<td>41152113 71430</td>
<td>Retirement</td>
<td>$ 808.02</td>
<td></td>
</tr>
<tr>
<td>41152213 71110</td>
<td>Salaries</td>
<td>$ 2,066.57</td>
<td></td>
</tr>
<tr>
<td>41152213 71410</td>
<td>SS &amp; Med Tax</td>
<td>$ 158.08</td>
<td></td>
</tr>
<tr>
<td>41152213 71430</td>
<td>Retirement</td>
<td>$ 253.11</td>
<td></td>
</tr>
<tr>
<td>41152214 71110</td>
<td>Salaries</td>
<td>$ 949.26</td>
<td></td>
</tr>
<tr>
<td>41152214 71410</td>
<td>SS &amp; Med Tax</td>
<td>$ 72.62</td>
<td></td>
</tr>
<tr>
<td>41152214 71430</td>
<td>Retirement</td>
<td>$ 142.39</td>
<td></td>
</tr>
</tbody>
</table>

**Total**  
$ 10,248.92

Department Head certifies that no funds have or will be obligated prior to approval of this transfer.

### Requested By
Sylvia Reichle

### Date
9/1/2020

### Department Head

### Date

### Comm. of Finance

### Date
9-1-2020

### Mayor

### Date

### Reason for this Transfer:
To adopt the Merit Pay and Merit Bonus recommendations that were previously proposed but excluded from the FY 2020/2021 budget.

---

**REVISED 5-2-12**
## CITY OF LEBANON ACCTG. DEPT.
### BUDGET AMENDMENT FORM
**FY 2020-2021**

**DEPARTMENT**  Gas Fund

**TRANSFER FROM**

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>41590001 79010</td>
<td>Budget Retained Earnings</td>
<td>$ 1,835.97</td>
<td></td>
</tr>
</tbody>
</table>

**TRANSFER TO**

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>41552413 71110</td>
<td>Salaries</td>
<td>$ 1,560.54</td>
<td></td>
</tr>
<tr>
<td>41552413 71410</td>
<td>SS &amp; Med Tax</td>
<td>$ 119.38</td>
<td></td>
</tr>
<tr>
<td>41552413 71430</td>
<td>Retirement</td>
<td>$ 156.05</td>
<td></td>
</tr>
</tbody>
</table>

**Total**  $ 1,835.97

Department Head certifies that no funds have or will be obligated prior to approval of this transfer.

**REQUESTED BY**  Sylvia Reichle  
**DATE**  9/1/2020

**DEPARTMENT HEAD** 
**DATE**  

**COMM. OF FINANCE**  
**DATE**  9-1-2020

**MAYOR**  
**DATE**  

**REASON FOR THIS TRANSFER:**
To adopt the Merit Pay and Merit Bonus recommendations that were previously proposed but excluded from the FY 2020/2021 budget.

**REVISED 5-2-12**
ORDINANCE NO. 20-6089

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO ADOPT THE DISPATCH AND POLICE PAY POLICY AND PAY ADJUSTMENT RECOMMENDATIONS AND AUTHORIZE RELATED BUDGET AMENDMENTS

WHEREAS, the Lebanon City Council approved and adopted the 2020 – 2021 fiscal year budget on June 25, 2020 by Ordinance No. 20-6045; and

WHEREAS, certain pay policy and pay adjustment recommendations were excluded from the 2020/2021 status quo budget; and

WHEREAS, such pay policy and pay adjustment recommendations are attached hereto by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The New Hire and Promotion Pay Policy for Police and Dispatch FY 2020/2021, attached hereto by reference as if appearing verbatim herein, is hereby approved.

Section 2. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2020 – 2021 City of Lebanon budget as follows:

<table>
<thead>
<tr>
<th>Department: Police</th>
<th>Local Sales Tax from County</th>
<th>$103,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>From: 110-31610</td>
<td></td>
<td></td>
</tr>
<tr>
<td>To: 11042000-71110</td>
<td>Salaries</td>
<td>$143.64</td>
</tr>
<tr>
<td>11042000-71410</td>
<td>SS &amp; Med Tax</td>
<td>$10.99</td>
</tr>
<tr>
<td>11042000-71430</td>
<td>Retirement</td>
<td>$21.55</td>
</tr>
<tr>
<td>11042100-71110</td>
<td>Salaries</td>
<td>$84,098.37</td>
</tr>
<tr>
<td>11042100-71410</td>
<td>SS &amp; Med Tax</td>
<td>$6,433.57</td>
</tr>
<tr>
<td>11042100-71430</td>
<td>Retirement</td>
<td>$11,696.61</td>
</tr>
<tr>
<td>11090000-79000</td>
<td>Budget Fund Balance</td>
<td>$595.27</td>
</tr>
</tbody>
</table>

Section 3. This ordinance shall take effect the first pay period after its passage, the public welfare requiring the same.

Attest:                                             Approved:

Commissioner of Finance & Revenue                  Mayor
Approved as to form:

City Attorney

Passed first reading: 9/15/2020

Passed second reading:
# NEW HIRE & PROMOTION PAY POLICY FOR POLICE AND DISPATCH

## For FY 2020/2021

### UNCERTIFIED NEW HIRE

<table>
<thead>
<tr>
<th>Starting Rate</th>
<th>Graduation from Academy</th>
<th>Completion of Field Training</th>
<th>Successful completion 12 month probation</th>
</tr>
</thead>
<tbody>
<tr>
<td>$18.50</td>
<td>$19.00</td>
<td>$19.75</td>
<td>$21.00</td>
</tr>
</tbody>
</table>

### CERTIFIED NEW HIRE

Consideration for starting pay rate may be based on the size of the prior agency, population of that municipality, prior rank, and number of years of experience.

<table>
<thead>
<tr>
<th>Starting Rate</th>
<th>Up to</th>
</tr>
</thead>
<tbody>
<tr>
<td>$21.00</td>
<td>$23.00</td>
</tr>
</tbody>
</table>

### DISPATCHERS

<table>
<thead>
<tr>
<th>Starting Rate</th>
<th>Successful completion 12 month probation</th>
<th>3 years or more of continuous service as a City of Lebanon Dispatcher</th>
</tr>
</thead>
<tbody>
<tr>
<td>$16.50</td>
<td>$18.00</td>
<td>$19.00</td>
</tr>
</tbody>
</table>

### POLICE OFFICER PROMOTION PAY POLICY

Officers considered for promotion must meet position requirements and eligibility for promotion.

<table>
<thead>
<tr>
<th>MPO</th>
<th>Corporal</th>
<th>Detective</th>
<th>Sergeant</th>
<th>Lieutenant</th>
<th>Captain</th>
</tr>
</thead>
<tbody>
<tr>
<td>MPO</td>
<td>$24.00</td>
<td>$26.00</td>
<td>$26.50</td>
<td>$29.50</td>
<td>$33.00</td>
</tr>
</tbody>
</table>

Police Officers and Dispatchers shall thereafter be eligible for subsequent increases according to Pay Policy guidelines as described in RULE III: PAY PLAN of the City of Lebanon Personnel Rules and Regulations.
## FY 20-21 Calculation Summaries
### For Police Department

**Revised New Hire, Dispatch and Promotion Pay Policy**

<table>
<thead>
<tr>
<th>TOTAL INCREASED COSTS</th>
<th>Salary Increase</th>
<th>SS &amp; Med Tax Increase</th>
<th>Retirement Increase</th>
<th>TOTAL ANNUAL INCREASE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESU</td>
<td>$143.64</td>
<td>$10.99</td>
<td>$21.55</td>
<td>$176.18</td>
</tr>
<tr>
<td>Dispatch</td>
<td>$25,844.75</td>
<td>$1,977.14</td>
<td>$2,958.59</td>
<td>$30,780.48</td>
</tr>
<tr>
<td>Police</td>
<td>$58,253.62</td>
<td>$4,456.43</td>
<td>$8,738.02</td>
<td>$71,448.07</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$102,404.73</strong></td>
<td><strong>$102,404.73</strong></td>
<td></td>
<td><strong>$102,404.73</strong></td>
</tr>
</tbody>
</table>

9/2/2020
**CITY OF LEBANON ACCTG. DEPT.**  
**BUDGET AMENDMENT FORM**  
**FY 2020-2021**

**DEPARTMENT**  
Police

**TRANSFER FROM**

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1101 31610</td>
<td>Local Sales Tax from County</td>
<td>$ 103,000.00</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td>$ 103,000.00</td>
</tr>
</tbody>
</table>

**TRANSFER TO**

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>11042000 71110</td>
<td>Salaries</td>
<td>$ 143.64</td>
<td></td>
</tr>
<tr>
<td>11042000 71410</td>
<td>SS &amp; Med Tax</td>
<td>$ 10.99</td>
<td></td>
</tr>
<tr>
<td>11042000 71430</td>
<td>Retirement</td>
<td>$ 21.55</td>
<td></td>
</tr>
<tr>
<td>11042100 71110</td>
<td>Salaries</td>
<td>$ 84,098.37</td>
<td></td>
</tr>
<tr>
<td>11042100 71410</td>
<td>SS &amp; Med Tax</td>
<td>$ 6,433.57</td>
<td></td>
</tr>
<tr>
<td>11042100 71430</td>
<td>Retirement</td>
<td>$ 11,696.61</td>
<td></td>
</tr>
<tr>
<td>11090000 79000</td>
<td>Budget Fund Balance</td>
<td>$ 595.27</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>$ 103,000.00</td>
</tr>
</tbody>
</table>

Department Head certifies that no funds have or will be obligated prior to approval of this transfer.

**REQUESTED BY**  
Sylvia Reichle  
**DATE**  
9/1/2020

**DEPARTMENT HEAD**  
[Signature]  
**DATE**

**COMM. OF FINANCE**  
[Signature]  
**DATE**  
9-1-2020

**MAYOR**  
[Signature]  
**DATE**

**REASON FOR THIS TRANSFER:**

To adopt the Dispatch and Police pay policy and pay adjustment recommendations.

**Dated:**  
20-6-089

**REVISED 5-2-12**
ORDINANCE 20-6040

AN ORDINANCE TO ADOPT THE SOUTH HARTMANN GATEWAY OVERLAY AS A DESIGN GUIDE FOR DEVELOPMENT IN THE SOUTH HARTMANN GATEWAY

WHEREAS, the City of Lebanon’s Mayor and City Council saw the need to plan for future development along the South Hartmann Gateway; and

WHEREAS, the South Hartmann Gateway Plan was adopted on May 1, 2018; and

WHEREAS, the adopted plan called for zoning that matched the plan; and

WHEREAS, this overlay meets the intent of the South Hartmann Gateway Plan; and

WHEREAS, the City of Lebanon believes that the overlay will promote, protect, and facilitate the public health, safety, and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended adoption of this Economic Study to the Mayor and City Council by a vote of 8-0 at their July 28, 2020 Meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The City Council and Mayor adopt the South Hartmann Gateway Overlay, attached as Exhibit A and as if appearing verbatim herein.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on August 1, 2020.

The Public Hearing was held at 5:55 PM in the City Council Chambers on August 18, 2020.

Attest: Approved:

Commissioner of Finance & Revenue Mayor

Approved as to Form: Passed first reading: September 15, 2020.

City Attorney Passed second reading: _________.
SOUTH HARTMANN GATEWAY
FORM-BASED CODE OVERLAY

TABLE OF CONTENTS
14.905 SHD—South Hartmann Overlay District

A. General Provisions .......................... 3
   1. Purpose ................................... 3
   2. Intent ...................................... 3
   3. Territorial Applicability .................. 3
   4. Regulating Plan ............................ 3
   5. Standards and Guidelines Defined ...... 4
   6. Permitted Land Use ........................ 4
   8. Other Provisions of Zoning Ordinance ... 6
   9. South Hartmann Access Management Plan.. 6
   10. Conflicting Provisions ..................... 6
   12. Deviations from Design Standards ...... 6
   13. Definitions ............................... 6

B. Administrative Procedures ..................... 7
   1. Pre-application Conference ............... 7
   2. Site Plan and Development Plan .......... 7

C. Regulations .................................. 8
   1. General to All Sub-districts .............. 8
   2. Standards Specific to Walkable Urban Sub-districts (WU-) .................. 16
   3. Standards Specific to Auto-dependent Suburban Sub-districts (AS-) ......... 36
   4. Standards Specific to Civic and Open Space Sub-districts .................. 36
   5. Thoroughfare Standards ................... 36
   6. Usable Open Space Standards ............. 42
A. GENERAL PROVISIONS

1. Purpose
The purpose of this section is to implement the South Hartmann Gateway Planning Study.

2. Intent
It is the intent of this section to:

a. Acknowledge that the South Hartmann Gateway Plan establishes a Land Use Map with distinct character areas including Walkable Urban areas and Auto-dependent Suburban Areas, described in 4. Regulating Plan, which form the organizing basis for the application design standards; and

b. Establish design standards to ensure new development or redevelopment in this overlay district is consistent with the South Hartmann Gateway Planning Study.

3. Territorial Applicability
This section applies to all property designated on the map in Figure A-1.

4. Regulating Plan
   a. Walkable Urban Sub-districts (WU-)
      Walkable Urban areas are development areas with a mixture of uses and housing types that are designed in a manner to encourage pedestrian activity and de-emphasize the automobile. The design of these areas features a compact layout, interconnected street network, and civic space. The following Walkable Urban Sub-districts are established and illustrated in Figure A-2 and are part of the Official Zoning Map:
      - Town Center - Mixed-use/Non-residential (WU-TCMx)
      - Town Center-Residential (WU-TCR)
      - Mixed Housing (WU-MxH)
      - Single-family Attached and Detached (WU-SFAD)
      - Civic (WU-C)

![FIGURE A-1 TERRITORIAL MAP](image-url)
b. Auto-dependent Suburban Areas (AS-)

Auto-dependent Suburban Areas are single or mixed-use development areas whereby access and circulation between development is primarily via the automobile. These development areas are characterized by segregated development patterns and street patterns that are less conducive to pedestrian and bicycle mobility. The following Auto-dependent Suburban Sub-districts are established and illustrated in Figure A-2 and are part of the Official Zoning Map:

- Interchange Commercial (AS-IC)
- Suburban Commercial (AS-SC)
- Office/Medical (AS-OM)
- Public/Institutional/Residential (AS-PIR)
- Single-family Detached (AS-SFD)

Standards and guidelines in this section are established for all of these sub-districts in section C. Regulations.

5. Standards and Guidelines Defined

The regulations in this section include design standards and design guidelines as defined below.

a. Design Standards

Design Standards are prescriptive, quantifiable measures and rules that provide specific direction for meeting the intent of this section. Design Standards use terms such as “shall” or “must” to indicate that compliance with the standard is required.

b. Design Guidelines

Design Guidelines are recommended approaches for meeting the intent of this section. Design Guidelines use terms such as “should” or “may” to indicate that the guideline is relevant to the intent and will be considered during the review process.

6. Land Use

a. Permitted Land Use

The land uses permitted within the South Hart-
mann Gateway overlay district shall be according to the underlying zoning district(s) as established by the Lebanon Zoning Ordinance.

b. Rezoning

Prior to development, applicants may seek a rezoning to a different base zone district if the current underlying zoning is not compatible with the sub-districts in this overlay, the South Hartmann Drive Gateway Plan, or the Future Land Use Plan. If rezoning is requested, refer to Table A-1 for guidance on an appropriate underlying base zoning by sub-district.

c. Rural Residential Zoning

Land zoned as Rural Residential (RR) may be developed according to the requirements of RR in the Lebanon Zoning Ordinance, if desired.


a. New Development

Except as provided elsewhere in this section, upon the effective date of this ordinance or any subsequent amendment, any new building or other new structure must be constructed or developed only in accordance with all applicable provisions of this overlay. No permits for construction or land disturbance shall be issued without review for compliance with this Overlay as well as other applicable Lebanon development regulations.

b. Additions

Except as provided elsewhere in this section, upon the effective date of this ordinance or any subsequent amendment, any addition to an existing building or buildings must be constructed or developed only in accordance with all applicable provisions of this section if any of the following criteria are met:

- The addition fronts a public right-of-way; or
- The gross floor area of the addition exceeds 25% of the gross floor area of the existing building or structure being modified.

c. Modifications

Except as provided elsewhere in this section, upon the effective date of this ordinance or any subsequent amendment, any modification to an existing element of a building or buildings must comply with the provisions of this section if all of the following criteria are met:

- The building element is regulated by this section; and
- The proposed modification fronts a public right-of-way.

Only modifications that meet the above criteria are required to comply with the provisions of this section. Modifications shall not force compliance of the whole building.

d. Repair and Maintenance

Routine repairs and maintenance of an existing building or site are permitted and are not required to comply with the provisions of this section. If elements have deteriorated beyond

---

**TABLE A-1 BASE ZONING TABLE**

<table>
<thead>
<tr>
<th>Sub-district</th>
<th>Appropriate Base Zone(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WU-TCMx/TCR</td>
<td>DMU; CN</td>
</tr>
<tr>
<td>WU-MxH</td>
<td>RM6</td>
</tr>
<tr>
<td>WU-SFAD</td>
<td>RS6; RD9</td>
</tr>
<tr>
<td>AS-IC</td>
<td>CG</td>
</tr>
<tr>
<td>AS-PIR</td>
<td>RP2; CO</td>
</tr>
<tr>
<td>AS-SC</td>
<td>CS</td>
</tr>
<tr>
<td>AS-OM</td>
<td>CO; CN</td>
</tr>
<tr>
<td>AS-SFD</td>
<td>RS9; RD9</td>
</tr>
<tr>
<td>Civic</td>
<td>RP2; CO</td>
</tr>
<tr>
<td>Open Space</td>
<td>any</td>
</tr>
</tbody>
</table>
the point where they can be retained, they shall be replaced in kind. Elements that are not replaced in kind shall be considered Modifications and are subject to the section on modifications above.

c. Changes of Use
Except as provided elsewhere in this section, upon the effective date of this ordinance or any subsequent amendment, any change of use within an existing building or structure must comply with the provisions of the underlying zoning designation of the property with the exception that new signage must comply with the standards of this section.

d. Previously Issued Permits and Pending Applications
Previously issued permits and pending applications will be processed in accordance with and decided pursuant to the law existing on the date the application was filed.

8. Other Provisions of Zoning Ordinance
The provisions of this overlay district vary the provisions of the underlying base zoning district. Provisions of the Lebanon Zoning Ordinance that are not varied by the provisions set forth in this section shall continue to apply, whether or not such other provisions are specifically referenced in this overlay district. The lack of a cross-reference to other provisions of the Lebanon Zoning Ordinance does not exempt a property, building, structure, or use from such provisions.

9. South Hartmann Access Management Plan
The provisions of this overlay do not replace or supersede the recommendations in the South Hartmann Access Management Plan.

   a. Conflict with State or Federal Regulations
If the provisions of this overlay district are inconsistent with those of the state or federal government, the more restrictive provision will control, to the extent permitted by law. The more restrictive provision is the one that imposes more stringent controls.

   b. Conflict with other City Regulations
If the provisions of this overlay district are inconsistent with one another, or if they conflict with provisions found in other adopted ordinances or regulations of the city, the more restrictive provision will control unless otherwise expressly stated. The more restrictive provision is the one that imposes more stringent controls.

   c. Graphics
The graphics in this section are for illustrative purposes only. Where there is a conflict between a graphic and the text, the text controls.

Review and approval of new single-family or two-family residential development shall be reviewed and approved by the Planning Director, or the Planning Director's designated staff.

12. Deviations from the Design Standards
   a. Appeals of the Planning Director’s decision for single-family and two-family residential may be heard by the Board of Zoning Appeals. All other requests for deviation from the standard may be considered by the Design Review Board (the Planning Commission) when such deviations will enhance the appearance and design of development subject to review.

   b. A request for deviations shall be submitted by the applicant in writing at the time of the initial filing of the application. The request shall state the deviation(s) requested; the grounds for the request; and the facts upon which the applicant is relying.

   c. The Planning Commission may approve the request if it determines the deviation(s) will not be detrimental to the health, safety, and welfare of the public; the grounds for the request are unique to the project; the deviations are necessary to achieve the design intent of the project; and the deviations are not contrary to the design intent of the South Hartmann Gateway Overlay.

   d. The Planning Commission may impose reasonable conditions or restrictions in granting deviation requests to protect the health, safety, and welfare of the public and meet the purposes of this ordinance.

13. Definitions
Definitions for unique terms used in this ordinance have been included in Appendix A of the Zoning Ordinance.
B. ADMINISTRATIVE PROCEDURES

1. Pre-Application Conference
A pre-application conference with City staff is encouraged prior to any application for approval under this overlay. The purpose of the pre-application conference is to provide an overview of the materials needed to submit an application and a description of the process; answer questions related to development within the overlay; and determine and clarify issues that may arise. Applicants are encouraged to prepare and bring the following to the pre-application conference:
- Sketch map of the site;
- Description or sketches of the proposed development or use;
- Description of any known environmental, topographical, and structural features on the site;
- A list of issues to be discussed; and
- Any other supporting materials the applicant wishes to share about the development.

2. Site Plan and Building Design Review
Site Plan and Building Design review is required for all proposed development subject to this overlay as defined in section A.7. Transitional Provisions. Upon review by City staff, if all the requirements of this overlay have been met and no deviations from the standards are requested, the Site Plan and Building Design may be approved administratively. Should administrative approval be denied, the applicant may appeal decision to the Planning Commission. The Planning Director, at their discretion and at any time, may submit the Site Plan and Building Design to the Planning Commission for their approval. Approved Site Plan and Building Design is still subject to review by other agencies and departments before permits may be issued. For development subject to review the following documents are required for review.

a. Individual Single-family and Two-family Residential
- A site plan to include the site boundary, location of all buildings or other structures, parking areas, setbacks dimensioned, and applicable calculations that indicate compliance with the provisions of the overlay district; and
- Elevations of all building facades to include dimensions, materials, and applicable calculations in tabular format to indicate compliance with the provisions of the overlay district.

b. All Other Development
- Final site plan prepared by a Tennessee licensed engineer or surveyor for the development to include the site boundary, topographic information, flood and other natural feature information, location of all buildings or other structures, interior streets, parking areas, open space, utilities, and all other features and facilities to be installed or used in connection with the proposed development. Applicable calculations that indicate compliance with the provisions of the overlay district shall be included on the site plan in tabular format;
- A detailed landscape plan to include the location and species of all plantings and the location and design of all fences;
- Elevations of all building facades to include dimensions, materials, and applicable calculations in tabular format to indicate compliance with the provisions of the overlay district; and
- Additional information necessary to satisfy City of Lebanon requirements for engineering and storm.

Upon approval, a site plan and/or development plan is valid for a period of three (3) years, after which it becomes void unless a building permit has been issued based on the approved site plan and/or building plan.
C. REGULATIONS

1. General to All Sub-districts

Unless specified elsewhere in this section, these regulations apply to all Sub-districts.

   a. Land Use

   Unless specified elsewhere in this section, permitted uses may be located anywhere within a building pursuant to compliance with applicable building codes.

   b. Grading and Drainage

      i. Intent

      In addition to meeting the regulatory requirements for grading and drainage within the City of Lebanon, proposed development should be designed in a manner that is sensitive to and enhances the natural features of the immediate site and its surroundings.

      ii. Although specific regulations are not identified the City recommends significant clearing/removal of existing mature trees be avoided.

      iii. Site grading should be minimized and performed only as necessary to allow the proposed development to provide reasonable bldg pads, parking, access, landscape, drainage, etc. Proposed development should be designed in a manner that works with the topographic form of the site. If large expanses of significant topographic change exist, the type of proposed development in such areas should be appropriate to the land form in order to avoid mass grading that significantly alters the landscape.

      iv. A variety of best management practices are encouraged to address stormwater drainage and runoff management. Best management practices include tools and techniques related to paving, channeling, storage, and filtration. Large detention ponds are discouraged as the sole means of stormwater management unless such ponds can be designed in a naturalistic manner that complement the development, and/or help meet open space requirements (see 6. Usable Open Space Standards).

   c. Utilities

      i. Intent

      Above ground utility systems create visual clutter and have a negative impact on the pedestrian environment. It is important that such systems be located below ground or otherwise visually screened from the street.

      ii. All utilities for new development or redevelopment in both the public and private R.O.W., including, but not limited to, telephone, electricity, cable, fiber, and fuel systems shall be placed underground, with the exception of extreme conditions where underlying rock or other barriers make this requirement unreasonable; or where certain appurtenances and accessories must be installed above ground for servicing. In such instances, above ground utility systems should not be located between the building and the street. The installation of duct banks may be required to protect underground utilities.

      iii. All underground electrical service connections shall be approved by Middle Tennessee Electric (or the electrical provider). If underground electric is not approved by Middle Tennessee Electric (or the electrical provider) alternates maybe considered.

   d. Lot

      i. Intent

      To ensure connection between the public and private realm, it is important that lots and, subsequently, buildings should front streets and/or open spaces such as parks and plazas. It is equally important that internal streets and spaces be connected to each other to the extent possible, as well as to existing major streets, to form a complete street and open space network.

      ii. Lots shall front on a public street, private street built to public standard, or a designated public or private open space.
iii. The coverage requirements do not include paved areas such as driveways; surface parking; uncovered porches, stoops, patios, or decks; and swimming pools.

e. Placement

i. Intent

It is important that buildings, rather than parking, be the dominant characteristic in the South Hartmann Gateway. This creates an environment more balanced between automobiles and other modes of transportation, such as pedestrians and bicycles. While building placement varies by sub-district, the intent is for new development to be built closer to the street with the majority, or in some cases, all of the parking located behind buildings.

ii. Setbacks are measured at a right angle from the adjacent property line.

f. Frontage/Encroachments

i. Intent

Frontage is the area between a building and its fronting street. It is the area that transitions between the public realm of the street and the private realm of the building. The interface of these two realms is important in the creation of an environment that is conducive to pedestrians, bicyclists, as well as vehicles. Public frontages are addressed in section 5. Thoroughfare Standards. Frontages on private property are defined in this section and are permitted as applicable by sub-district in sections 2. and 3.

ii. Private Frontage Types (see Figure C-1)

(1) Arcade

(a) An Arcade is a frontage wherein a building facade is aligned close to the frontage line but the ground story is set back effectively expanding the sidewalk width while maintaining a consistent building alignment at the frontage line.

(2) Shopfront

(a) A Shopfront is a frontage where-
created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. This type is typically associated with suburban conditions such as office buildings or front-loaded single-family detached houses.

(7) Limited Parking

(a) Limited Parking is a type of frontage intended for arterial streets, such as South Hartmann Drive and Leeville Pike, wherein a building facade is set back substantially from the frontage line to allow a single double-loaded aisle of parking between the building and the fronting street. This type is associated with commercial and office development in a suburban setting and helps to create a buffer from higher speed thoroughfares. This type favors vehicular traffic; however, parking is screened from the adjacent street and pedestrian connections are required between sidewalks in front of buildings and the public sidewalk network along the street.

(b) Other private frontages may be combined with the Limited Parking frontage in accordance with the applicable sub-district and dependence on the prescribed set back from South Hartmann and Leeville Pike.

iii. Encroachments

(1) Attachments, as defined below, may encroach into setbacks as applicable by sub-district.

(2) Encroachments are not permitted across a Lot line unless indicated by sub-district in sections 2. and 3. Encroachments into a public R.O.W. must be approved by the controlling authority.

iv. Attachments

(1) Attachments are elements, excluding signage, attached to the facades
of buildings that form part of the Frontage Type. The following dimensional standards apply to Attachments as permitted by sub-district. Refer to g. Architecture for additional design standards related to attachments.

(a) Awnings/canopies shall have a minimum clear height above a sidewalk of 9 feet and a minimum depth of 5 feet. A modification to these standards may be approved by the Planning Commission to fit an awning/canopy on an existing building. Awning/canopy encroachments into a public right-of-way shall be approved by the authority with ownership of the right-of-way.

(b) Balconies shall have a minimum clear height above a sidewalk of 9 feet and a minimum clear depth of 4 feet.

(c) Porches shall have a minimum clear depth of 6 feet excluding steps. Porches may not encroach into a public right-of-way.

(d) Stoops shall have a minimum clear depth of 4 feet. Stoops may not encroach into a public right-of-way.

g. Form

i. Intent

The form of a building, including its height, articulation, and amount of transparency contributes to the quality of the environment between the building and the street. It is important to avoid massive, blank facades when trying to create a streetscape that is inviting and comfortable for pedestrians.

ii. Height

(1) The height of buildings shall be measured in stories and feet. Measurement in feet shall be the vertical distance from the average elevation of natural grade along the minimum primary street building setback to the bottom of the eave on a sloped roof or the highest point of the roof surface of a flat roof not including a parapet.

(2) Where a lot slopes down from the primary street a minimum of 10 feet vertically, one additional story is allowed beyond the maximum number of stories as applicable by sub-district.

(3) Non-occupiable roof elements such as spires, cupolas, water towers, and similar structures may exceed the maximum height requirements by 20% if set back from building facades a minimum of 10 feet.

(4) Chimneys, flagpoles, skylights, parapets and similar structures may exceed the maximum height requirements by 6 feet.

(5) Stairways to the roof; rooftop shade structures, elevator penthouses; and rooftop mechanical equipment may exceed the maximum height requirement by 10 feet if set back from building facades a minimum of 10 feet.

(6) Minimum story height requirements shall be measured from the top of the finished floor to the ceiling above.

(7) Minimum raised foundation requirements shall be measured from the top of the adjacent curb or, if no curb exists, the crown of the adjacent street to the top of the finished floor of the ground level.

iii. Articulation

(1) Articulation requirements by sub-district shall be met in one or more of the following methods:

- Facade offset with a minimum depth of two (2) feet that extends to within two (2) feet of the full height of the façade.

- Facade projection or recession
with a minimum depth of four (4) inches and a minimum width of one (1) foot that extends the full height of the first story of the façade.

- Variation in building or parapet height of a minimum two (2) feet for single story buildings and four (4) feet for buildings with two or more stories.

- The use of multiple roof forms to create the effect of different building components.

(2) Flat and Townhouse building types shall follow the distinct building designs requirements in section 14.808.F.4.c. of the Lebanon Zoning Ordinance.

iv. Transparency

Transparency shall be measured by dividing the area of windows and doors by the total facade area of a street-facing story.

h. Parking, Access, and Loading

Off-street parking and loading requirements shall be according to Appendix D of the Lebanon Zoning Ordinance.

i. Architecture

i. General

(1) The standards in this section apply to facades that face a street (public or private) or usable open space (i.e. primary facades) and side facades (i.e. secondary facades) for a minimum depth of 20 feet, unless otherwise stated.

(2) Buildings shall be oriented so that a primary entrance(s) faces the primary street or public open space.

(3) Building entrances (excluding service access or emergency egress) shall be defined by a roof covering or by being recessed.

(4) Buildings shall be generally built parallel to the street frontage. If the street frontage is not straight, facades shall be generally built tan-

gent to the street frontage. The Design Review Board may waive this standard in situations where the side lot lines are not perpendicular to the front property line.

(5) Buildings shall have simple massing in order to clearly distinguish the main body of the building from side or rear wings (see Fig. C-2)

(6) Street-facing facades shall be composed so that the rhythm of ground floor attachments and openings harmonizes with the rhythm of attachments and openings on upper stories.

(7) Buildings and related elements shall be arranged in a manner to indicate the pattern of base, body or shaft, and cap (see Fig. C-3).

(8) Buildings on corner lots, shall address both streets with openings or the following attachments: porches and bay windows. For the purpose of this standard, an alley is not a street.

ii. Facades

![FIGURE C-2 MASSING]

![FIGURE C-3 BASE/BODY/CAP DIAGRAM]
(1) Building material standards apply to the entire area of primary facades and secondary facades.

(2) Building facades shall be built of no more than two primary materials, excluding accent materials, and shall only change material along a horizontal line (with the lighter material above the heavier material), outside corners (where material wraps the corner a minimum of 2 feet), or inside corners.

(3) Materials, other than masonry, shall be painted, stained, or have a factory-applied finish.

iii. Openings

(1) Openings, including dormers, should be centered vertically with other openings or shall be centered with the wall between openings.

(2) With the exception of transoms and decorative windows, windows shall be square or vertically proportioned and rectangular in shape. The grouping of individual windows is permitted.

(3) Window muntins, if included, shall be simulated divided lites fixed on the interior and exterior surfaces and shall create panes of square or vertical proportion (as tall as wide or taller than wide).

(4) Transoms may be oriented horizontally with panes that match other opening configurations. Transoms may be awning, hopper or fixed.

(5) Shutters shall be the same height as the window, and 1/2 the width of the window. Small windows may have one shutter that is the full width of the window. Shutters shall be operable or designed and installed as if they were operable including hardware.

iv. Roofs

(1) Principal building roofs, if sloped, shall be a symmetrical.

(2) The ridge of the building roof should generally be oriented either parallel to or perpendicular to the street.

(3) All gable and hipped roofs of a building, excluding ancillary roofs, should generally have the same slope where visible from a street or open space.

(4) Flat roofs shall have parapet walls on facades that face or are visible from a public street, private street, or open space. The primary material used on parapets shall match the material of its associated facade.

(5) Dormers should light attic spaces and must be placed a minimum distance of 3 feet from side building walls.

v. Attachments

(1) Awnings and canopies shall not be internally illuminated.

(2) Balconies shall not be fully enclosed.

(3) Bay windows shall have visible support, either by extending the bay to grade with a foundation or transferring the projection back to the wall with beams, brackets, or brick corbelling.

(4) Chimneys shall extend to grade.

(5) Decks should not be located on facades that face a street or public open space.

(6) Porches should have square or vertically proportioned openings.

(7) Porches may be enclosed with glass or screens; however, enclosures are not permitted on porches that face a street or public open space.

(8) Posts and columns shall generally include a base, shaft, and capital. The base of posts, columns, and pedestals shall generally align with the face of the foundation wall directly below. The outside face of porch
beams shall generally align with the face of the top of the column.

(9) Railings shall have top and bottom rails.

j. Landscaping and Screening

i. Intent

The principal intent of landscaping standards is to improve the overall appearance of the community; to reduce storm water runoff, noise, heat, and chemical pollution through the preservation and installation of canopy trees. The standards that vary from the Lebanon Zoning Ordinance are included in this section.

ii. Landscape Buffers

The Walkable Urban Sub-districts are exempt from landscape buffer requirements in the Lebanon Zoning Ordinance.

iii. Walls

Decorative and functional walls shall be designed in a manner that creates a unified appearance in style, size, and materials throughout the overlay.

iv. Maintenance

Maintenance of all landscape, including streetscape elements defined in C.S. Thoroughfare Standards shall be according to the Lebanon Zoning Ordinance.

v. Specific Landscape Standards

Proposed development shall be in accordance with the standards in 14.805.E. in the Lebanon Zoning Ordinance with the exception of the following:

(1) Planting strip width and character for the Walkable Urban Sub-districts shall be established according to the standards in C.5.g. of this section.

(2) Sidewalk zone for the Walkable Urban Sub-districts shall be established according to the standards in C.5.g. of this section.

(3) Front yard landscaping standards for the Walkable Urban Sub-districts shall be as follows:

(a) WU-TCMx

No front yard landscaping is required.

(b) WU-TCR, WU-MxH, WU-SFAD

A foundation planting along 100% of the facade of each building which abuts a street, excluding necessary breaks for sidewalks, entrances, etc. The foundation planting area shall have a minimum depth of 6 ft and the planting shall include:

- 2 Medium Evergreen Shrubs as specified in Section 14.805.E.5 for every thirty (30) feet of building facade;

- 8 Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species as specified in Section 14.805.E.5 for every 30 ft of building façade. The shrub requirement may also be met with a combination of shrubs and ornamental grasses; and

- 1 Class II Shade Tree or 2 Ornamental Trees as specified in Section 14.805.E.5 for every 50 ft of building façade.

k. Signage

i. Intent

In general, signage should be designed to compliment proposed development, minimize distraction, and provide the minimum identification necessary for the proposed development. Signage for Auto-dependent Suburban Districts shall follow the requirements of the Lebanon Zoning Code. Signage in the Walkable Urban Sub-districts should be subordinate to the building. The building becomes the signage that characterizes the community. Signage should also be appropriately scaled to the pedestrian instead of the automobile. The intent is to encourage a variety of signage types that clearly identify businesses and other uses, but in a manner that enhances the streetscape and the pe-
ii. Entry and wayfinding signage for the South Hartmann Gateway area should be designed in a manner that creates a unified appearance throughout the overlay in material and theme.

iii. The following signs and associated standards that vary from the Lebanon Zoning Ordinance shall apply to signage in the Walkable Urban Sub-districts.

iv. Awning Signs
   (1) Awning signs shall have a maximum height of 2 ft. and a maximum area of 16 square ft.
   (2) Awning signs shall be limited to awnings above ground story windows and doors.
   (3) Awning signs shall not be internally illuminated.

v. Canopy Signs
   (1) Canopy signs shall have a maximum height of 2 ft. and a maximum area of 16 square ft.
   (2) Canopy signs shall not extend beyond the ends of the canopy.
   (3) Canopy signs shall be limited to one sign per facade.
   (4) Canopy signs may be internally or externally illuminated.

vi. Projecting Signs
   (1) Projecting signs shall have a maximum height of 3 ft.; a maximum projecting width of 4 ft.; a maximum depth of 6 in.; and a maximum area of 9 sq. ft. A projecting sign shall have a minimum of 6 inches and a maximum of 12 inches of space between facade and sign.
   (2) Projecting signs shall be limited to one sign per tenant space.
   (3) Projecting signs shall be located between ground story window and door heads and second story window sills. In single story buildings, projecting signs shall not extend above roof eaves on a sloped roof or above the surface of a flat roof.
   (4) Projecting signs shall not be internally illuminated.

vii. Wall Signs
   (1) Wall signs shall have a maximum depth of 1 foot and a maximum area of 32 sq. ft.
   (2) Wall signs shall not extend above roof eaves on a sloped roof or above the parapet on flat roofs.
street network, and useable open space. Developments greater than 40 acres shall demonstrate via a master plan the system of blocks, streets, open space, and development mix to promote a complete neighborhood. Incremental development is permitted; however, developments with 40 acres and less should be masterplanned together to form complete neighborhoods, and, at a minimum, the development shall demonstrate interconnection with adjacent existing or future development. It is not the intent of the Walkable-Urban Sub-districts to create many adjacent developments with no mixture of building types or use and with no interconnectivity. The South Hartmann Gateway Plan will be a guiding document to reinforce this intent.

b. Land Uses

Permitted land uses shall be in accordance with the permitted land uses of the underlying base zoning district as established in Chapters 5 and 6 of the Lebanon Zoning Ordinance and further defined by the permitted Building Types established herein.

c. Building Types

The following building types are permitted according to the sub-districts.

2. Standards Specific to Walkable Urban Sub-districts (WU-)

The standards in this section apply to the Walkable Urban Sub-districts as designated on the Regulating Plan.

a. Cohesive Development

It is the intent of this overlay that the Walkable Urban Sub-districts work together to form complete neighborhoods, which are pedestrian-friendly and composed of a mixture of uses, a mixture of building types, an interconnected
MIXED-USE/COMMERCIAL

A building with a limited or no front yard that has commercial use(s) on the ground floor and may have residential and non-residential uses on upper floors. Parking is located behind or below the building in a surface lot or structure.

LIVE/WORK TOWNHOUSE

A dwelling attached on one or two sides with flexible space for a non-residential use on the ground floor. Live/Work Townhouses have a very shallow front yard and a parking area or garage at the rear of the lot.

Massing, Main Body: 20 ft. w. min./35 ft. w. max.

FLATS

A detached multi-family dwelling (or multiple buildings) on a single lot with a shallow front yard, narrow side yards, and parking behind or below the building in a surface lot or structure.

TOWNHOUSE

A dwelling facing a street or courtyard and attached on one or two sides. Units typically have a shallow front yard and private courtyard between the rear of the unit and the parking area or garage at the rear of the lot.

Massing, Main Body: 18 ft. w. min./35 ft. w. max.
MANSION FLATS

A detached multi-family dwelling, of up to 8 units, on a single lot with a parking area or garage at the back of the lot. Mansion Flats are designed to resemble a large, single-family structure.

Massing, Main Body: 45 ft. w./50 ft. d. max.
Massing, Front/Side Wings: 30 ft. w./40 ft. d. max.

COTTAGE OR TOWNHOUSE COURT

Detached or attached single-family dwellings on a single lot or multiple lots arranged around a landscaped courtyard with a parking area or garages at the rear of the lot or on an adjacent lot.

Massing, Main Body: 40 ft. w./50 ft. d. max.
Massing, Front/Side Wings: 30 ft. w./15 ft. d. max.
Courtyard width: 20 ft. min.

TWO-FAMILY HOUSE

A detached two-family dwelling on a single lot with a parking area or garage at the rear of the lot. Ideally, duplexes are designed to resemble a single-family structure.

Massing, Main Body: 50 ft. w. max.
Massing, Front/Side Wings: 30 ft. w. max.

HOUSE

A detached single-family dwelling on a medium-size lot with access from its fronting street and parking recessed behind the front facade.
ACCESSORY DWELLING UNIT

A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot.

Massing: 30 ft. max. w. and d.
ADU size: 700 sf max.

CIVIC

A building type built for community use or benefit by government, institutional, cultural, educational, public welfare, or religious organizations. Institutional buildings such as Assisted Living facilities may be privately owned.
d. Town Center Mixed-use/Non-Residential (WU-TCMx) Standards

The diagrams, photographs, and text in this section define the intent and standards for the Town Center Sub-district as identified on the Regulating Plan. Additionally, the standards on this spread specifically relate to mixed-use/commercial building types.

i. For developments of 10 or more acres, a minimum of 10% land area of a proposed development shall be WU-TCMx areas.

ii. The Building Types that are permitted are as follows. The prescribed mix applies to developments of 10 or more acres:

| Type                  | % of Total Building Area/Units:
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-use/Commercial</td>
<td>10% min./100% max.</td>
</tr>
<tr>
<td>Live/Work Townhouse</td>
<td>No min./90% max.</td>
</tr>
<tr>
<td>Civic</td>
<td>No minimum requirement</td>
</tr>
</tbody>
</table>
ii. LOT

Lot Size by Type:  
- Mixed-use/Commercial: 70 ft. min., 125 ft. max.
- Live/Work Townhouse: 20 ft. min., 85 ft. min.

Lot Coverage:  
- Impervious Surface: 90% max.

iii. PLACEMENT

Build-to Zone and other Setbacks (from Lot Line):

Principal Building:
- S. Hartmann/I.evile Build-to: 30 ft. min./80 ft. max.
- Primary Street/Front Build-to: 0 ft. min./5 ft. max.
- Secondary Street Build-to: 0 ft. min./5 ft. max.
- Frontage Buildout: 80% min.

Side Setback:
- Lot: 0 ft. min./end units 5 ft. min.
- Alley: 5 ft. min.
- Rear Setback: 5 ft. min.

Accessory Building(s):
- Primary Street/Front Setback: 60 ft. min.
- Secondary Street Setback: 5 ft. min.
- Side Setback: 5 ft. min.
- Rear Setback: 5 ft. min.

Miscellaneous Placement Standards:

a. Private Frontage Types may vary from the setbacks above (see iv. Frontage Types/Encroachments).
b. A 10 ft. min. pedestrian passage is required at 140 ft. intervals to connect rear parking areas with sidewalk.

DRAFT 09.14.20 • SOUTH HARTMANN GATEWAY FORM-BASED CODE OVERLAY • 21
iv. FRONTAGE/ENCROACHMENTS

Private Frontage Types Allowed:

Arcade: 10 ft. min. clear depth
Forecourt: 15 ft. max. depth for 30% of Frontage
Shopfront: required at ground level
Limited Parking: S. Hartmann Dr./Leeville Pk. only

Frontage Type Encroachments:

Primary Street: 14 ft. max. A
Secondary Street: 14 ft. max. B

Other Encroachments: A B C

Driveways/Walkways/Steps: no max.
Overhangs/Chimneys: 2 ft. max. (end units)
Landscaping: no max.
Fences/Walls: no max.
Utilities/Equipment: no max.

Miscellaneous:

a. Encroachments are not permitted across a Lot or R.O.W. line except as indicated.

v. PARKING

Parking Setbacks:

S. Hartmann Dr./Leeville Pk.: 15 ft. min. A
Primary Street: 50 ft. min. A
Secondary Street: 5 ft. min. B
Side:
Lot: 0 ft. min. C
Lane: 0 ft. min. D
Rear: 0 ft. min. E

Miscellaneous:

a. Below grade parking may encroach to the lot line. Parking that is partially below grade may encroach to within 20 ft. of the lot line.
b. Parking located in an attached garage may encroach within 20 ft. of the lot line.
c. Access shall be from a rear alley or secondary street and cross access between parking areas is required. Access from S. Hartmann Drive should comply with the S. Hartmann Access Management Plan.
intended to minimize the mass of the building.

**Transparency:**

Building facades that face a street or open space shall have a minimum transparency for each story as described below and consisting of shopfronts, doors, windows, or a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.

a. First story commercial uses shall have a minimum transparency of 60% on facades facing primary streets and 20% on facades facing secondary streets.

b. First story residential uses shall have a minimum transparency of 20%.

c. Upper stories shall have a minimum transparency of 15%.

**Miscellaneous:**

a. Development within the Airport Impact Zone may be limited further by the Airport Overlay District (AP).

b. Buildings shall step down one story in height when located less than 60 ft. from WU-SFAD areas.

**vi. MISCELLANEOUS**

a. Materials

i. **Primary Facade**
   A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic). A maximum of 25% of the facade area may be wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only).

ii. **Secondary Facade**
   A minimum of 50% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic). A maximum of 50% of the facade area may be wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only).

---

**vi. FORM**

**Height:**

**Principal Building:**

Airport Impact Zone:

- Stories:
  - To eave/parapet: 3.5 max.
  - Overall: 40 ft. max.

All Other Areas:

- Stories:
  - To eave/parapet: 60 ft. max.
  - Overall: 5.5 max.

Accessory Building:

- Accessory Dwelling: NA

Other:

- Raised foundation: 2 stories
- Ground floor ceiling: 14 ft. min.
- Upper floor ceiling(s): 8 ft. min.

**Articulation:**

Building facades that face a street or open space shall not exceed 30 ft. in length without a building articulation.
e. Town Center Residential (WU-TCR) Standards

The diagrams, photographs, and text in this section define the intent and standards for the Town Center Sub-district as identified on the Regulating Plan. Additionally, the standards on this spread specifically relate to residential building types.

i. For developments of 10 or more acres, a maximum of 90% land area of a proposed development shall be WU-TCR areas.

ii. The Building Types that are permitted are as follows. The prescribed mix applies to developments of 10 or more acres:

<table>
<thead>
<tr>
<th>Type</th>
<th>% of Total Building Area/Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flats</td>
<td>10% min./50% max.</td>
</tr>
<tr>
<td>Townhouses/Townhouse Court</td>
<td>10% min./60% max.</td>
</tr>
<tr>
<td>Civic</td>
<td>No minimum requirement</td>
</tr>
</tbody>
</table>
ii. LOT

Lot Size by Type:

<table>
<thead>
<tr>
<th>Type</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flats</td>
<td>70 ft. min.</td>
<td>125 ft. min.</td>
</tr>
<tr>
<td>Townhouse</td>
<td>18 ft. min.</td>
<td>60 ft. min.</td>
</tr>
<tr>
<td>Townhouse Court</td>
<td>100 ft. min.</td>
<td>100 ft. min.</td>
</tr>
</tbody>
</table>

Lot Coverage:

Impervious Surface: 90% max.

Miscellaneous:

For Townhouse Court Types the minimum lot size above is for developments that utilize horizontal property regime. Individual lots with a single dwelling unit may have a 20 ft. min. lot width and 60 ft. min. lot depth.

iii. PLACEMENT

Build-to Zone and other Setbacks (from Lot Line):

Principal Building:

- S. Hartmann/Leeville Build-to: 30 ft. min./80 ft. max.
- Primary Street/Front Build-to: 10 ft. min./15 ft. max.
- Secondary Street Build-to: 5 ft. min./10 ft. max.
- Frontage Buildout: 80% min.

Side Setback:

- Lot: 0 ft. min./end units 5 ft. min.
- Alley: 5 ft. min.
- Rear Setback: 5 ft. min.

Accessory Building(s):

- Primary Street/Front Setback: 50 ft. min.
- Secondary Street Setback: 5 ft. min.
- Side Setback: 5 ft. min.
- Rear Setback: 5 ft. min.

Miscellaneous:

- a. 10 ft. min. required between multiple buildings on a single lot.
- b. Private Frontage Types may vary from the setbacks above (see iv. Frontage Types/Encroachments).
- c. A 10 ft. min. pedestrian passage is required at 140 ft. intervals to connect rear parking areas with sidewalk.
iii. FRONTAGE/ENCROACHMENTS

Private Frontage Types Allowed:

- Forecourt: 15 ft. max. depth
- Stoop: See Architectural Standards
- Porch: See Architectural Standards
- Limited Parking: S. Hartmann Dr./Leeville Pk. only

Frontage Type Encroachments:

- Primary Street: 10 ft. max. (A)
- Secondary Street: 5 ft. max. (B)

Other Encroachments: A B C D E

- Driveways/Walkways/Steps: no max.
- Overhangs/Chimneys: 2 ft. max. (end units)
- Balconies: 6 ft. max.
- Bays: 2 ft. max.
- Landscaping: no max.
- Fences/Walls: no max.
- Utilities/Equipment: no max.

Miscellaneous:

- Encroachments are not permitted across a Lot or R.O.W. line except as indicated.

iv. PARKING

Parking Setbacks:

- S. Hartmann Dr./Leeville Pk.: 15 ft. min. (A)
- Primary Street: 50 ft. min. (A)
- Secondary Street: 5 ft. min. (B)
- Side:
  - Lot: 0 ft. min. (C)
  - Lane: 0 ft. min. (D)
  - Rear: 0 ft. min. (E)

Miscellaneous:

- a. Below grade parking may encroach to the lot line. Parking that is partially below grade may encroach to within 15 ft. of the lot line.
- b. Parking located in an attached garage may encroach within 15 ft. of the lot line.
- c. Access shall be from a rear alley or secondary street and cross access between parking areas is required where feasible. Access from S. Hartmann Drive should comply with the S. Hartmann Access Management Plan.
v. FORM

Height:

Principal Building:
Airport Impact Zone:
  Stories: 3.5 max.
  To eave/parapet: 35 ft. max. A
  Overall: 55 ft. max. B
All Other Areas:
  Stories:
    To eave/parapet: 45 ft. max. C
    Overall: 65 ft. max. D
Accessory Building:
  Accessory Dwelling: NA
Other:
  Raised foundation: 1.5 ft. min.
  Ground floor ceiling: 9 ft. min.
  Upper floor ceiling(s): 8 ft. min.

Articulation:
Building facades that face a street or open space shall not exceed 40 ft. in length without a building Articulation intended to minimize the mass of the building.

Transparency:
Building facades that face a street or open space shall have a minimum transparency for each story as described below and consisting of doors, windows, or a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.
  a. First story residential uses shall have a minimum transparency of 20%.
  b. Upper stories shall have a minimum transparency of 15%.

Miscellaneous:
  a. Development within the Airport Impact Zone may be limited further by the Airport Overlay District (AP).
  b. Buildings shall step down one story in height when located less than 60 ft. from WU-SPAD areas.

vi. MISCELLANEOUS

a. Materials
  i. Primary Facade
     A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic). A maximum of 25% of the facade area may be wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only).
  ii. Secondary Facade
     A minimum of 50% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic). A maximum of 50% of the facade area may be wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only).
f. Mixed Housing (WU-MxH) Standards

The diagrams, photographs, and text in this section define the intent and standards for the Mixed Housing Sub-district as identified on the Regulating Plan. Additionally, the standards on this spread specifically relate to residential building types.

i. The Building Types that are permitted are as follows. The prescribed mix applies to developments of 10 or more acres:

<table>
<thead>
<tr>
<th>Type</th>
<th>% of Total Building Area/Units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flats</td>
<td>5% min./30% max.</td>
</tr>
<tr>
<td>Mansion Flats</td>
<td>No min./30% max.</td>
</tr>
<tr>
<td>Townhouses/Townhouse Court</td>
<td>5% min./80% max.</td>
</tr>
<tr>
<td>Two-family House</td>
<td>5% min./30% max.</td>
</tr>
<tr>
<td>Cottage Court</td>
<td>No min./20% max.</td>
</tr>
<tr>
<td>ADU</td>
<td>No minimum requirement</td>
</tr>
<tr>
<td>Civic</td>
<td>No minimum requirement</td>
</tr>
</tbody>
</table>
i. LOT

Lot Size by Type: Width B Depth B
- Flats/Mansion Flats: 70 ft. min. 100 ft. min.
- Townhouse: 18 ft. min. 60 ft. min.
- Townhouse Court: 100 ft. min. 100 ft. min.
- Two-family House: 50 ft. min. 100 ft. min.
- Cottage Court: 100 ft. min. 100 ft. min.
- ADU: NA NA

Lot Coverage:
- Impervious Surface: 80% max.

Miscellaneous:
- For Cottage/Townhouse Court Types the minimum lot size above is for developments that utilize horizontal property regime. Individual lots with a single dwelling unit may have a 30 ft. min. lot width and 60 ft. min. lot depth for Cottage Courts and a 20 ft. min. lot width and 60 ft. min. lot depth for Townhouse Courts.

ii. PLACEMENT

Build-to Zone and other Setbacks (from Lot Line):
- Principal Building:
  - S. Hartmann Leeville Build-to: 30 ft. min. /40 ft. max.
  - Primary Street/Front Build-to: 10 ft. min. /20 ft. max.
  - Secondary Street Build-to: 5 ft. min. /10 ft. max.
- Frontage Buildout: 80% min.
- Side Setback:
  - Lot: 0 ft. min. /end units 5 ft. min.
  - Alley: 5 ft. min.
  - Rear Setback: 5 ft. min.
- Accessory Building(s):
  - Primary Street/Front Setback: 50 ft. min.
  - Secondary Street Setback: 5 ft. min.
  - Side Setback: 5 ft. min.
  - Rear Setback: 5 ft. min.

Miscellaneous:
- a. 10 ft. min. required between multiple buildings on a single lot.
- b. For Townhouse/Cottage Court Types, front facades shall be 5 ft. min. and 15 ft. max from edge of the courtyard (including sidewalk).
- c. Private Frontage Types may vary from the setbacks above (see iii. Frontage Types/Encroachments).
iii. FRONTAGE/ENCROACHMENTS

Private Frontage Types Allowed:
- Forecourt: 20 ft. max. depth
- Stoop: See Architectural Standards
- Porch: See Architectural Standards

Frontage Type Encroachments:
- Primary Street: 8 ft. max. A
- Secondary Street: 2 ft. max. B

Other Encroachments: A B C D E
- Driveways/Walkways/Steps: no max.
- Overhangs/Chimneys: 2 ft. max.
- Balconies: 6 ft. max.
- Bays: 2 ft. max.
- Landscaping: no max.
- Fences/Walls: no max.
- Utilities/Equipment: no max.

Miscellaneous:
- Encroachments are not permitted across a Lot or R.O.W. line except as indicated.

iv. PARKING

Parking Setbacks:
- S. Hartmann Dr./Leeville Pk.: 70 ft. min. A
- Primary Street: 50 ft. min. A
- Secondary Street: 5 ft. min. B
- Side:
  - Lot: 0 ft. min. C
  - Lane: 5 ft. min. D
  - Rear: 5 ft. or 15 ft. E

Miscellaneous:
- a. Below grade parking may encroach to the lot line. Parking that is partially below grade may encroach to within 20 ft. of the lot line.
- b. Parking located in an attached garage may encroach within 15 ft. of the lot line.
- c. Access shall be from a rear alley or secondary street and cross access between parking areas is required where feasible. Access from S. Hartmann Drive should comply with the S. Hartmann Access Management Plan.
v. FORM

Height:

Principal Building - Flats, Townhouses:
- Stories: 3.5 max.
- To eave/parapet: 35 ft. A
- Overall: 55 ft. max. B

Principal Building - Other types:
- Stories: 2.5 max.
- To eave/parapet: 25 ft. A
- Overall: 40 ft. max. A

Accessory Building:
- Accessory Dwelling: 2 stories max. C
- Other: 1 story D

Raised Foundation: 1.5 ft. min.
Ground floor ceiling: 9 ft. min.
Upper floor ceiling(s): 8 ft. min.

Articulation:

Building facades that face a street or open space shall not exceed 40 ft. in length without a building articulation intended to minimize the mass of the building.

vi. MISCELLANEOUS

Transparency:

Building facades that face a street or open space shall have a minimum transparency for each story as described below and consisting of doors, windows, or a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.

- First stories shall have a minimum transparency of 20%.
- Upper stories shall have a minimum transparency of 15%.

a. Materials

i. Primary Facade

A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 25% of the facade area may be concrete block (split-faced/fluted), manufactured stone veneer siding, or architectural metal panels.

ii. Secondary Facade

A minimum of 50% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 50% of the facade area may be concrete block (split-faced/fluted), manufactured stone veneer siding, or architectural metal panels.
g. Single-family Attached and Detached (WUSFAD) Standards

The diagrams, photographs, and text in this section define the intent and standards for the Town Center Sub-district as identified on the Regulating Plan. Additionally, the standards on this spread specifically relate to residential building types.

i. The Building Types that are permitted are as follows. The prescribed mix applies to developments of 10 or more acres:

<table>
<thead>
<tr>
<th>Type</th>
<th>% of Total Building Area/Units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouses/Townhouse Court</td>
<td>No min./20% max.</td>
</tr>
<tr>
<td>Two-family House</td>
<td>5% min./30% max.</td>
</tr>
<tr>
<td>Cottage Court</td>
<td>No min./30% max.</td>
</tr>
<tr>
<td>House</td>
<td>20% min./70% max.</td>
</tr>
<tr>
<td>ADU</td>
<td>No minimum requirement</td>
</tr>
<tr>
<td>Civic</td>
<td>No minimum requirement</td>
</tr>
</tbody>
</table>
i. LOT

Lot Size by Type:  
- Townhouse: 18 ft. min. 60 ft. min.  
- Townhouse Court: 100 ft. min. 100 ft. min.  
- Two-family House: 50 ft. min. 100 ft. min.  
- Cottage Court: 100 ft. min. 100 ft. min.  
- House: 40 ft. min. 100 ft. min.  
- ADU: NA NA  

Lot Coverage:  
Impervious Surface: 70% max.  

Miscellaneous:  
For Cottage/Townhouse Court Types the minimum lot size above is for developments that utilize horizontal property regime. Individual lots with a single dwelling unit may have a 30 ft. min. lot width and 60 ft. min. lot depth, for Cottage Courts and a 20 ft. min. lot width for and 60 ft. min. lot depth for Townhouse Courts.

ii. PLACEMENT

Build-to Zone and other Setbacks (from Lot Line):  
- Principal Building:
  - Primary Street/Front Build-to: 15 ft. min./30 ft. max.  
  - Secondary Street Build-to: 10 ft. min./20 ft. max.  
  - Frontage Buildout: 50% min.  
- Side Setback:
  - Lot: 5 ft. min.  
  - Alley: 5 ft. min.  
  - Rear Setback: 5 ft. min.  
- Accessory Building(s):
  - Primary Street/Front Setback: 50 ft. min.  
  - Secondary Street Setback: 5 ft. min.  
  - Side Setback: 5 ft. min.  
  - Rear Setback: 5 ft. min.  

Miscellaneous:  
- For Townhouse/Cottage Court Types, front facades shall be 5 ft. min. and 15 ft. max. from edge of courtyard (including sidewalk) and 10 ft. min. between buildings.  
- Private Frontage Types may vary from the setbacks above (see iii. Frontage Types/Encroachments).
iii. FRONTAGE/ENCROACHMENTS

Private Frontage Types Allowed:
Stoop: See Architectural Standards
Porch: See Architectural Standards

Frontage Type Encroachments:
Primary Street: 8 ft. max. A
Secondary Street: 3 ft. max. B

Other Encroachments: A B C D E
Driveways/Walkways/Steps: no max.
Overhangs/Chimneys: 2 ft. max.
Bays: 3 ft. max.
Landscaping: no max.
Fences/Walls: no max.
Utilities/Equipment: no max.

Miscellaneous:
a. Encroachments are not permitted across a Lot or R.O.W. line except as indicated.

iv. PARKING

Parking Setbacks:
Primary Street: 50 ft. min. A
Secondary Street: 10 ft. min. B
Side:
Lot: 5 ft. min. C
Lane: 5 ft. min. D
Rear: 5 ft. or 15 ft. E

Miscellaneous:
a. Access shall be from a rear alley or secondary street where feasible. Any attached garages that are accessed from and face a street shall be recessed behind the front facade of the principal building 10 ft. min.
v. FORM

Height:
Principal Building:
  Stories:                      2.5 max.
    To eave:                    25 ft. max. A
    Overall:                    40 ft. max. B
Accessory Building:
  Accessory Dwelling:         2 stories max.
  Other:                      1 story
Ground floor above sidewalk: 1.5 ft. min. C
Ground floor ceiling:         9 ft. min. D

Articulation:
Building facades that face a street or open space shall not exceed 40 ft. in length without a building articulation intended to minimize the mass of the building.

Transparency:
Building facades that face a street or open space shall have a minimum transparency for each story as described below and consisting of doors, windows, or a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.
  a. First stories shall have a minimum transparency of 20%.
  b. Upper stories shall have a minimum transparency of 15%.

vi. MISCELLANEOUS

a. Materials
   i. Primary Facade
      A minimum of 85% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 15% of the facade area may be concrete block (split-faced/fluted), manufactured stone veneer siding, or architectural metal panels.

   ii. Secondary Facade
      A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 25% of the facade area may be concrete block (split-faced/fluted), manufactured stone veneer siding, or architectural metal panels.
3. Standards Specific to Auto-dependent Suburban Sub-districts (AS-)

The standards in this section apply to the Auto-dependent Suburban Sub-districts as designated on the Regulating Plan.

a. Land Use

Permitted land uses shall be in accordance with the permitted land uses of the underlying base zoning district as established in Chapters 5 and 6 of the Lebanon Zoning Ordinance.

b. Bulk Standards

The bulk standards that vary from the underlying base zoning within the AS- subdistricts are established in Table C-1 below.

4. Standards Specific to Civic and Open Space Sub-districts

a. Intent

The majority of areas designated as Open Space in the South Hartmann Gateway Plan are located in flood hazard areas. While it is the intent for these areas to be preserved from development, any current development rights should remain in place until such areas can be dedicated for preservation.

b. Land Use

Permitted land uses shall be in accordance with the permitted land uses of the underlying base zoning district as established in Chapters 5 and 6 of the Lebanon Zoning Ordinance.

c. Bulk Standards

The bulk standards for development shall be in accordance with that of the underlying base zoning district as established in Chapters 5 and 6 of the Lebanon Zoning Ordinance.

5. Thoroughfares

a. Intent

Improvements to South Hartmann Drive should be guided by the South Hartmann Gateway Master Plan (see section on p. 38) and the South Hartmann Access Management Plan. The design of thoroughfares in the Auto-dependent Suburban Sub-districts should be governed by the current design standards for roadways in Lebanon. The design of thoroughfares within the Walkable Urban Sub-districts should be guided by this section to create a functional transportation system that complements the vision for future development.

b. Connectivity

Each development shall be internally connected by a clear pattern of blocks and streets. Each development shall connect to surrounding development or be designed to connect to surrounding development in the future.

### TABLE C-1 BULK STANDARDS FOR AS- SUB-DISTRICTS

<table>
<thead>
<tr>
<th>Sub-district</th>
<th>Min. Lot Area</th>
<th>Min. Lot Width</th>
<th>Setbacks</th>
<th>Height</th>
<th>Building Area (footprint)</th>
</tr>
</thead>
<tbody>
<tr>
<td>AS-IC</td>
<td>per Base Zoning</td>
<td>20 ft. min.</td>
<td>5 stories/ 75 ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AS-PIR</td>
<td>5,000 sf</td>
<td>50 ft.</td>
<td>20 ft. min./ 80 ft. max.</td>
<td>3 storys/ 45 ft.</td>
<td>0.60</td>
</tr>
<tr>
<td>AS-SC</td>
<td>5,000 sf</td>
<td>50 ft.</td>
<td>per Base Zoning</td>
<td>5 stories/ 75 ft.</td>
<td></td>
</tr>
<tr>
<td>AS-OM</td>
<td>5,000 sf</td>
<td>50 ft.</td>
<td>per Base Zoning</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>AS-SFD</td>
<td>5,000 sf</td>
<td>50 ft.</td>
<td>per Base Zoning</td>
<td>NA</td>
<td></td>
</tr>
</tbody>
</table>
c. Block Length
No block face shall be more than 600 feet in length without a dedicated service lane or pedestrian passage providing through access, except where environmental conditions warrant longer blocks.

d. Dead-end Streets
Dead-end and cul-de-sac streets should be avoided, except where topographic features or configuration of property boundaries prevent street connections.

e. Bicycle Network
Bicycle routes, lanes, and paths within developments shall be connected to the regional greenway system where possible.

f. Greenways
Greenways within a development shall be designed in a manner consistent with the City of Lebanon’s standards for greenways.

g. Streetscape Furnishings
All developments shall provide a bike rack, trash receptacle, bench, or other approved element of street furniture for every one-hundred (100) feet of frontage along Street types ‘A’ and ‘B’ in the WU Sub-districts and along all street frontages in the AS-SC and AS-OM Sub-districts. The City of Lebanon shall adopt a standard palette of streetscape furnishings to promote a unified appearance throughout the overlay.

h. Street Lighting and Mast Arms
The City of Lebanon shall adopt a standard palette of street lighting and traffic signal mast arms to promote a unified appearance throughout the overlay.

i. Street Trees
Street trees are required on both sides of all streets other than alley. Street trees shall be a maximum of 40 ft. on center and 3 ft. from the face of curb. If utilities within a planting strip prevent the planting of street trees, trees shall be planted 3 ft. from the back of the sidewalk.

j. Street Standards
Street design should vary based on the intended development context. This overlay establishes six basic street types:

Street ‘A’
A street intended to serve intense commercial and mixed-use development with significant on-street parking opportunities in the form of diagonal parking. This street includes wide pedestrian ways and consistent streetscape.

Street ‘B’
A street intended to serve moderate commercial and mixed-use development with on-street parking opportunities in the form of parallel parking. This street includes a narrower pedestrian way than Street ‘A’ but still significant with a consistent streetscape.

Street ‘C’
A street intended to serve intense residential development with two options for the edge of the travelway. One option provides space for buffered bicycle lanes on important bike routes and the other option provides dedicated on-street parallel parking. The pedestrian way is narrower and protected from the travelway by a continuous planting strip.

Street ‘D’
A street intended to serve low intensity residential development. On-street parking is not formalized in this street type. The street functions more as a yield street where cars may be forced to slow as they pass one another.

Alley ‘A’
A rear service road intended to serve commercial and mixed-use development. It features a wider travelway for larger vehicles and two-way movement.

Alley ‘B’
A rear service road intended to serve moderate and low intensity residential development. The proposed section anticipates full pavement width; however, a ribbon alley with a center grass strip may be considered for alleys with low traffic volumes serving single-family detached residential.

The diagrams on the following pages establish the standards for various street types permitted by Walkable Urban Sub-district as indicated. Applicants may present alternative cross sections (for example: boulevards with planted center medians), which may be approved as long as the intent of creating a walkable environment is achieved.
### Section Option A Component:

<table>
<thead>
<tr>
<th>Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way</td>
<td>160 ft. +/-</td>
</tr>
<tr>
<td>Travel Lane(s)</td>
<td>12 ft.</td>
</tr>
<tr>
<td>Median</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Drainage Swale</td>
<td>26.5 ft. - 32.5 ft.</td>
</tr>
<tr>
<td>Shared-use Path</td>
<td>12 ft.</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>6 ft.</td>
</tr>
<tr>
<td>Landscape Buffer</td>
<td>8 ft.</td>
</tr>
</tbody>
</table>

### Section Option B Component:

<table>
<thead>
<tr>
<th>Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way</td>
<td>160 ft. +/-</td>
</tr>
<tr>
<td>Travel Lane(s)</td>
<td>12 ft.</td>
</tr>
<tr>
<td>Median</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Drainage Swale</td>
<td>32.5 ft. - 38.5 ft.</td>
</tr>
<tr>
<td>Shared-use Path</td>
<td>12 ft.</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>6 ft.</td>
</tr>
<tr>
<td>Landscape Buffer</td>
<td>8 ft.</td>
</tr>
</tbody>
</table>
Permitted in Sub-district(s):
WU-TCMx

**Section Component:**

<table>
<thead>
<tr>
<th>Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way</td>
<td>90 ft.</td>
</tr>
<tr>
<td>Travel Lane(s)</td>
<td>11 ft.</td>
</tr>
<tr>
<td>45 deg. Diagonal Parking w/bulb-outs:</td>
<td>18 ft.</td>
</tr>
<tr>
<td>Sidewalk w/ Planters:</td>
<td>16 ft.</td>
</tr>
<tr>
<td>Drainage:</td>
<td></td>
</tr>
<tr>
<td>Curb and gutter</td>
<td></td>
</tr>
</tbody>
</table>

'Coordinate angled parking with City standards in the Lebanon Zoning Ordinance.

**Planters/Planting Strip**

Planting strips shall be composed of trees in grates, wells, or planters. Planting strips shall not contain turf grass. While the street trees are the only plant materials required in the planting strip, low-growing shrubs and groundcovers are also encouraged within wells and planters.

**Section Component:**

<table>
<thead>
<tr>
<th>Component</th>
<th>Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-Of-Way</td>
<td>60 ft.</td>
</tr>
<tr>
<td>Travel Lane(s)</td>
<td>11 ft.</td>
</tr>
<tr>
<td>Parallel Parking w/bulb-outs:</td>
<td>8 ft.</td>
</tr>
<tr>
<td>Sidewalk w/ Planters:</td>
<td>12 ft.</td>
</tr>
<tr>
<td>Drainage:</td>
<td></td>
</tr>
<tr>
<td>Curb and gutter</td>
<td></td>
</tr>
</tbody>
</table>

**Planters/Planting Strip**

Planting strips shall be composed of trees in grates, wells, or planters. Planting strips shall not contain turf grass. While the street trees are the only plant materials required in the planting strip, low-growing shrubs and groundcovers are also encouraged within wells and planters.
Street 'C' (ST-60-36)

**Permitted in Sub-district(s):**
- WU-TCMx
- WU-TCR
- WU-MxH
- WU-SFAD

**Section Component:**
- Right-Of-Way: 60 ft. **A**
- Travel Lane(s): 10 ft. **B**
- Parallel Parking (option A): 8 ft. **C**
- Bicycle Lane and Buffer (option B): 8 ft. **D**
- Continuous Planting Strip: 6 ft. **E**
- Sidewalk: 6 ft. **F**
- Drainage: Curb and gutter

**Planters/Planting Strip**
Planting strips shall be continuous and composed of turf grass, low shrubs, perennials, or groundcover plantings

Street 'D' (ST-50-26)

**Permitted in Sub-district(s):**
- WU-SFAD

**Section Component:**
- Right-Of-Way: 50 ft. **A**
- Travel Lane(s): 13 ft. **B**
- Parallel Parking: informal or
- Continuous Planting Strip: 7 ft. **C**
- Sidewalk: 5 ft. **D**
- Drainage: Curb and gutter

**Planters/Planting Strip**
Planting strips shall be continuous and composed of turf grass, low shrubs, perennials, or groundcover plantings
Alley 'A' (AL-22-22)

Permitted in Sub-district(s):
WU-TCMx
WU-TCR

Section Component: Width
Right-Of-Way: 22 ft. A
Travel Lane(s): 11 ft. B
Drainage: Center

Alley 'B' (AL-20-16)

Permitted in Sub-district(s):
WU-TCR
WU-MxH
WU-SFAD

Section Component: Width
Right-Of-Way: 20 ft. A
Travel Lane(s): 8 ft. B
Shoulder: 2 ft. C
Drainage: Center
6. Usable Open Spaces

a. Intent

The intent of this section is to ensure that adequate landscaped areas and useable open space are provided where applicable within the overlay. Usable Open Space is essentially land on a developed site that is set aside, dedicated, designated, or reserved for active or passive recreation, for the use and enjoyment of owners or occupants. The purpose of useable open space is to provide outdoor areas for passive and active uses to meet the needs of the anticipated residents, tenants, employees, customers and visitors of a property, and to enhance the environment of a development or building.

b. Required Usable Open Space

Usable open space is required in all sub-districts, with the exception of AS-IC. Where required, a minimum of 5% of the gross land area shall be set aside for useable open space for developments of 15 acres or greater. In AS-IC areas, a maximum of 70% of the gross land area may include impervious surfaces.

Usable Open Space areas shall meet the following design standards:

c. Location

Where location is not dictated by site geography, open space shall be allocated in a location that is readily accessible and useable by residents and uses of the development.

Where possible, a portion of the open space should provide focal points for the development. Developments containing 50 acres or more shall locate a Park, Green, or Square at or near the centers of every 50 acres developed for residential use. These open spaces should be designed to serve as central gathering points for residents within the development.

d. Configuration

Usable Open Spaces shall be compact and contiguous unless the land is used as a continuation of an existing trail, or specific natural or topographic features require a different configuration.

c. Adjacent to Existing or Planned Open Space

Where open areas, trails, parks, or other public spaces are planned or exist adjacent to the development parcel, the open space shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the presently existing trail, park, or other open space area.

f. Prioritization

To the maximum extent practicable, the Usable Open Space should be located and organized to include, protect, or enhance as many of the following open areas and features as possible:

i. Natural features such as riparian areas, wetlands, wildlife corridors, steep slopes, and mature trees;

ii. Water features such as streams, creeks, rivers, natural drainage areas, lakes, and natural ponds;

iii. Landscaped buffers or visual transitions between different types or intensities of uses;

iv. Natural or geologic hazard areas or soil conditions, such as wetlands and floodplains;

v. Habitat for endangered species; and

vi. Areas that accommodate multiple compatible open space uses rather than a single use.

g. Preservation of Natural Features

The developer and property owner shall be responsible for the erection and maintenance of any and all barriers necessary to protect any existing or installed vegetation from damage both during and after construction. Barriers shall follow established standards for protection adopted by the City of Lebanon. Trees shall be protected according to figure 14-805.1 in the Lebanon Zoning Ordinance. No construction, grading, equipment or material storage, or any other activity is allowed within the fenced area.

h. Ownership and Maintenance

Open spaces shall be owned and maintained as permanent open space by a homeowners association, property owners association, private ownership with conservation easement, or public ownership when dedicated to the City of Lebanon or another appropriate public agency.

i. Usable Open Space Standards

Standards for the types of Usable Open Spaces permitted are established according to type on the following pages.
j. Plaza

A Plaza is a formal open space that is composed of hard-scape areas and is fronted on all sides by buildings that should contain commercial uses on the ground floor.

Min. Size: 5,000 sf
Max. Size: 20,000 sf
Sub-districts: WU-TCMx
               AS-SC

k. Square

A Square is a formal open space that is composed of landscaped areas and is fronted on all sides by buildings that should contain commercial uses on the ground floor.

Min. Size: 5,000 sf
Max. Size: 40,000 sf
Sub-districts: WU-TCMx
               AS-SC
1. Green
A Green is a medium-sized formal or informal open space for unstructured recreation with residential buildings fronting all sides. Greens are composed of paved or unpaved walks; grassy areas; and shade trees.

Min. Size: 10,000 sf
Max. Size: 5 ac.
Sub-districts: WU-TCR
WU-MxH
WU-SFAD
AS-OM
AS-LP
AS-SFD

m. Neighborhood Park
A Neighborhood Park is an informal open space that accommodates larger recreation facilities but serves only one neighborhood.

Min. Size: 80,000 sf
Max. Size: 10 ac.
Sub-districts: WU-MxH
WU-SFAD
AS-OM
AS-LP
AS-SFD
n. **Playground**

A playground is a formal or informal open space that accommodates recreational equipment for children. Playgrounds may be included within Parks and Greens and should contain an open shelter; paved areas for court games; and space for spontaneous play.

- **Min. Size:** none
- **Max. Size:** 1 ac.
- **Sub-districts:** all

o. **Pocket Park**

A Pocket Park is a formal or informal open space formed by the remaining space between streets, blocks, and buildings.

- **Min. Size:** none
- **Max. Size:** 1/2 block in length
- **Sub-districts:** all
p. Close
A Close is a dead-end street with open space in the center of the turnaround area.
Min. Size: 100 ft. diameter
Max. Size: 1/2 ac.
Sub-districts: WU-MxH
            WU-SFAD
            AS-OM
            AS-LP
            AS-SFD

q. Greenway
A trail for recreation purposes along the edges of neighborhoods or natural areas such as rivers. In the South Hartmann Overlay this refers to the Cedar City Greenway or connections to it. Greenways are part of the open space network and provide a rural transportation network for pedestrians and cyclists.
Min. Size: none
Max. Size: none
Sub-districts: all
ZONING ORDINANCE 20-6077

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING UNADDRESSED HARTMANN COMMERCE DRIVE FROM CN – COMMERCIAL NEIGHBORHOOD TO CG – COMMERCIAL GENERAL IN WARD 3

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City; and

WHEREAS, the Future Land Use Plan for the subject property as Suburban Office/Residential; and

WHEREAS, the property owner is asking for the CG zoning which fits the Suburban Office/Residential Land Use Category; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning from CN – Commercial Neighborhood to CG – Commercial General to the Mayor and City Council by a vote of 8-0 at their August 25, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from CN – Commercial Neighborhood to CG – Commercial General.

Approximately 1.00 acre more or less, located at unaddressed Hartmann Commerce Drive as shown on the attached map.

For reference, see Deed Book 1983 Page 2114 in the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map 81 Parcel 87.12, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.
Notice of the Public Hearing was published in the Lebanon Democrat on August 29, 2020.

The Public Hearing was held at 5:55 PM in the City Council Chambers September 15, 2020.

Attest: Approved:

__________________________  ________________________
Commissioner of Finance & Revenue  Mayor

Approved as to Form: Passed first reading: September 15, 2020.

__________________________  ________________________
City Attorney  Passed second reading: ________.
ZONING ORDINANCE 20-6078

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING 303 AND 305 EAST MARKET STREET FROM CS – COMMERCIAL SERVICE TO DMU – DOWNTOWN MIXED USE IN WARD 2

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City; and

WHEREAS, the Future Land Use Plan for the subject property as Residential/Public/Commercial; and

WHEREAS, the property owner is asking for the DMU zoning which fits the Residential/Public/Commercial Land Use Category; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning from CS – Commercial Service to DMU – Downtown Mixed Use to the Mayor and City Council by a vote of 8-0 at their August 25, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from CS – Commercial Service to DMU – Downtown Mixed Use.

Approximately 0.44 acres more or less, located at 303 and 305 East Market Street as shown on the attached map.

For reference, see Deed Book 1794 Page 1523 and Deed Book 1811 Page 1529 in the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map 68H Group A Parcels 43 and 44, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.
Notice of the Public Hearing was published in the Lebanon Democrat on August 29, 2020. The Public Hearing was held at 5:55 PM in the City Council Chambers September 15, 2020.

Attest: 

Commissioner of Finance & Revenue

Approved as to Form: 

Mayor

Approved: 


City Attorney

Passed second reading: 

ZONING

Adrian Kelley
Rezoning CS to DMU
303 & 305 East Market Street

Legend

Legend

City Limits
Industrial Park
Future City Limits
Proposed Industrial Park
Private Streets
Park

Page 2 of 2
RESOLUTION NO. 20-2368

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION AT 860 CALLIS ROAD (TAX MAP 94 PARCEL 14.02) TO BE ADDED TO WARD 4

WHEREAS, TCA 6-51-102, as amended, requires that a plan of services be adopted by the governing body prior to passage of an ordinance annexing any territory; and

WHEREAS, the plan of services shall be reasonable with respect to the scope of services to be provided and the timing of the services; and

WHEREAS, before the adoption of the plan of services, a municipality shall hold a public hearing; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this Plan of Services to the Mayor and City Council by a vote of 8-0 at the August 25, 2020 Meeting.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted for the area bounded as described in the legal description section and attached maps of the plan of services:

August 25, 2020
PROPERTY AT 860 CALLIS ROAD
CITY OF LEBANON, TENNESSEE

The City of Lebanon, Tennessee, is pursuing the annexation of about 25.42 acres at 860 Callis Road as described in this report, along with a corresponding plan of services and zoning plan for the area. The area is inside the existing Urban Growth Boundary (UGB). This annexation is proposed to take place in 2020.

This report begins with a brief overview of the annexation process and the requests by the landowners for annexation. The report then turns to a proposed Plan of Services (POS) for the annexation area. The services described are those that would be necessary for the City to provide under Tennessee law. This area is proposed to receive City services in accordance with the POS.

Introduction

Public Chapter 1101 (PC 1101), adopted as Tennessee law in 1998, required cities to work cooperatively with other local governments to determine an Urban Growth Boundary (UGB) in which annexations could occur. Lebanon can annex property within its UGB by ordinance.

PC 1101 Section 19 requires a “Plan of Services” (POS) prior to annexation and a Plan of Services must include: police and fire protection; water, electrical, and sanitary sewer services; solid waste...
collection; road and street construction and repair; recreational facilities and programs; street lighting; and zoning services. Public Chapter 225 adopted by the Tennessee General Assembly and signed by Governor Bredesen on June 2, 2003, amended TCA 6-51-102 to include impact on school attendance zones.

The owners of the property at 860 Callis Road had asked the City of Lebanon to consider annexing their property.
This instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Christopher LaMott
860 Callis Road
Lebanon, TN 37090

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP GROUP
79
PARCEL 86.08

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid
by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of
which is hereby acknowledged, Cary Williams, Sr. hereinafter called the GRANTOR, has
bargained and sold, and by these presents, does transfer and convey unto Christopher LaMott
and wife, Linda LaMott, hereinafter called the GRANTEES, their heirs and assigns, that certain
tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 22nd Civil District of Wilson
County, Tennessee, more particularly described as follows, to-wit:

Being Tract No. 8 on a plat entitled "Survey of the Estate of Virgil Riggen",
prepared by Clay Dyer Couch, Jr., TRLS #111, dated April 28, 1997, and filed for
record in Plat Book 21, page 316, Register's Office for Wilson County, Tennessee,
to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Cary Williams, Sr. by deed from The State
of Tennessee, a body politic dated June 10, 1999, of record in Deed Book 463,
Page 667, Register's Office for Wilson County, Tennessee.

This is unimproved property known as Callis Road, Lebanon, Tennessee 37087.
Possession is to be given on November 21, 2005.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and
planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances,
estate, title and interest thereunto belonging to the said GRANTEES, their heirs and assigns,
ever, and,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and
possessed of said land in fee simple, has a good right to convey it, and warrants that the same is
unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to
warrant and forever defend the title to the said land to the said GRANTEES, their heirs and
assigns, against the lawful claims of all persons whomsoever.
WITNESS our hands this the 21st day of November, 2005.

[Signature]

Cary Williams, Sr.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, Cary Williams, Sr., the bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2005.

[Signature]

NOTARY PUBLIC

My Commission Expires: 4/28/08

* * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $17,774.00.

[Signature]

AFFIANT

Subscribed and sworn to before me on this 21st day of November, 2005.

[Signature]

NOTARY PUBLIC

My Commission Expires: 4/28/08

[Signature]

John B. Spickard
Secretary of State
Plan for Serving the Annexation Area

1. Police Protection
   Patrolling, radio response to calls, and other routine police services using the City’s personnel and equipment will be provided on the effective date of the annexation.

2. Fire Protection
   Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

3. Domestic Water, Sanitary Sewer Service, and Fire Hydrants
   a. Domestic Water – This property is serviced by Gladeville Utility District. Any improvements or extensions to the domestic water will be the responsibility and at the cost of the developer/owner.
b. Sanitary Sewer – A 8-inch sewer line is located adjacent to the property. Any improvements or extensions to the domestic water will be the responsibility and at the cost of the developer/owner.

c. Fire Hydrants – If any new hydrants are needed the cost would be between $3500 and $4000 each.

4. Electric Service
   There are existing Middle Tennessee Electric power lines on this lot.

5. Public Works
   a. Stormwater – Stormwater services will be available to this property in the same manner they are available to the rest of the City.
   
   b. Sanitation – City sanitation services will be available at the time of annexation.
   
   c. Street and Right-of-Way Repair and Maintenance – The annexation does not include any right-of-way.
   
   d. The City and/or the County may require road improvements by the owner as this property develops.

6. Gas
   This property currently served by the City of Lebanon. Any improvements or extensions to gas will be the responsibility and at the cost of the developer/owner.

7. Schools
   Wilson County Schools does not anticipate any noticeable effect from the annexation.

8. Inspection and Codes Enforcement
   All inspection and building/code enforcement programs existing within the City will be extended to the annexation areas on the effective date of the annexation.

9. Planning and Zoning
   The zoning jurisdiction of the City will extend to the annexation areas upon the effective date of the annexation and all municipal planning activities will encompass the needs of the annexed areas.
   
   a. The requested zoning for the annexation is CN – Commercial Neighborhood.
b. The Future Land Use Plan classification for this area is Commercial and thus matches the CN zoning requested.
10. Animal Shelter
   The City operates a full-time animal control program including an animal shelter. The animal shelter is located on Park Drive. Services include pick-up of stray and/or dangerous animals. These services will be available to the annexation areas on the effective date of the annexation.

11. Voting Rights and City Elections
   a. If an eligible voter’s permanent place of residence is located in an annexed area, that voter is automatically eligible to vote in City elections.
   
   b. If an eligible voter is in the category of a property rights voter, then that voter must register at the Election Commission Office prior to voting in a City election.

Revenue

The total appraised property value for this parcel in the annexation area is about $306,300. This equals to an assessed value of about $45,500 for a residential property. The property tax generation from this property as a residential property in the City would be about $276.37 per year. The estimated cost to serve this area is $0.
Section 2. This resolution shall take effect after its adoption and upon the official annexation of this area.

Notice of the Public Hearing was published in the Lebanon Democrat on August 29, 2020.

The Public Hearing was held at 5:55 PM in the City Council Chambers on September 15, 2020.

Attest: 

Commissioner of Finance & Revenue

Approved as to Form:

City Attorney

Approved:

Mayor

Passed first reading: September 15, 2020

Passed second reading: ________
RESOLUTION NO. 20-2369

A RESOLUTION FOR ANNEXING PROPERTY AT 860 CALLIS ROAD, ALSO IDENTIFIED AS TAX MAP 94 PARCEL 14.02, CONTAINING 25.42 ACRES IN THE RECORDS OF THE WILSON COUNTY ASSESSOR OF PROPERTY (SHOWN ON THE ATTACHED MAP) TO BE ADDED TO WARD 4

WHEREAS, the owner has requested the annexation of this property; and

WHEREAS, the owner will be responsible for extending any utilities; and

WHEREAS, the annexation will add 0 acres of right-of-way to the City; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this Annexation to the Mayor and City Council by a vote of 8-0 at the August 25, 2020 Meeting.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. That Tennessee Code Annotated 6-51-102 authorizes the City of Lebanon to annex land at the request of the land owner when it appears that the prosperity of the municipality and the territory will be materially retarded and the welfare of the inhabitants and property endangered if the property is not annexed. The City of Lebanon hereby determined that the prosperity of the municipality and territory described herein will be materially retarded and the welfare of the inhabitants and property endangered if the property is not annexed.

Section 2. That pursuant to Section 6-51-101 through 6-51-114, Tennessee Code Annotated, the property (as shown on the attached map) is hereby annexed into the City of Lebanon, Wilson County, Tennessee, and incorporated within the corporate boundaries thereof.

Section 3. That this resolution takes effect 30 days from and after its final passage, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on August 29, 2020.

The Public Hearing was held at 5:55 PM in the City Council Chambers on September 15, 2020.

Attest:                         Approved:

Commissioner of Finance & Revenue

Approved as to Form:

City Attorney

Passed first reading: September 15, 2020

Passed second reading:__________.
ZONING ORDINANCE 20-6080

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY REQUESTING ZONING APPROVAL OF ABOUT 25.42 ACRES AT 860 CALLIS ROAD TO CN – COMMERCIAL NEIGHBORHOOD IN WARD 4

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City; and

WHEREAS, the property owners would like to use their property for commercial uses; and

WHEREAS, the subject property is requested to be Commercial in the Future Land Use Plan; and

WHEREAS, the owner is asking for the CN zoning which fits the Commercial Land Use Category; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect, and facilitate the public health, safety, and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this Zoning to the Mayor and City Council by a vote of 8-0 at the August 25, 2020 Meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby CN – Commercial Neighborhood:

Approximately 25.42 acres more or less, located at 860 Callis Road as shown on the attached map.

For reference, see Deed Book 1149 Page 436 in the Register’s Office of Wilson County, Tennessee, Tax Map 94 Parcel 14.02, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. This resolution shall take effect after its adoption and upon the official annexation of this area.
Notice of the Public Hearing was published in the Lebanon Democrat on August 29, 2020.

The Public Hearing was held at 5:55 PM in the City Council Chambers on September 15, 2020.

Attest:  

Commissioner of Finance & Revenue  

Approved:

Mayor  

Approved as to Form:


Passed second reading:

City Attorney
ORDINANCE NO. 20-6081

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 6 COMMERCIAL DISTRICT REGULATIONS, SECTION 14.602 PURPOSES OF COMMERCIAL DISTRICTS SUBSECTION C COMMERCIAL SERVICE AND SUBSECTION D COMMERCIAL GENERAL TO AMEND USES PERMITTED TO ADD RESIDENTIAL USES WHEN AN OVERLAY ALLOWS THE USE

WHEREAS, The South Hartmann Gateway Overlay and Residential Infill Overlay allow residential uses by right in commercial districts;

WHEREAS, The CS-Commercial Service and CG-Commercial General zoning districts do not currently allow for certain residential uses by right when in an overlay district;

WHEREAS, Staff has reviewed the CS-Commercial Service and CG-Commercial General zoning districts and wishes to amend the districts to allow certain residential uses by right in overlay districts;

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment of the Zoning Ordinance to the Mayor and City Council by a vote of 8-0 at their August 25, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, that Title 14, Chapter 6 Commercial District Regulations, Section 14.602 Purposes of Commercial Districts be amended as follows:

Section 1. Title 14, Chapter 6 Commercial District Regulations, Section 14.602 Purposes of Commercial Districts, Subsection C. CS – Commercial Service, 1. Uses Permitted

1. Uses Permitted

Dwelling, single-family (when an overlay allows the use)

Section 2. Title 14, Chapter 6 Commercial District Regulations, Section 14.602 Purposes of Commercial Districts, Subsection D. CG – Commercial General, 1. Uses Permitted

1. Uses Permitted

Dwelling, single-family (when an overlay allows the use)
Dwelling, two-family detached (when an overlay allows the use)
Dwelling, semi-detached (when an overlay allows the use)
Dwelling, multi-family (when an overlay allows the use)
Dwelling, townhouse (when an overlay allows the use)

Section 3. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 4. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on August 29, 2020.

The Public Hearing was held at 5:55 PM in the City Council Chambers on September 15, 2020.

Attest: Approved:

Commissioner of Finance & Revenue

Approved as to Form:


City Attorney

Passed second reading:__________.
ORDINANCE 20-6082

AN ORDINANCE TO ADOPT THE RESIDENTIAL INFILL OVERLAY AS A DESIGN GUIDE FOR DEVELOPMENT

WHEREAS, Infill development is needed in the older areas of the City;

WHEREAS, Staff believes the existing zoning code does not provide an adequate guide for infill development;

WHEREAS, the Residential Infill Overlay provides guidelines for infill development in parts of the City;

WHEREAS, the City of Lebanon believes that the overlay will promote, protect, and facilitate the public health, safety, and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended adoption of this Economic Study to the Mayor and City Council by a vote of 8-0 at their August 25, 2020 Meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The City Council and Mayor adopt the Residential Infill Overlay, attached as Exhibit A and as if appearing verbatim herein.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on August 29, 2020.

The Public Hearing was held at 5:55 PM in the City Council Chambers on September 15, 2020.

Attest:

Commissioner of Finance & Revenue

Approved as to Form:

City Attorney

Approved:

Mayor


Passed second reading:_________.

Page 1 of 1
A. GENERAL PROVISIONS

1. Purpose and Intent

The purpose of this overlay district is to establish design standards with the intent to allow for the development of a variety of single-family detached, single-family attached, and multi-family housing types that are designed to be compatible to the scale of surrounding single-family homes in order to promote walkable living; inspire local, incremental development; and encourage a mix of housing meeting a variety of needs within the City of Lebanon.

2. Applicability

This overlay district applies to properties zoned RD9, RM6, R2, CN, CS, and CG and located within the boundary shown in Figure A.1.
3. Permitted Land Uses

The land uses permitted within this overlay district shall be according to the underlying zoning district(s) as established in the Zoning Ordinance are associated with permitted building types in this overlay as defined in section C.2. Building Type Standards

4. Organization of Design Standards

The design standards of this overlay district are established in C. Design Standards and are organized as follows:

a. Permitted Building Types (C.1.)
For ease of reference, a table identifies which building types are permitted within each underlying zoning district where the overlay is applied.

b. General Standards Applicable to All Building Types (C.2.)

c. Specific Building Type Standards (C.3.)
The definitions and standards for individual building types are established in this section.

d. Contextual Setbacks (C.4.)
The standards for the setback of all development from streets, or front setbacks, are established in this section. This section also provides guidance on relief from side and rear setback requirements based on context.

e. Site Standards (C.5.)
The standards associated with the site, such as landscaping and parking, are established in this section.

f. Architectural Standards (C.6.)
The standards associated with buildings, such as facades and roofs, are established in this section.

5. Other Provisions of Lebanon Zoning Ordinance

The provisions of this overlay district vary the provisions of the underlying base zoning district. Provisions of the Lebanon Zoning Ordinance that are not varied by the provisions set forth in this section shall continue to apply, whether or not such other provisions are specifically referenced in this overlay district. The lack of a cross-reference to other provisions of the Lebanon Zoning Ordinance does not exempt a property, building, structure, or use from such provisions.


a. Conflict with State or Federal Regulations
If the provisions of this overlay district are inconsistent with those of the state or federal government, the more restrictive provision will control, to the extent permitted by law. The more restrictive provision is the one that imposes more stringent controls.

b. Conflict with other City Regulations
If the provisions of this overlay district are inconsistent with one another, or if they conflict with provisions found in other adopted ordinances or regulations of the city, the more restrictive provision will control unless otherwise expressly stated. The more restrictive provision is the one that imposes more stringent controls.

c. Graphics
The graphics in this section are for illustrative purposes only. Where there is a conflict between a graphic and the text, the text controls.
B. ADMINISTRATIVE PROCEDURES

1. Pre-Application Conference

A pre-application conference with City staff is encouraged prior to any application for approval under this overlay. The purpose of the pre-application conference is to provide an overview of the materials needed to submit an application and a description of the process; answer questions related to development within the overlay; and determine and clarify issues that may arise. Applicants are encouraged to prepare and bring the following to the pre-application conference:

- Sketch map of the site;
- Description or sketches of the proposed development or use;
- Description of any known environmental, topographical, and structural features on the site;
- A list of issues to be discussed; and
- Any other supporting materials the applicant wishes to share about the development.

2. Site Plan and Development Plan Required

Site Plan and Building Design review is required for new construction, additions to existing construction, or alterations to existing construction affecting the exterior building envelope proposed to be developed under the standards of this overlay. Upon review by City staff, if all the requirements of this overlay have been met, the Site Plan and Building Design may be approved administratively. Should administrative approval be denied, the applicant may appeal decision to the Planning Commission. The Planning Director, at their discretion and at any time, may submit the Site Plan and Building Design to the Planning Commission for their approval. Approved Site Plan and Building Design is still subject to review by other agencies and departments before permits may be issued.

- Final site plan prepared by a Tennessee licensed engineer or surveyor for the development to include the site boundary, topographic information, flood and other natural feature information, location of all buildings or other structures, interior streets, parking areas, open space, utilities, and all other features and facilities to be installed or used in connection with the proposed development. Applicable calculations that indicate compliance with the provisions of the overlay district shall be included on the site plan in tabular format.

- Detailed landscape plan to include the location and species of all plantings and the location and design of all fences.

- Elevations of all building facades to include dimensions, materials, and applicable calculations in tabular format to indicate compliance with the provisions of the overlay district.

- For all stormwater and drainage related requirements (quality and quantity), please refer to the City's Stormwater Management Policies and Procedures Manual, latest edition, which can be found on the Engineering Development Services webpage located on the City's website www.lebanontn.org

Upon approval, a site plan and/or development plan is valid for a period of twenty-four (24) months, after which it becomes void unless a building permit has been issued based on the approved site plan and/or building plan.
C. DESIGN STANDARDS

1. Permitted Building Types
   
   A. Building Type Table
      
      The permitted building types within zoning districts covered by this overlay shall be according to the table 1.1 below:

      | Accessory Dwelling Unit | RD9 | RM6 | R2 | CN | CS | CG |
      |-------------------------|-----|-----|----|----|----|----|
      | Cottage Court           | X   | X   | X  |    |    |    |
      | Two-Unit House          | X   | X   | X  | X' | X' | X' |
      | Townhouse               | X   | X   | X  | X  | X  | X  |
      | Townhouse Court         |     |     | X  | X  | X  | X  |
      | Three to Four-Unit Flat | X   | X   | X  | X  | X  | X  |
      | Five to Eight-Unit Flat | X   |     | X  | X  | X  | X  |

   1 Two-unit House types in these districts are permitted on non-arterial streets only.

   B. Mixing Building Types on a Single Lot
      
      Permitted building types may be mixed together on a single lot provided:
      - Each building type meets the minimum lot area for each type;
      - The maximum number of units shall not exceed the maximum permitted for the minimum lot area; and
      - The required setbacks are met for each type (Contextual Street Setbacks shall apply to building types that face a street).

2. General Standards Applicable to All Building Types
   
   The following standards apply to all building types and lots:

   A. Street Frontage
      
      All lots shall have a street frontage of 50 ft. min.

   B. Sidewalks
      
      Development according to the provisions of this overlay shall provide sidewalks along the lot frontage as required in the Lebanon Zoning Ordinance.

   C. Measurement of Building Height
      
      Building height shall be measured from finish grade adjacent to the building.

   D. Setback Encroachments
      
      Encroachments into setbacks shall be according to the requirements of the Lebanon Zoning Ordinance unless explicitly stated in this overlay.

3. Specific Building Type Standards

   Bulk standards are organized by building type and established in the following pages.
3.a. accessory dwelling unit

Description
A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, within within a permanent structure and attached or detached from the primary residential unit, on a lot.

Where allowed within the Missing Middle Overlay District?
- RD9   - CS
- RM6   - CG
- R2    - CN

Residential Infill Overlay District
DRAFT 08.20.20
I. LOT

LOT AREA: No minimum lot area required for Accessory Dwelling Units.
UNITS PER LOT: 1 in addition to the primary building
LOT COVERAGE: The footprint of an Accessory Dwelling Unit (ADU) shall be limited to 700 sf

II. PLACEMENT

ADU SETBACKS
Street: 10 ft. min. behind the street-facing facade of the principal building on the lot
SIDE: 5 ft. min.
REAR: 5 ft. min.

ADU PARKING SETBACKS
Street: Behind the street-facing facade of the principal building on the lot
SIDE: 2.5 ft. min.
REAR: 2.5 ft. min.

SEPARATION BETWEEN ADU AND PRINCIPAL DWELLING IF DETACHED: 10 ft. min.

III. BUILDING SIZE AND MASSING

WIDTH: 30 ft. min.
DEPTH: 30 ft. min.
ADU SIZE: 700 sf max. (conditioned area)

IV. BUILDING HEIGHT

STORIES: 2 stories max.
HEIGHT: 24 ft. to eave/parapet / 35 ft. max. overall

V. MISCELLANEOUS

Accessory Dwelling Units shall be architecturally compatible with the principal building by matching architectural style; details; materials; roof shape and slope; and the design of openings, such as windows and doors.
3.b. cottage court

Description
Detached houses oriented to a landscaped courtyard that provides pedestrian access.

Where allowed within the Missing Middle Overlay District?
- RD9
- RM6
- R2
I. LOT
LOT Area: 20,000 sf min.
LOT Width: 100 ft. min.
LOT Depth: 150 ft. min.
Units per LOT: 8 max.
LOT Coverage: 60%

II. PLACEMENT
Principal Building Setbacks:
Street: see Contextual Setbacks (Section C.4.). For Cottage Courts, contextual setbacks apply to buildings that front or have their side facade facing a street.
Courtyard: 5 ft. min.
Side: 10 ft. min.
Rear: 20 ft. min.
Separation between buildings: 10 ft. min.
Parking Setbacks:
Street: 10 ft. min. behind the street-facing facade of the principal building(s)
Side: 2.5 ft. min.
Rear: 2.5 ft. min.
Miscellaneous: See Section C.4. for side/rear setback variation

III. BUILDING SIZE AND MASSING
Principal Building:
Width: 40 ft. max.
Depth: 50 ft. max.
Principal Building Wings:
Width: 30 ft. max.
Depth: 15 ft. max.

IV. BUILDING HEIGHT
Principal Building:
Stories: 2 stories max.
Height: 24 ft. to eave/parapet / 35 ft. max. overall
Raised Foundation: 1.5 ft. min. (principal building)

V. MISCELLANEOUS
Common Outdoor Space:
- 200 sf per unit min.
- Courtyard shall have a minimum width of 20 ft., which may include sidewalks
Building Frontage: Shall primarily be oriented toward the street with secondary orientation toward the courtyard.
Corner Lots: Cottage Courts shall be designed so that no principal buildings have their rear facades facing a street.
Permitted Attachments: Porch, Stoop, Bay Window (See Section 5.V. for standards)
3.c. two-unit house

Description
A small to medium-sized structure that consists of two dwelling units, one next to the other, both of which face and are entered from the street.

Where allowed within the Missing Middle Overlay District?
- RD9
- RM6
- R2
- CN
I. LOT
LOT Area: 5,000 sf min.
LOT Width: 60 ft. min.
LOT Depth: 100 ft. min.
UNITS PER LOT: 8 max.
LOT COVERAGE: 60%

II. PLACEMENT
Principal Building Setbacks:
Street: see Contextual Setbacks (Section C.4.)
Side: 10 ft. min.
Rear: 20 ft. min.
Accessory Building Setbacks:
Street: Behind the street-facing facade of the principal building(s)
Side: 5 ft. min.
Rear: 5 ft. min.
Separation between buildings: 10 ft. min.
Parking Setbacks:
Street: 10 ft. min. behind the street-facing facade of the principal building(s)
Side: 2.5 ft. min.
Rear: 2.5 ft. min.
Miscellaneous: See Section C.4. for side/rear setback variation

III. BUILDING SIZE AND MASSING
Principal Building:
Width: 50 ft. max.
Principal Building Wings:
Width: 30 ft. max.
Accessory Building:
Width: 30 ft. max.
Depth: 30 ft. max.

IV. BUILDING HEIGHT
Principal Building:
Stories: 2.5 stories max.
Height: 24 ft. to eave/parapet / 35 ft. max. overall
Accessory Building: 1.5 stories max. / 25 ft. max.
Raised Foundation: 1.5 ft. min. (principal building)

V. MISCELLANEOUS
Private Outdoor Space:
- 200 sf per unit min.
Permitted Attachments: Porch, Stoop (See Section S.V. for standards)
3.d. **townhouse**

**Description**
A small to medium-sized structure, consisting of three to four attached single-family homes placed side by side.

**Where allowed within the Missing Middle Overlay District?**
- RM6
- R2
- CN
- CS
- CG
I. LOT

Lot Area: 7,000 sf min.
Lot Width: 70 ft. min.
Lot Depth: 100 ft. min.
Units per Building: 4 max.
Lot Coverage: 70%

II. PLACEMENT

Principal Building Setbacks:
- Street: see Contextual Setbacks (Section C.4.)
- Side: 0 ft. between units/10 ft. min. for end units
- Rear: 20 ft. min.

Accessory Building Setbacks:
- Street: Behind the street-facing facade of the principal building(s)
- Side: 5 ft. min.
- Rear: 5 ft. min.

Separation between buildings: 10 ft. min.

Parking Setbacks:
- Street: 10 ft. min. behind the street-facing facade of the principal building(s)
- Side: 2.5 ft. min.
- Rear: 2.5 ft. min.

Miscellaneous: See Section C.4. for side/rear setback variation

III. BUILDING SIZE AND MASSING

Principal Building:
- Width: 18 ft. min./35 ft. max. for individual units

Accessory Building:
- Width: 30 ft. max.
- Depth: 30 ft. max.

IV. BUILDING HEIGHT

Principal Building:
- Stories: 2.5 stories max.
- Height: 24 ft. to eave/parapet / 35 ft. max. overall

Accessory Building:
- Stories: 1.5 stories max. / 25 ft. max.

Raised Foundation: 1.5 ft. min. (principal building)

V. MISCELLANEOUS

Private Outdoor Space:
- 100 sf per unit min.

Permitted Attachments: Porch, Stoop, Bay Window (See Section S.V. for standards)
3.e. townhouse court

Description

Single-family homes attached on one or both sides and oriented to a landscaped courtyard that provides pedestrian access.

Where allowed within the Missing Middle Overlay District?

- RM6
- R2
- CN
- CS
- CG
I. LOT
Lot Area: 20,000 sf min.
Lot Width: 100 ft. min.
Lot Depth: 150 ft. min.
Units per Lot: 12 max.
Lot Coverage: 60%

II. PLACEMENT
Principal Building Setbacks:
Street: see Contextual Setbacks (Section C.4.). For Townhouse Courts, contextual setbacks apply to buildings that front or have their side facade facing a street. A
Court: 5 ft. min. B
Side: 10 ft. min. C
Rear: 20 ft. min. D
Separation between buildings: 10 ft. min. E
Parking Setbacks:
Street: 10 ft. min. behind the street-facing facade of the principal building(s). F
Side: 2.5 ft. min. G
Rear: 2.5 ft. min. H
Miscellaneous: See Section C.4. for side/rear setback variation

III. BUILDING SIZE AND MASSING
Principal Building:
Width: 18 ft. min./35 ft. max. for individual units
Street-facing facades may be 40 ft. I
Principal Building Wings:
Width: 30 ft. max. J
Depth: 15 ft. max. K
Accessory Building:
Width: 30 ft. max.
Depth: 30 ft. max.

IV. BUILDING HEIGHT
Principal Building:
Stories: 2 stories max.
Height: 24 ft. to eave/parapet / 35 ft. max. overall M N
Raised Foundation: 1.5 ft. min. (principal building) O

V. MISCELLANEOUS
Common Outdoor Space:
• 100 sf per unit min.
• Courtyard shall have a minimum width of 20 ft., which may include sidewalks
Building Frontage: Shall primarily be oriented toward the street with secondary orientation toward the courtyard.
Corner Lots: Townhouse Courts shall be designed so that no principal buildings have their rear facades facing a street.
Permitted Attachments: Porch, Stoop, Bay Window (See Section 5.V. for standards)
3.f. three to four unit flat

Description
A medium-sized structure that consists of three to four units usually stacked vertically with individual entries or a shared entry.

Where allowed within the Missing Middle Overlay District?
- RM6
- R2
- CN
- CS
- CG
I. LOT

Lot Area: 8,750 sf min.
Lot Width: 70 ft. min.
Lot Depth: 125 ft. min.
Units per Building: 4 max.
Lot Coverage: 70%

II. PLACEMENT

Principal Building Setbacks:
Street: see Contextual Setbacks (Section C.4.)
Side: 10 ft. min.
Rear: 20 ft. min.

Accessory Building Setbacks:
Street: 10 ft. min. behind the street-facing facade of the principal building(s)
Side: 5 ft. min.
Rear: 5 ft. min.

Separation between buildings: 10 ft. min.

Parking Setbacks:
Street: Behind the principal building(s)
Side: 2.5 ft. min.
Rear: 2.5 ft. min.

Miscellaneous: See Section C.4. for side/rear setback variation

III. BUILDING SIZE AND MASSING

Principal Building
Width: 45 ft. max.
Depth: 50 ft. max.

Principal Building Wings
Width: 30 ft. max.
Depth: 20 ft. max.

Accessory Building
Width: 30 ft. max.
Depth: 30 ft. max.

IV. BUILDING HEIGHT

Principal Building:
Stories: 2.5 stories max.
Height: 24 ft. to eave/parapet / 35 ft. max. overall

Accessory Building: 1.5 stories max. / 25 ft. max. overall

V. MISCELLANEOUS

Private Outdoor Space:
- 100 sf per unit min.

Permitted Attachments: Porch, Stoop, Bay Window (See Section S.V. for standards)
3.g. five to eight unit flat

Description
A medium-sized structure that consists of five to eight units usually stacked vertically with a shared entry.

Where allowed within the Missing Middle Overlay District?
- RM6
- R2
- CN
- CS
- CG
I. LOT

LOT Area: 12,500 sf min.
LOT Width: 100 ft. min.
LOT Depth: 125 ft. min.
Units per Building: 8 max.
LOT Coverage: 75%

II. PLACEMENT

PrINCIPAL BUILDING SETBACKS:
Street: see Contextual Setbacks (Section C.4.)
Side: 10 ft. min.
Rear: 20 ft. min.

ACCESSORY BUILDING SETBACKS:
Street: 10 ft. min. behind the street-facing facade of the principal building(s)
Side: 5 ft. min.
Rear: 5 ft. min.

SEPARATION BETWEEN BUILDINGS: 10 ft. min.

PARKING SETBACKS:
Street: Behind the principal building(s)
Side: 2.5 ft. min.
Rear: 2.5 ft. min.

MISCELLANEOUS: See Section C.4. for side/rear setback variation

III. BUILDING SIZE AND MASSING

PRINCIPAL BUILDING:
Width: 45 ft. max.
Depth: 50 ft. max.

PRINCIPAL BUILDING WINGS:
Width: 30 ft. max.
Depth: 40 ft. max.

ACCESSORY BUILDING:
Width: 30 ft. max.
Depth: 30 ft. max.

IV. BUILDING HEIGHT

PRINCIPAL BUILDING:
Stories: 2.5 stories max.
Height: 24 ft. to eave/parapet / 35 ft. max. overall

ACCESSORY BUILDING: 1.5 stories max. / 25 ft. max. overall
RAISED FOUNDATION: 1.5 ft. min. (principal building)

V. MISCELLANEOUS

Common Outdoor Space
• 100 sf per unit min.

Permitted Attachments: Porch, Stoop, Bay Window
4. Contextual Setbacks

A. Street Setbacks

For buildings constructed on a block face that does not include residential buildings within 150 feet of the subject lot, the front setbacks for the underlying district shall apply. A building constructed on a block face that includes two or more existing residential buildings shall comply with the following standards:

- The façade that faces a Primary Street shall be located within the range of street setbacks of residential buildings existing on the nearest two lots adjacent to both sides of subject lot and addressing the Primary Street.
- If one or more of the nearest two lots on both sides of the subject lot are vacant, the next occupied lot within 150 feet of the subject lot shall be used.
- The façade that faces a Secondary Street shall be located within the range of street setbacks of residential buildings existing on other corner lots of the intersection. In no case, shall the Secondary Street setback be less than 5 feet.
- If the range of contextual setbacks is greater than 20 feet, the setback of the façade should follow the predominant pattern of building placement on the block face. In no case shall the setback be greater than 30 feet.

B. Alternative Setbacks

The Applicant may request relief from the side and rear setbacks established in this overlay based on context. If at least two lots on each side of the subject lot have side or rear principal building setbacks that are less than the requirements of this overlay, the Applicant may request to match the contextual setbacks. A request to reduce side and rear setbacks shall be approved by the Planning Commission according to procedures established in the Lebanon Zoning Ordinance.

5. Site Standards

A. Landscaping and Screening

I. Parking Lot Screening:

Parking areas with more than three (3) spaces that front a street shall be screened a minimum of three (3) feet and a maximum of six (6) feet in height as measured from the adjacent finished surface of the parking area. Parking lot screening, at a minimum, must consist of:

- a compact hedge of evergreen shrubs spaced to ensure closure into a solid hedge at maturity; or
- an architecturally compatible opaque wall or fence.

II. Refuse Storage:

All dumpster, trash receptacles, and refuse storage containers shall be located within an enclosure providing screening. Enclosure shall meet one of the following:

- A wall (minimum six feet in height) on three sides and a gate on the fourth side. The gate shall be constructed with an opaque, non-masonry material. The construction materials of the wall shall match materials used on the principal building located on the same lot; or
- Medium-sized evergreen shrubs shall be arranged, planted a maximum of 6 feet on-center, around the perimeter of the pad area except the side where the gate is located.

III. Ground-mounted Equipment:

All proposed ground-mounted equipment (i.e., transformers, air conditioner units, etc.) within view from a public right of way shall be screened by evergreen shrubs. Medium-sized evergreen shrubs shall be arranged, planted a maximum of 6 feet on-center, around the boundary of the equipment.
IV. Planting Strips and Sidewalks:

Development shall match the planting strip and sidewalks of adjacent lots to create a continuous pedestrian network, if it exists. If none exists, new development shall provide a continuous planting strip from the back of the curb that is five (5) feet minimum in width composed of turf grass, low shrubs, perennials, or groundcover plantings and a five (5) feet minimum sidewalk between the planting strip and front property line.

V. Street Trees:

Street trees shall be planted along street frontages, except where specifically exempt under the Lebanon Zoning Code or where the Planning Commission approves an adjustment to this requirement. Planting of street trees shall generally follow construction of curbs and sidewalks; however, the City may defer tree planting until final inspection of completed dwellings to avoid damage to trees during construction.

a. Location:

Street trees shall not be planted or installed within any underground or overhead utility, drainage, or gas easement without the written consent of the utility provider, easement holder, or approval from the City. Refer to MTEMC.com/Tree Replacement for a list of trees recommended within Middle Tennessee Electric utility easements. Trees within Middle Tennessee Electric easements must be planted after power lines have been installed.

b. Characteristics:

The following should guide tree selection:

- Provide a broad canopy tree variety unless limited by overhead clearance;
- Use lower-growing or open-branched trees for spaces under utility wires;
- Select trees that can be “limbed-up” where vision clearance is a concern;
- Avoid using trees that are susceptible to insect damage, and avoid using trees that produce excessive seeds or fruit;
- Select trees that are well adapted to Middle Tennessee, considering soil, wind, sun exposure, and exhaust. Drought-resistant trees that are adaptable to urban conditions should be utilized; and
- Use deciduous trees for summer shade and winter sun.

- Refer to Appendix E in the Zoning Ordinance for additional guidance on prohibited and recommended tree species.

c. Number and Spacing:

Street trees shall be planted at regular intervals within the planting strip area. Fractions of trees shall be rounded up to the nearest whole number, and provided at the following quantity and spacing:

- A maximum spacing of forty (40) feet on center shall be maintained between canopy trees;
- A maximum spacing of thirty (30) feet on center shall be maintained between lower-growing trees beneath utility lines; and
- Trees shall be centered within the planting strip.

d. Quality and Size:

All street trees planted beneath utility lines or in locations determined to be inappropriate for mature shade trees shall be ornamental trees.

e. Soil Preparation, Planting and Care:

The developer or applicant shall be responsible for landscaping within the planting strip, including, but not limited to, soil preparation, ground cover material, staking, and irrigation. The developer shall also

Residential Infill Overlay District
DRAFT 08.20.20 | 21
be responsible for caring for the landscaping (pruning, watering, fertilization, and replacement as necessary) during the first year after planting, unless an extended maintenance time is required.

f. Assurances:
The City shall require the owner/developer to provide a letter of credit in an amount equal to 120 percent of the actual cost to purchase, plant and maintain for a minimum of one full growing season, to ensure the planting of the landscaping and care during the first year after planting.

g. Front Yard Landscaping:
At a minimum, Front yard landscaping shall be provided as follows:
- Two (2) Medium Evergreen Shrubs;
- Eight (8) Small Evergreen or Deciduous Shrubs (or a combination thereof) of at least two different species. The shrub requirement may also be met with a combination of shrubs and ornamental grasses; and
- One Shade Tree or two (2) Ornamental Trees.

B. Parking and Access

I. Parking Required
- Units up to 2 bedrooms: 1.0 parking spaces per unit
- Units with 3+ bedrooms: 1.5 parking spaces per unit

II. Access
Access to parking shall be from the rear or secondary street when possible.

6. Architectural Standards

I. Compatible Architecture
In general, development under this overlay should be designed to be compatible with the surrounding context, including the rhythm, spacing, and mass of buildings; architectural style and detailing; and materials.

II. Orientation
Principal buildings fronting a street shall be oriented so that at least one (1) principal pedestrian entrance faces the fronting street. For corner lots, the primary street shall be considered the fronting street. For corner lots where both streets have the same designated, the entrance shall face the street the lot addresses.

III. Facades

a. Primary Wall Materials
- A minimum of 75% of the building façade that fronts a street or courtyard shall be brick masonry, stone masonry, cast stone, stucco (authentic), wood siding/shingles/trim, or fiber cement siding/shingles/trim.
- A maximum of 25% of the building façade that fronts a street or courtyard shall be any of the materials listed above, finished concrete, or composite siding.
- A minimum of 50% of side building facades shall include materials listed above.
- A maximum of 50% of side building facades may include concrete block, manufactured stone veneer siding, or architectural metal panels.

b. Foundation Wall Materials
Foundation walls shall be brick masonry, finished concrete, decorative concrete block masonry, or parged standard concrete block masonry.
c. Alternative Materials:
The Planning Commission may approve an alternative material if it determines that it is similar to other permitted materials with regard to durability, quality, and appearance.

d. Multiple Materials:
Building facades shall be built of no more than two primary facade materials, excluding exposed foundations. Facades shall only change material along a horizontal line; at inside corners; or outside corners where the materials wrap the corner a minimum of two (2) feet.

IV. Openings

a. Rhythm and Spacing
Openings, including dormers, shall be centered vertically with other other openings or shall be centered with the wall between openings.

b. Pedestrian Entrances:
Required pedestrian entrances shall be defined by a roof covering or by being recessed.

c. Windows:
Individual windows, other than decorative windows and transoms, shall be vertically-oriented. Windows that face a street or courtyard shall not project beyond the building facade.

d. Shutters:
If installed, shutters shall be sized to match their openings and include hardware so as to appear operable.

e. Muntins:
If installed, window muntins shall be on both sides of the glass

f. Trim/Brickmould:
Openings in walls with siding shall be trimmed with flat casing. Openings in masonry walls or walls with masonry veneer shall include brickmould that is set back from the wall surface.

V. Roofs

a. Shape and Slope:
Sloped roofs that face a street or courtyard shall be symmetrical. Roof slope should be compatible with the surrounding context.

b. Equipment:
Roof-mounted equipment shall be located or screened in a manner to not be visible from a street.

VI. Attachments
Attachments to building façades that face a street shall meet the following standards:

- Porches shall have a minimum clear depth of six (6) feet excluding steps. Porches shall not encroach into a public right-of-way.
- Stoops shall have a minimum clear depth of three (3) feet excluding steps. Stoops shall not encroach into a public right-of-way.
- Bay windows shall have visible support, either by extending the bay to grade with a foundation or transferring the projection back to the wall with beams, brackets, or masonry corbeling.
D. DEFINITIONS

Accessory Building: A subordinate building or structure, the use of which is clearly incidental and related to a principal building or use of the land, and which is located on the same lot as that of the principal building or use.

Accessory Dwelling Unit: A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot.

Balcony: A covered or uncovered, occupiable platform attached to a building facade.

Bay Window: A space with windows that projects outward from a building facade and forms a recess within.

Common Outdoor Space: Open space shared by multiple adjacent lots.

Cottage Court: Detached houses oriented to a landscaped courtyard that provides pedestrian access.

Entrance: An opening intended for the entry or exit of pedestrians in a building.

Facade: The face of a building.

Flat, Five to Eight-Unit: A medium-sized structure that consists of five to eight units usually stacked vertically with a shared entry.

Flat, Three to Four-Unit: A medium-sized structure that consists of three to four units usually stacked vertically with individual entries or a shared entry.

Lot Area: The total area of lot or parcel of land.

Lot Coverage: The percentage of lot area that is covered by impervious cover.

Opening: A window or door within a building facade.

Outdoor Space, Common: Open space provided for the enjoyment of all owners or tenants of a building or buildings on a lot.

Outdoor Space, Private: Open space, including balconies, porches, or patios, adjacent to a dwelling unit that is provided for the exclusive use of the owner or tenant associated with that dwelling unit.

Porch: A covered, occupiable platform attached to a building facade near grade level.

Principal Building: A Building in which the primary use on the property is conducted.

Raised Foundation: The distance the finished floor of the ground story is elevated above the average elevation of grade along the primary street building line.

Roof: The structure forming the upper covering of a building including parapet walls.

Stoop: A covered platform attached to a building facade near a building entrance.

Story: A portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it. The following shall not be deemed a story:

(a) A basement or cellar if the finished floor level directly above is not more than six (6) feet above the average adjoining elevation of finished grade; or

(b) An attic or similar space under a gable, hip, or gambrel roof, where the wall plates of any exterior walls, excluding dormers, are not more than two (2) feet above the floor of such space.

Street, Primary: The fronting street of a lot; or when a lot fronts more than one street, the street with the wider right-of-way or that which carries the greater volume of traffic.

Street, Secondary: Where a lot fronts more than one street, the street that has the narrower right-of-way or carries the lesser volume of traffic.

Townhouse: A small to medium-sized structure, consisting of three to eight attached single-family homes placed side by side.

Two-unit House: A small to medium-sized structure that consists of two dwelling units, one next to the other, both of which face and are entered from the street.
E. CREDITS

The following links give credit to images used that are not property of Common Ground Urban Design + Planning:

Page 6
Top Left: www.arlnow.com
Top Right: Jeffrey Freeman of www.accessorydwellingstrategies.com
Bottom Left: Anne-Marie McReynolds of www.mercurynews.com
Bottom Right: http://www.houghlandarchitecture.com

Page 8
Top Right: Dan Burden of www.pedbikeimages.org
Bottom Left: www.thetinylife.com

Page 10
Top Left: R. Stephanie Bruna of www.nola.com
Top Right: Anita Ortiz of www.vrbo.com
Bottom Left: Rami Yoakum of www.southsidedaily.com

Page 14
Bottom: Brent Campbell https://www.gannett-cdn.com/-mm-/5b602d830d62a4e207866b77442e4d08308d40cd/e=120-0-1881-1324/local/-/media/2016/09/16/TcnnGroup/Nashville/636096310486872899-Villas.JPG?width=534&height=401&fit=crop
ORDINANCE NO. 20-6090

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO APPROVE
THE TRAFFIC SIGNAL AGREEMENT WITH NADG/WDG RIVER OAKS, LP

WHEREAS, traffic signal improvements are needed at Lebanon Road and Five Oaks Boulevard/River Oaks Boulevard; and

WHEREAS, it is in the best interest of the citizens of Lebanon to enter into a traffic signal agreement with NADG/WDG River Oaks, LP for their estimated contribution of $78,263.00; and

WHEREAS, the traffic signal improvements will be fully funded by developers; and

WHEREAS, the city will manage the construction of the traffic signal improvements; and

WHEREAS, the traffic signal agreement is attached hereto and incorporated by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Traffic Signal Agreement with NADG/WDG River Oaks, LP is hereby approved. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to execute such agreement, attached hereto by reference as if appearing verbatim herein.

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest: 

Commissioner of Finance & Revenue

Approved:

Mayor

Approved as to form:

City Attorney

Passed first reading:

Passed second reading:
TRAFFIC SIGNAL AGREEMENT

This Traffic Signal Agreement (the “Agreement”) is entered into this _______ day of September, 2020, by and between NADG/WDG River Oaks, LP, Developer of the property at Map 056 Parcel 12.06 (hereafter the “Developer”), with address of 4208 Taylorsville Road, Louisville, KY 40220 Attn: John Waits and the City of Lebanon, Tennessee, a body politic of the State of Tennessee (hereafter the “City”).

WITNESSETH:

WHEREAS, Developer is or will be, prior to the commencement of the Work (as hereinafter defined), the owner of a tract of land located on Palmer Road within the corporate boundaries of the City, being more particularly described on Exhibit “A” attached hereto and incorporated by reference herein (the “Property”); and

WHEREAS, Developer intends to construct certain traffic signal improvements at Lebanon Road (State Route 24) and River Oaks Boulevard/Five Oaks Boulevard necessary to allow for the use of the Property as provided by the Traffic Impact Study for River Oaks, approved by the Planning Commission for the City (the “Work”),

WHEREAS, the City recognizes the benefit of safety to be derived from the Work to be performed by Developer, and desires to participate in a portion of the costs for said Work,

WHEREAS, the Work shall be performed on the roadway network connecting the Property, which Work will facilitate the development of, and add value to, land in the general area of the Property, thereby increasing the potential for land development and an added tax base for the City; and

WHEREAS, it is in the best interest of the City of Lebanon to manage the design and construction of the Work to be performed to best serve all roadway users in the general area, and

WHEREAS, Developer intends to contribute to certain traffic signal improvements necessary to allow for the use of the Property as provided by the Traffic Impact Study, (the “TIS”).

NOW THEREFORE, in consideration of the foregoing, and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. The City has estimated the traffic signal construction to cost Three Hundred Fifty Thousand and No/100 Dollars ($350,000.00). Developer’s cost for the Work per the Traffic Impact Study is Seventy-Eight Thousand Two Hundred Sixty-Three and No/100
Dollars ($78,263.00), or 22.36% of the estimated cost. Funds may be placed in an escrow account.

2. The Developer must pay the sum of Seventy-Eight Thousand Two Hundred Sixty-Three and No/100 Dollars ($78,263.00) to the City prior to recording the plat for Phase 2 of the Development.

3. The City will coordinate with the Tennessee Department of Transportation (TDOT) for approval of traffic signal installation on the state route system.

4. The City will manage the traffic signal design and construction, including bidding, utility coordination, installation, and traffic control.

5. The City shall take such legislative action by ordinance, or otherwise, to approve this Agreement and accept the payment of the sums.

6. Upon completion of the traffic signal construction and final payment to the contractor, the City shall reimburse the developer the difference between 22.36% of the actual cost and 22.36% of the estimated cost of the traffic signal if the actual cost is less than the estimated cost.

7. Upon completion of the traffic signal construction and final payment to the contractor, the City shall require an additional payment by the developer for the difference between 22.36% of the actual cost and 22.36% of the estimated cost of the traffic signal if the actual cost is more than the estimated cost.

8. If the traffic signal project has not been publicly bid and the Work started by October 1, 2025 the City shall remit to the Developer the sum of Monies deposited for the Work.

9. Developer may assign its rights herein to the Traffic Signal Agreement upon written notice to City at 200 North Castle Heights, Lebanon, Tennessee, 37087 Attn: Commissioner of Public Services, with a copy to be sent to the City Attorney at 200 North Castle Heights, Lebanon, Tennessee, 37087. In any such event, all rights, powers, privileges and obligations of the Developer to the Developer Reimbursement shall be fully assigned and assumed by the named Assignee.

10. This Agreement shall be governed by the laws of the State of Tennessee. In the event of a dispute, the parties hereby stipulate that the Tennessee state courts located in Wilson County, Tennessee are good, proper and convenient venue and the sole tribunal in which disputes may be resolved.

11. This Agreement shall inure to the benefit of each party hereto, their heirs, successors and assigns.

12. The waiver by any party hereto of any breach of any of the provisions of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.

13. The parties hereby stipulate that this Agreement is the result of negotiations between the parties and shall be construed as having been drafted by both parties. This Agreement shall not be construed in favor or against any party on the grounds of having been drafted by said party.
14. The person executing this Agreement for and on behalf of the parties hereto covenants
that he/she has the full power to execute this Agreement for and on behalf of such party,
and said execution is recognized as the act and deed of the executing party, and the party
shall be fully bound thereby.

15. This Agreement represents the entire agreement of the parties, and all oral discussions
and any prior agreements between the parties are merged herein and are superseded by
this Agreement.

16. No provision of this Agreement shall be amended or waived except by a statement in
writing signed by the party against which enforcement of the amendment or waiver is
sought.

17. This Agreement may be executed in one or more counterparts, each of which shall be
deemed an original, all of which together constitute the same instrument. A faxed
signature shall have the same effect as an original.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first
written hereinabove.

____________________________________
(Developer)

By:__________________________________

Name:_______________________________

Title: Authorized Officer

City of Lebanon, Tennessee

By:__________________________________

Name:_______________________________

Title: Mayor

Approved as to Form:

By:__________________________________

Name:_______________________________

20-0090

Approved as to Funds Availability:

By:__________________________________

Name:_______________________________
Title: City Attorney

Title: Commissioner of Finance

APPROVED AND RECOMMENDED:

__________________________  ____________________________
Engineer                     Commissioner of Public Services
ORDINANCE NO. 20-6091

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A BUDGET AMENDMENT FOR THE RADIO SYSTEM CARRY OVER PROJECT FROM FISCAL YEAR 2019 – 2020

WHEREAS, the Lebanon City Council approved and adopted the 2020 – 2021 fiscal year budget on June 25, 2020 by Ordinance No. 20-6045; and

WHEREAS, it is now necessary to amend the budget for the radio system carry over project from FY 2019 – 2020; and

WHEREAS, the required budget amendment is detailed on the form attached hereto.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2020 – 2021 City of Lebanon budget as follows:

Department: Radio System
From: 1104-37601    Bond Proceeds    $908,344.21
To:    11042105-79450 Communication Equipment    $908,344.21

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest: 

Approved:

______________________________
Commissioner of Finance & Revenue

Approved as to form:

______________________________
City Attorney

Passed first reading: __________________

Passed second reading: __________________
# CITY OF LEBANON ACCTG. DEPT.
## BUDGET AMENDMENT FORM
### FY 2020-2021

**DEPARTMENT** | **RADIO SYSTEM**

**TRANSFER FROM**

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1104-37601</td>
<td>BOND PROCEEDS</td>
<td>$ 908,344.21</td>
<td></td>
</tr>
</tbody>
</table>

Total: $ 908,344.21

**TRANSFER TO**

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>11042105-79450</td>
<td>COMMUNICATION EQUIPMENT</td>
<td>$ 908,344.21</td>
<td></td>
</tr>
</tbody>
</table>

Total: $ 908,344.21

**REQUESTED BY** | **DATE** | **DEPARTMENT HEAD** | **DATE** | **COMM. OF FINANCE** | **DATE** | **MAYOR** | **DATE**
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sheri Featherston</td>
<td>9-17-20</td>
<td></td>
<td></td>
<td></td>
<td>9-17-20</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**REASON FOR THIS TRANSFER:**

CARRY-OVER PROJECT FROM FY 19-20.  

**REVISED 9-10-2019**
ORDINANCE NO. 20-6092

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO APPROVE A BUDGET AMENDMENT FOR THE JIMMY FLOYD CENTER

WHEREAS, the Lebanon City Council approved and adopted the 2020 – 2021 fiscal year budget on June 25, 2020 by Ordinance No. 20-6045; and

WHEREAS, the bids for the budgeted project to replace the hardwood floor in the aerobics room at the Jimmy Floyd Center have come in $959.00 over the budgeted amount of $17,500.00; and

WHEREAS, the required budget amendment to cover the difference is detailed on the form attached hereto by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2020 – 2021 City of Lebanon budget as follows:

Department: Jimmy Floyd Center
From: 122444431-73200 Operating Supplies $959.00
To: 122444431-79300 Improvements $959.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:               Approved:

Commissioner of Finance & Revenue  Mayor

Approved as to form:

City Attorney

Passed first reading:   
Passed second reading:  
Tim,

Thanks for the opportunity to bid on this project. I apologize for the delay. The following will serve as your proposal as selected and specified. The Total Price includes removal of existing flooring & base, floor prep, supplying & installing new flooring and base, all materials & labor, no tax (exempt.)

Area Specified: 1 Exercise Room (41 x 41)

Products Specified: Centaur Flooring
                 Triple Threat
                 Cinnamon Stick
                 Glued Direct & Heat Welded

                 4" Rubber Cove Base
                 Color to be selected

TOTAL PRICE - $18,459.00

Let me know if you have any questions or would like to proceed. Also, I would appreciate the opportunity to bid on any future projects.

Thanks,

Rex, Jr.
<table>
<thead>
<tr>
<th>Manufacturer</th>
<th>Product Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Win. Bld Centura Fiber Systems Triple Threat CS204 Cinnamon Stick 6x297</td>
</tr>
<tr>
<td>2</td>
<td>Win. Bld Wed. Rout</td>
</tr>
<tr>
<td>3</td>
<td>Win. Bld Stauf 737 3gal</td>
</tr>
<tr>
<td>4</td>
<td>Win. Bld Roppe Vinyl Cove Base 4&quot;</td>
</tr>
<tr>
<td>5</td>
<td>stock cove base adhesive tubes</td>
</tr>
</tbody>
</table>

Total Materials $12,717.17

<table>
<thead>
<tr>
<th>Labor Description</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>take up existing wood</td>
</tr>
<tr>
<td>2</td>
<td>glue down flooring</td>
</tr>
<tr>
<td>3</td>
<td>heat weld seams</td>
</tr>
<tr>
<td>4</td>
<td>install cove base</td>
</tr>
</tbody>
</table>

Total Labor $8,700.10

Project Total $22,417.27

Deposit Paid

Balance Due $22,417.27

CUSTOMER – READ BEFORE SIGNING: Buyer understands that there may be dye lot variations from the same selected samples and agrees to hold seller harmless from such variations. Seller is not responsible for manufacturing or shipping delays. Seller is not responsible for chips, dents, or conditions of existing moldings, doors, jambs, or fixtures. The area must be clear of obstacles at time of installation. Seller is not responsible for cutting doors. Seller is not responsible for deficiencies caused by measurements supplied by buyer. Unforeseen structural problems found at the time of installation may change the amount due on this contract. Should buyer wish to correct unforeseen problems, buyer agrees to pay for those charges under the terms of this agreement. Buyer understands and agrees to pay any remaining balance due upon completion of installation as determined by seller. A FINANCE CHARGE OF 1.5% (15 PER ANNUM) WILL BE CHARGED TO ACCOUNTS PAST 30 DAYS. IN THE EVENT BUYER DEFAULTS UNDER THE TERMS OF THIS AGREEMENT, BUYER AGREES TO PAY REASONABLE ATTORNEY FEES, AND COURT COSTS IF THE SUITS ARE COLLECTED BY OR THROUGH AN ATTORNEY.
CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
FY 2020-2021

DEPARTMENT
Jimmy Floyd Center

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>12244443173200</td>
<td>Operating Supplies</td>
<td>$959.00</td>
<td></td>
</tr>
</tbody>
</table>

Total: $959.00

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>12244443179300</td>
<td>Improvements</td>
<td></td>
<td>$959.00</td>
</tr>
</tbody>
</table>

Total: $959.00

REQUESTED BY

DEPARTMENT HEAD

COMM. OF FINANCE

MAYOR

REASON FOR THIS TRANSFER:
Budgeted $1750 for replacement of hardwood floor in Afrobie Room - Bids were $859 over

REVISED 10-8-2013
ZONING ORDINANCE 20-6093

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING UNADDRESSED HICKORY RIDGE ROAD FROM CS – COMMERCIAL SERVICE TO CG – COMMERCIAL GENERAL IN WARD 4

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City; and

WHEREAS, the Future Land Use Plan for the subject property as Commercial; and

WHEREAS, the property owner is asking for the CG zoning which fits the Commercial Land Use Category; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning from CS – Commercial Service to CG – Commercial General to the Mayor and City Council by a vote of 6-0 at their September 22, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from CS – Commercial Service to CG – Commercial General.

Approximately 1.00 acre more or less, located at Hickory Ridge Road as shown on the attached map.

For reference, see Deed Book 838 Page 1467 in the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map 79 Parcel 43, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on
The Public Hearing was held at 5:55 PM in the City Council Chambers.

Attest: ________________________________

Commissioner of Finance & Revenue

Approved as to Form: ________________________________

Mayor

Passed first reading: ________________________________

Passed second reading: ________________________________

City Attorney
ZONING ORDINANCE 20-6094

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING UNADDRESSED OLD MURFREESBORO ROAD FROM CG – COMMERCIAL GENERAL TO CS – COMMERCIAL SERVICE IN WARD 3

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City; and

WHEREAS, the Future Land Use Plan for the subject property as Suburban Office/Residential; and

WHEREAS, the property owner is asking for the CS zoning which fits the Suburban Office/Residential Land Use Category; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning from CG – Commercial General to CS – Commercial Service to the Mayor and City Council by a vote of 6-0 at their September 22, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from CG – Commercial General to CS – Commercial Service.

Approximately 1.62 acre more or less, located at unaddressed Old Murfreesboro Road as shown on the attached map.

For reference, see Deed Book 1486 Page 1691 in the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map 81 Parcel 86.20, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.
Notice of the Public Hearing was published in the Lebanon Democrat on _________.

The Public Hearing was held at 5:55 PM in the City Council Chambers _________.

Attest: __________________________  Approved: __________________________

Commissioner of Finance & Revenue  Mayor

Approved as to Form: _________.

Passed first reading: _________.

Passed second reading: _________.

City Attorney
ZONING ORDINANCE 20-6095

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING 514 WHEELER STREET FROM CG – COMMERCIAL GENERAL TO CN – COMMERCIAL NEIGHBORHOOD IN WARD 2

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City; and

WHEREAS, the Future Land Use Plan for the subject property as Residential Mixed Use; and

WHEREAS, the property owner is asking for the CN zoning which fits the Residential Mixed Use Land Use Category; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning from CG – Commercial General to CN – Commercial Neighborhood to the Mayor and City Council by a vote of 6-0 at their September 22, 2020 meeting.

NOW, THEREFORE, BE IT ORDAIN by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from CG – Commercial General to CN – Commercial Neighborhood.

Approximately 0.54 acre more or less, located at 514 Wheeler Street as shown on the attached map.

For reference, see Deed Book 444 Page 265 in the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map 67I Group C Parcel 14, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on __________.
The Public Hearing was held at 5:55 PM in the City Council Chambers.

Attest: ____________

Commissioner of Finance & Revenue

Approved: _________

Mayor

Approved as to Form: _________

Passed first reading: _________

Passed second reading: _________

City Attorney

Page 2 of 2
ORDINANCE 20-6096

AN ORDINANCE TO AMEND THE FUTURE LAND USE PLAN OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING UNADDRESSED MURFREESBORO ROAD FROM LDR – LOW DENSITY RESIDENTIAL TO CO – COMMERCIAL/OFFICE

WHEREAS, the City of Lebanon desires to amend the Future Land Use Plan of the City; and

WHEREAS, the subject area has a classification of Low Density Residential in the Future Land Use Plan; and

WHEREAS, the owner/developer of this property is requesting to be zoned to CS – Commercial Service which is a Commercial land use classification; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect, and facilitate the public health, safety, and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment to the Future Land Use Plan to the Mayor and City Council by a vote of 6-0 at their September 22, 2020 Meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The area shown on the attached map consisting of about 3.00 acres at unaddressed Murfreesboro Road is changed from LDR – Low Density Residential to CO – Commercial/Office in the Future Land Use Plan for the City of Lebanon.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on ____________.

The Public Hearing was held at 5:55 PM in the City Council Chambers on ____________.
ZONING ORDINANCE 20-6097

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING UNADDRESSED MURFREESBORO ROAD FROM RR – RURAL RESIDENTIAL AGRICULTURAL DISTRICT TO CS – COMMERCIAL SERVICE IN WARD 3

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City; and

WHEREAS, the requested Future Land Use Plan for the subject property is Commercial/Office; and

WHEREAS, the property owner is asking for the CS zoning which fits the Commercial/Office Land Use Category; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning from RR – Rural Residential Agricultural District to CS – Commercial Service to the Mayor and City Council by a vote of 6-0 at their September 22, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from RR – Rural Residential Agricultural District to CS – Commercial Service.

Approximately 3.00 acre more or less, located at unaddressed Murfreesboro Road as shown on the attached map.

For reference, see Deed Book 1672 Page 683 in the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map 92 Parcel 53.05, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.
Notice of the Public Hearing was published in the Lebanon Democrat on ____________.
The Public Hearing was held at 5:55 PM in the City Council Chambers ____________.

Attest:                                  Approved:

Commissioner of Finance & Revenue

Approved as to Form:

Mayor

Passed first reading: ____________.

Passed second reading: ____________.

City Attorney
ORDINANCE 20-6098

AN ORDINANCE TO AMEND THE FUTURE LAND USE PLAN OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING 200 MADDOX SIMPSON PARKWAY FROM CO – COMMERCIAL/OFFICE TO IC – INDUSTRIAL/COMMERCIAL

WHEREAS, the City of Lebanon desires to amend the Future Land Use Plan of the City; and

WHEREAS, the subject area has a classification of Commercial/Office in the Future Land Use Plan; and

WHEREAS, the owner/developer of this property is requesting to be zoned to IL – Light Industrial District which is an Industrial land use classification; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect, and facilitate the public health, safety, and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment to the Future Land Use Plan to the Mayor and City Council by a vote of 6-0 at their September 22, 2020 Meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The area shown on the attached map consisting of about 8.60 acres at 200 Maddox Simpson Parkway is changed from CO – Commercial/Office to IC – Industrial/Commercial in the Future Land Use Plan for the City of Lebanon.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on ____________.

The Public Hearing was held at 5:55 PM in the City Council Chambers on ____________.
AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANEON, TENNESSEE, BY CHANGING 200 MADDOX SIMPSON PARKWAY FROM CG – COMMERCIAL GENERAL TO IL – LIGHT INDUSTRIAL DISTRICT IN WARD 3

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City; and

WHEREAS, the requested Future Land Use Plan for the subject property is Industrial/Commercial; and

WHEREAS, the property owner is asking for the IL zoning which fits the Industrial/Commercial Land Use Category; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning from CG – Commercial General to IL – Light Industrial District to the Mayor and City Council by a vote of 6-0 at their September 22, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned CG – Commercial General to IL – Light Industrial District.

Approximately 8.60 acres more or less, located at 200 Maddox Simpson Parkway as shown on the attached map.

For reference, see Deed Book 1583 Page 18 in the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map 81 Parcel 86.07, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.
Notice of the Public Hearing was published in the Lebanon Democrat on __________.
The Public Hearing was held at 5:55 PM in the City Council Chambers ___________.

Attest: ______________________ Approved: ______________________

Commissioner of Finance & Revenue Mayor

Approved as to Form:____________________

Passed first reading: ___________.

Passed second reading: ___________.

City Attorney
RESOLUTION NO. 20-2377

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION AT 1067 MAPLE HILL ROAD (TAX MAP 45 PARCEL 1.03) TO BE ADDED TO WARD 1

WHEREAS, TCA 6-51-102, as amended, requires that a plan of services be adopted by the governing body prior to passage of an ordinance annexing any territory; and

WHEREAS, the plan of services shall be reasonable with respect to the scope of services to be provided and the timing of the services; and

WHEREAS, before the adoption of the plan of services, a municipality shall hold a public hearing; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended denial of this Plan of Services to the Mayor and City Council by a vote of 6-0 at the September 22, 2020 Meeting.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted for the area bounded as described in the legal description section and attached maps of the plan of services:

September 22, 2020
PROPERTY AT 1067 MAPLE HILL ROAD
CITY OF LEBANON, TENNESSEE

The City of Lebanon, Tennessee, is pursuing the annexation of about 0.46 acres at 1067 Maple Hill Road as described in this report, along with a corresponding plan of services and zoning plan for the area. The area is inside the existing Urban Growth Boundary (UGB). This annexation is proposed to take place in 2020.

This report begins with a brief overview of the annexation process and the requests by the landowners for annexation. The report then turns to a proposed Plan of Services (POS) for the annexation area. The services described are those that would be necessary for the City to provide under Tennessee law. This area is proposed to receive City services in accordance with the POS.

Introduction

Public Chapter 1101 (PC 1101), adopted as Tennessee law in 1998, required cities to work cooperatively with other local governments to determine an Urban Growth Boundary (UGB) in which annexations could occur. Lebanon can annex property within its UGB by ordinance.

PC 1101 Section 19 requires a “Plan of Services” (POS) prior to annexation and a Plan of Services must include: police and fire protection; water, electrical, and sanitary sewer services; solid waste
collection; road and street construction and repair; recreational facilities and programs; street lighting; and zoning services. Public Chapter 225 adopted by the Tennessee General Assembly and signed by Governor Bredesen on June 2, 2003, amended TCA 6-51-102 to include impact on school attendance zones.

The owners of the property at 1067 Maple Hill Road had asked the City of Lebanon to consider annexing their property.

Map 045, Parcel 055.00 (PART OF)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FARMINGTON WOODS, LLC, a Tennessee limited liability company, has this day bargained and sold and by these presents do hereby quitclaim and convey unto RICHARD C. HAYES, his heirs, successors and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in the 3rd Civil District of WILSON County, Tennessee, within the corporate limits of the City of Lebanon, Tennessee and being bound and described as follows, to-wit:

Being known and designated as a tract or parcel of land containing 2.11 acres, more or less, as shown on the survey entitled, "Boundary Survey of a Portion of the Farmington Woods, LLC Property", as prepared by Paul B. Crockett, TN RLS No. 1394, Crockett Surveying, 427 Park Avenue, Lebanon, Tennessee 37087, dated May 2, 2018, and of record in Plat Book 29, Page 382, in the Register's Office for Wilson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Farmington Woods, LLC, a Tennessee limited liability company by Quitclaim Deed from Cornerstone Homes, Inc., dated September 11, 2015, and of record in Book 1661, Page 36, Register's Office for Wilson County, Tennessee. Also being a portion of the same property conveyed to FARMINGTON WOODS, LLC, a Tennessee limited liability company by Warranty Deed from First Presbyterian Church (U.S.A.) of Lebanon, Incorporated, a Tennessee corporation, Robert D. Agee, Elizabeth Murray, Sarah Jennings and Julia Bates, dated July 28, 2004, and of record in Book 1065, Page 767, Register's Office for WILSON County, Tennessee.

The property herein not a separate building Tract, but is to be added to Map 045, Parcel 001.03.
THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning, encumbrances and other matters as may affect the property.

WITNESS MY SIGNATURE befoe this 3rd day of May, 2018.

FARMINGTON WOODS, LLC, a Tennessee limited liability company

BY: RICHARD C. HAYES, II
ITS: SECRETARY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, RICHARD C. HAYES, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledged that he is the CHIEF SECRETARY of FARMINGTON WOODS, LLC, the within-named bargainer, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized officer.

WITNESS my hand and official seal at office this 3rd day of May, 2018.

My commission expires

I hereby swear or affirm that the actual consideration given for this transfer is $ 0.

AFFIANT

Sworn to and subscribed to before me this the 3rd day of May, 2018.

My commission expires.
Plan for Serving the Annexation Area

1. Police Protection
   Patrolling, radio response to calls, and other routine police services using the City’s personnel and equipment will be provided on the effective date of the annexation.

2. Fire Protection
   Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

3. Domestic Water, Sanitary Sewer Service, and Fire Hydrants
   a. Domestic Water – This property is serviced by City of Lebanon. Any improvements or extensions to the domestic water will be the responsibility and at the cost of the developer/owner.
b. Sanitary Sewer – A 8-inch sewer line is located adjacent to the property. Any improvements or extensions to the domestic water will be the responsibility and at the cost of the developer/owner.

c. Fire Hydrants – If any new hydrants are needed the cost would be between $3500 and $4000 each.

4. Electric Service
There are existing Middle Tennessee Electric power lines on this lot.

5. Public Works
   a. Stormwater – Stormwater services will be available to this property in the same manner they are available to the rest of the City.

   b. Sanitation – City sanitation services will be available at the time of annexation.

   c. Street and Right-of-Way Repair and Maintenance – The annexation includes 0.15 acres of right-of-way.

   d. The City and/or the County may require road improvements by the owner as this property develops.

6. Gas
This property currently served by the City of Lebanon. Any improvements or extensions to gas will be the responsibility and at the cost of the developer/owner.

7. Schools
Wilson County Schools does not anticipate any noticeable effect from the annexation.

8. Inspection and Codes Enforcement
All inspection and building/code enforcement programs existing within the City will be extended to the annexation areas on the effective date of the annexation.

9. Planning and Zoning
The zoning jurisdiction of the City will extend to the annexation areas upon the effective date of the annexation and all municipal planning activities will encompass the needs of the annexed areas.

   a. The requested zoning for the annexation is RS20 – Low Density Residential,
b. The Future Land Use Plan classification for this area is Low Density Residential and thus matches the RS20 zoning requested.
10. Animal Shelter

The City operates a full-time animal control program including an animal shelter. The animal shelter is located on Park Drive. Services include pick-up of stray and/or dangerous animals. These services will be available to the annexation areas on the effective date of the annexation.

11. Voting Rights and City Elections

a. If an eligible voter's permanent place of residence is located in an annexed area, that voter is automatically eligible to vote in City elections.

b. If an eligible voter is in the category of a property rights voter, then that voter must register at the Election Commission Office prior to voting in a City election.

Revenue

The total appraised property value for this parcel in the annexation area is about $186,200. This equals to an assessed value of about $24,750 for a residential property. The property tax generation from this property as a residential property in the City would be about $150.33 per year. The estimated cost to serve this area is $17,256.75.
Section 2. This resolution shall take effect after its adoption and upon the official annexation of this area.

Notice of the Public Hearing was published in the Lebanon Democrat on ____________.

The Public Hearing was held at 5:55 PM in the City Council Chambers on ____________.

Attest: ________________________________  Approved: ________________________________

Commissioner of Finance & Revenue  Mayor

Approved as to Form: ________________________________  Passed first reading: ____________

City Attorney  Passed second reading: ____________
RESOLUTION NO. 20-2378

A RESOLUTION FOR ANNEXING PROPERTY AT 1067 MAPLE HILL ROAD, ALSO IDENTIFIED AS TAX MAP 45 PARCEL 1.03, CONTAINING 0.46 ACRES IN THE RECORDS OF THE WILSON COUNTY ASSESSOR OF PROPERTY (SHOWN ON THE ATTACHED MAP) TO BE ADDED TO WARD 1

WHEREAS, the owner has requested the annexation of this property; and

WHEREAS, the owner will be responsible for extending any utilities; and

WHEREAS, the annexation will add 0.15 acres of right-of-way to the City; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended denial of this Annexation to the Mayor and City Council by a vote of 6-0 at the September 22, 2020 Meeting.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. That Tennessee Code Annotated 6-51-102 authorizes the City of Lebanon to annex land at the request of the land owner when it appears that the prosperity of the municipality and the territory will be materially retarded and the welfare of the inhabitants and property endangered if the property is not annexed. The City of Lebanon hereby determined that the prosperity of the municipality and territory described herein will be materially retarded and the welfare of the inhabitants and property endangered if the property is not annexed.

Section 2. That pursuant to Section 6-51-101 through 6-51-114, Tennessee Code Annotated, the property (as shown on the attached map) is hereby annexed into the City of Lebanon, Wilson County, Tennessee, and incorporated within the corporate boundaries thereof.

Section 3. That this resolution takes effect 30 days from and after its final passage, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on ________________.

The Public Hearing was held at 5:55 PM in the City Council Chambers on ________________.

Attest: 

Approved: 

Commissioner of Finance & Revenue 

Mayor 

Approved as to Form: 

Passed first reading: ________________.

Passed second reading: ________________.

City Attorney

Page 1 of 2
ZONING ORDINANCE 20-6100

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY REQUESTING ZONING APPROVAL OF ABOUT 0.46 ACRES AT 1067 MAPLE HILL ROAD TO RS20 – LOW DENSITY RESIDENTIAL IN WARD 1

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City; and

WHEREAS, the property owners would like to use their property for residential uses; and

WHEREAS, the subject property is Low Density Residential in the Future Land Use Plan; and

WHEREAS, the owner is asking for the RS20 zoning which fits the Low Density Residential Land Use Category; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect, and facilitate the public health, safety, and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended denial of this Zoning to the Mayor and City Council by a vote of 6-0 at the September 22, 2020 Meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby RS20 – Low Density Residential:

Approximately 0.46 acres more or less, located at 1067 Maple Hill Road as shown on the attached map.

For reference, see Deed Book 1821 Page 712 in the Register’s Office of Wilson County, Tennessee, Tax Map 45 Parcel 1.03, for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. This resolution shall take effect after its adoption and upon the official annexation of this area.

Notice of the Public Hearing was published in the Lebanon Democrat on __________.
The Public Hearing was held at 5:55 PM in the City Council Chambers on ____________________.

Attest: ____________________

Commissioner of Finance & Revenue

Approved: ____________________

Mayor

Approved as to Form: ____________________

Passed first reading: ____________________

City Attorney

Passed second reading: ____________________
ORDINANCE NO. 20-6101

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 5 RESIDENTIAL DISTRICT REGULATIONS, SECTION 14.503 USE AND STRUCTURE PROVISIONS SUBSECTION D HOME OCCUPATIONS TO ALLOW FOR ONE CHAIR BEAUTY/BARBER USES

WHEREAS, a citizen has made a request to allow a single-chair barber or beauty facility in home occupations;

WHEREAS, peer cities allow for the use of a single-chair barber or beauty facility as a home occupation;

WHEREAS, due to the COVID-19 pandemic and to make allowed home occupations in line with peer cities, staff wishes to allow single-chair barber or beauty facilities as a home occupation;

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment of the Zoning Ordinance to the Mayor and City Council by a vote of 6-0 at their September 22, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, that Title 14, Chapter 5 Residential District Regulations, Section 14.503 Use and Structure Provisions be amended as follows:

Section 1. Title 14, Chapter 5 Residential District Regulations, Section 14. Use and Structure Provisions, Subsection D. Home Occupations:

1. The following are specifically prohibited as home occupations:
   • The repair of motor vehicles.
   • A barber of beauty shop or any similar activity where clientele or patrons are served on the premises, excluding single chair facilities.
     • No more than one chair shall be allowed on the property for any home occupation activity/activities.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.
Notice of the Public Hearing was published in the Lebanon Democrat on ____________.
The Public Hearing was held at 5:55 PM in the City Council Chambers on ____________.

Attest:                                                      Approved:

__________________________                                 ________________________
Commissioner of Finance & Revenue                           Mayor

Approved as to Form:

__________________________
City Attorney

Passed first reading: ____________.
Passed second reading: ____________.
ORDINANCE NO. 20-6102

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 5 RESIDENTIAL DISTRICT REGULATIONS, SECTION 14.502 PURPOSES OF RESIDENTIAL DISTRICTS SUBSECTION E RD9 – MEDIUM DENSITY RESIDENTIAL AND SUBSECTION F RS6 – HIGH DENSITY RESIDENTIAL DISTRICT TO AMEND USES PERMITTED TO ADD RESIDENTIAL USES WHEN AN OVERLAY ALLOWS THE USE

WHEREAS, The South Hartmann Gateway Overlay and Residential Infill Overlay allow certain residential uses by right in residential districts;

WHEREAS, the existing RD9 and RS6 zoning districts do not permit certain types of housing that are allowed in the South Hartmann Gateway Overlay and Residential Infill Overlay;

WHEREAS, Staff has reviewed the RD9-Medium Density Residential and RS6-High Density Residential zoning districts and wishes to amend the districts to allow certain residential uses by right in overlay districts;

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment of the Zoning Ordinance to the Mayor and City Council by a vote of 6-0 at their September 22, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, that Title 14, Chapter 5 Residential District Regulations, Section 14.502 Purposes of Residential Districts be amended as follows:

Section 1. Title 14, Chapter 5 Residential District Regulations, Section 14.502 Purposes of Residential Districts, Subsection E. RD9 – Medium Density Residential, 1. Uses Permitted

1. Uses Permitted

Dwelling, multi-family (when an overlay allows the use)
Dwelling, townhouse (when an overlay allows the use)

Section 2. Title 14, Chapter 5 Residential District Regulations, Section 14.502 Purposes of Residential Districts, Subsection F. RS6 – High Density Residential District, 1. Uses Permitted

1. Uses Permitted

Dwelling, two-family detached (when an overlay allows the use)
Dwelling, multi-family (when an overlay allows the use)
Section 3. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 4. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on ________________.

The Public Hearing was held at 5:55 PM in the City Council Chambers on ________________.

Attest: __________________________________________________________________________

Approved: _________________________________________________________________________

Commissioner of Finance & Revenue ____________________________ Mayor

Approved as to Form: _____________________________________________________________________

Passed first reading: ________________.

Passed second reading: ________________.

City Attorney ____________________________
ORDINANCE NO. 20-6103

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 6 COMMERCIAL DISTRICT REGULATIONS, SECTION 14.602 PURPOSES OF COMMERCIAL DISTRICTS SUBSECTION D COMMERCIAL GENERAL AND CHAPTER 8 SECTION 14.803 SUBSECTION E CORNER LOTS TO AMEND SETBACKS WHEN ON A CORNER LOT

WHEREAS, the CG-Commercial General zoning district does not contain a side setback for a corner lot;

WHEREAS, side setbacks for corner lots are described for other commercial zoning districts in the City;

WHEREAS, Staff has reviewed the setbacks for the CG-Commercial General zoning district and wishes to amend the setbacks to be comparable with other commercial zoning districts in the City;

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment of the Zoning Ordinance to the Mayor and City Council by a vote of 6-0 at their September 22, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, that Title 14, Chapter 6 Commercial District Regulations, Section 14.602 Purposes of Commercial Districts be amended as follows:

Section 1. Title 14, Chapter 6 Commercial District Regulations, Section 14.602 Purposes of Commercial Districts, Subsection D. CG – Commercial General, 6. Minimum Building Setbacks

6. Minimum Building Setbacks

Setbacks:
Front – 40 ft.
Rear – 25 ft.
Side – 0 ft.
Side if adjoining a residential district – 20 ft.
Side on a corner lot – 10 ft.

Section 2. Title 14, Chapter Development Standards, Section 14.803 Supplemental Bulk Regulations, Subsection E. Corner Lots
The minimum widths of side yards along intersecting streets shall be fifty (50) percent greater than the minimum side yard requirements. For lots zoned commercial general, refer to setback requirements in CG district guidelines. Accessory buildings shall also comply with this setback from an intersecting street.

**Section 3.** That all Ordinances in conflict herewith are repealed to the extent of said conflict.

**Section 4.** That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on ______________.

The Public Hearing was held at 5:55 PM in the City Council Chambers on ______________.

Attest: 

Approved: 

__________________________
Commissioner of Finance & Revenue

__________________________
Mayor

Approved as to Form: 

Passed first reading: ______________.

Passed second reading: ______________.

__________________________
City Attorney

Page 2 of 2
ZONING ORDINANCE 20-6104

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY MODIFYING SPECIFIC LANGUAGE WITHIN THE CALLIS ROAD INDUSTRIAL SPECIFIC PLAN, IN WARD 4

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the city; and

WHEREAS, a request was made by the property owner to modify specific language within the Callis Road Industrial Specific Plan; and

WHEREAS, the proposed modifications would not change the overall concept for the Specific Plan; and

WHEREAS, the changes include reducing the required transparency for a façade facing the public street, private street or open space to 4%.

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of the amendment to the Callis Road Industrial Specific Plan to the Mayor and City Council by a vote of 6-0 at the September 22, 2020 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That language included in Callis Road Industrial SP, replacing the amount of transparency required to 4% for a façade facing a public street, private street or open space, as part of the official City of Lebanon Zoning Ordinance.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on ____________.

The Public Hearing was held at 5:55 PM in the City Council Chambers on ____________.
Attest:

Commissioner of Finance & Revenue

Approved as to Form:

City Attorney

Approved:

Mayor

Passed first reading: ____________.

Passed second reading: ____________.
ORDINANCE NO. 20-6105

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO APPROVE THE TRAFFIC SIGNAL AGREEMENT WITH RIVER OAKS TOWNHOMES, LP

WHEREAS, traffic signal improvements are needed at Lebanon Road and Five Oaks Boulevard/River Oaks Boulevard; and

WHEREAS, it is in the best interest of the citizens of Lebanon to enter into a traffic signal agreement with River Oaks Townhomes, LP for their estimated contribution of $44,735.00; and

WHEREAS, the traffic signal improvements will be fully funded by developers; and

WHEREAS, the city will manage the construction of the traffic signal improvements; and

WHEREAS, the traffic signal agreement is attached hereto and incorporated by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Traffic Signal Agreement with River Oaks Townhomes, LP is hereby approved. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to execute such agreement, attached hereto by reference as if appearing verbatim herein.

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:                                        Approved:

Commissioner of Finance & Revenue               Mayor

Approved as to form:

City Attorney

Passed first reading:                           

Passed second reading:
TRAFFIC SIGNAL AGREEMENT

This Traffic Signal Agreement (the “Agreement”) is entered into this ___ day of October, 2020, by and between River Oaks Townhomes, LP, Developer of the property at Map 056 Parcel 12.03 (hereafter the “Developer”), with address of 4208 Taylorsville Road, Louisville, KY 40220 Attn: John Waits and the City of Lebanon, Tennessee, a body politic of the State of Tennessee (hereafter the “City”).

WITNESSETH:

WHEREAS, Developer is or will be, prior to the commencement of the Work (as hereinafter defined), the owner of a tract of land located on Palmer Road within the corporate boundaries of the City, being more particularly described on Exhibit “A” attached hereto and incorporated by reference herein (the “Property”); and

WHEREAS, Developer intends to construct certain traffic signal improvements at Lebanon Road (State Route 24) and River Oaks Boulevard/Five Oaks Boulevard necessary to allow for the use of the Property as provided by the Traffic Impact Study for River Oaks Townhomes, approved by the Planning Commission for the City (the “Work”),

WHEREAS, the City recognizes the benefit of safety to be derived from the Work to be performed by Developer, and desires to participate in a portion of the costs for said Work,

WHEREAS, the Work shall be performed on the roadway network connecting the Property, which Work will facilitate the development of, and add value to, land in the general area of the Property, thereby increasing the potential for land development and an added tax base for the City; and

WHEREAS, it is in the best interest of the City of Lebanon to manage the design and construction of the Work to be performed to best serve all roadway users in the general area, and

WHEREAS, Developer intends to contribute to certain traffic signal improvements necessary to allow for the use of the Property as provided by the Traffic Impact Study, (the “TIS”).

NOW THEREFORE, in consideration of the foregoing, and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. The City has estimated the traffic signal construction to cost Three Hundred Fifty Thousand and No/100 Dollars ($350,000.00). Developer’s cost for the Work per the Traffic Impact Study is Forty-Four Thousand Seven Hundred Thirty-Five and No/100 Dollars ($44,735.00), or approximately 12.78% of the estimated cost. Funds may be placed in an escrow account.
2. The Developer must pay the sum of Forty-Four Thousand Seven Hundred Thirty-Five and No/100 Dollars ($44,735.00) to the City before the City will release the Building Permit for the Development.

3. The City will coordinate with the Tennessee Department of Transportation (TDOT) for approval of traffic signal installation on the state route system.

4. The City will manage the traffic signal design and construction, including bidding, utility coordination, installation, and traffic control.

5. The City shall take such legislative action by ordinance, or otherwise, to approve this Agreement and accept the payment of the sums.

6. Upon completion of the traffic signal construction and final payment to the contractor, the City shall reimburse the developer the difference between 12.78% of the actual cost and 12.78% of the estimated cost of the traffic signal if the actual cost is less than the estimated cost.

7. Upon completion of the traffic signal construction and final payment to the contractor, the City shall require an additional payment by the developer for the difference between 12.78% of the actual cost and 12.78% of the estimated cost of the traffic signal if the actual cost is more than the estimated cost.

8. If the traffic signal project has not been publicly bid and the Work started by October 1, 2025 the City shall remit to the Developer the sum of Monies deposited for the Work.

9. Developer may assign its rights herein to the Traffic Signal Agreement upon written notice to City at 200 North Castle Heights, Lebanon, Tennessee, 37087 Attn: Commissioner of Public Services, with a copy to be sent to the City Attorney at 200 North Castle Heights, Lebanon, Tennessee, 37087. In any such event, all rights, powers, privileges and obligations of the Developer to the Developer Reimbursement shall be fully assigned and assumed by the named Assignee.

10. This Agreement shall be governed by the laws of the State of Tennessee. In the event of a dispute, the parties hereby stipulate that the Tennessee state courts located in Wilson County, Tennessee are good, proper and convenient venue and the sole tribunal in which disputes may be resolved.

11. This Agreement shall inure to the benefit of each party hereto, their heirs, successors and assigns.

12. The waiver by any party hereto of any breach of any of the provisions of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.

13. The parties hereby stipulate that this Agreement is the result of negotiations between the parties and shall be construed as having been drafted by both parties. This Agreement shall not be construed in favor or against any party on the grounds of having been drafted by said party.

14. The person executing this Agreement for and on behalf of the parties hereto covenants that he/she has the full power to execute this Agreement for and on behalf of such party, and said execution is recognized as the act and deed of the executing party, and the party shall be fully bound thereby.
15. This Agreement represents the entire agreement of the parties, and all oral discussions and any prior agreements between the parties are merged herein and are superseded by this Agreement.

16. No provision of this Agreement shall be amended or waived except by a statement in writing signed by the party against which enforcement of the amendment or waiver is sought.

17. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, all of which together constitute the same instrument. A faxed signature shall have the same effect as an original.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written hereinabove.

____________________________
(Developer)

By: ________________________

Name: _______________________

Title: Authorized Officer

City of Lebanon, Tennessee

By: ________________________

Name: _______________________

Title: Mayor

Approved as to Funds Availability:

By: ________________________

Name: _______________________

Title: Commissioner of Finance

APPROVED AND RECOMMENDED:

____________________________
Engineer

____________________________
Commissioner of Public Services
RESOLUTION NO. 20-2379

A RESOLUTION OF THE CITY COUNCIL OF LEBANON TO DEDICATE THREE ROADS IN CEDAR GROVE CEMETERY FOR JUDGE RODNEY AHLES, COUNCILOR JOHNNY KNOWLES, AND IRIS MCHENRY

WHEREAS, Rodney Ahles served as City Judge for nearly four decades and was well known for his generous nature which led him to volunteering for many noble causes, some he helped to establish, others he left better than he found them; and

WHEREAS, Johnny Knowles left his mark on our community through his service on the Lebanon City Council, as Wilson County Historian, as long time guest columnist for the Wilson Post, and the various organizations he served on; and

WHEREAS, Iris McHenry inspired city employees through her many years of diligent service, primarily at the cemetery, with her strong work ethic, ability to conquer any task, and by setting an example for the rest of us to follow; and

WHEREAS, the city wishes to honor these three public servants by naming three roads in Cedar Grove Cemetery after them for their service to the City of Lebanon.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. To honor Judge Rodney Ahles, Councilor Johnny Knowles, and Iris McHenry, for their dedicated service to the City of Lebanon, the Commissioner of Public Services is hereby requested to have signs placed at three roads in Cedar Grove Cemetery in their memory.

Section 2. This resolution shall take effect immediately upon its passage, the public welfare requiring the same.

Adopted this ______________ day of __________, 2020.

Attest: ____________________________ Approved: ____________________________
Commissioner of Finance & Revenue Mayor

Approved as to form:

____________________________
City Attorney
ORDINANCE NO. 20-6106

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO APPROVE A SANITARY SEWER ASSESSMENT FOR SIX PROPERTIES, MAP 079 PARCEL 3.00, MAP 070 PARCEL 82.00, MAP 078 PARCEL 32.06, MAP 078 PARCEL 42.02, MAP 078 PARCEL 42.04, MAP 078 PARCEL 42.03

WHEREAS, Article II, Section 1(6) of the City of Lebanon’s Charter allows for special assessments for municipal improvements by ordinance; and

WHEREAS, XXXXXXXXXXXXXXX is or will be prior to the commencement of the work (as hereinafter defined), the owner of a tract of land located on XXXXXXXX within the corporate boundaries of the City, being more particularly described on Exhibit A attached hereto and incorporated by reference herein (the Property); and

WHEREAS, Developer intends to construct certain utility improvements necessary to allow for the use of the Property as provided by the XXXXXXXXXXXXXXX; and

WHEREAS, the Work shall be performed on properties adjoining the Property, which Work will facilitate the development of, and add value to, land in the general area of the Property, thereby increasing the potential for land development and an added tax base for the City; and

WHEREAS, the City recognizes the benefit to be derived from the Work to be performed by Developer, and desires to provide for Developer’s recoupment of a portion of its costs for said Work from the owner(s) of land in the general area of the Property benefitting from the Work (Benefitted Properties); and

WHEREAS, the proposed Work has been sized and installed to accommodate anticipated development of these Benefitted Properties.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Sanitary Sewer Assessment for properties at Map 079 Parcel 3.00, map 070 parcel 82.00, Map 078 Parcel 32.00, Map 078 Parcel 42.02, Map 078 Parcel 42.04, Map 078 Parcel 42.03 WILL BE PROVIDED AS SOON AS IT BECOMES AVAILABLE.

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:                        Approved:

Commissioner of Finance & Revenue  Mayor
Ord No. 20-6106
Page 2

Approved as to form:

____________________________________
City Attorney

Passed First Reading: ____________________

Passed Second Reading: ____________________
RESOLUTION NO. 20-2380

A RESOLUTION OF THE CITY COUNCIL OF LEBANON TO APPROVE A
REIMBURSEMENT AGREEMENT WITH BEAZER HOMES USA

WHEREAS, the City of Lebanon wishes to enter into a reimbursement agreement with Beazer Homes USA, Inc. to upgrade/upsize collection system to serve future development in upstream basin; and

WHEREAS, this agreement provides a reimbursement plan to offset a portion of the initial capital cost; and

WHEREAS, the agreement is attached hereto by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to enter into the Reimbursement Agreement, attached hereto by reference as if appearing verbatim herein, with Beazer Homes USA, Inc. to offset a portion of the initial capital cost of upgrade/upsize collection system to serve future development in upstream basin.

Section 2. This resolution shall take effect immediately upon its passage, the public welfare requiring the same.

Adopted this __________ day of __________, 2020.

Attest: ____________________________

Approved: ____________________________

Commissioner of Finance & Revenue

Mayor

Approved as to form:

_______________________________

City Attorney
REIMBURSEMENT AGREEMENT

This Reimbursement Agreement (the “Agreement”) is entered into this ______ day of October, 2020, by and between Beazer Homes USA, Inc., a __________ corporation (hereafter the “Developer”), with address of Suite 180, 501 Corporate Centre Drive Franklin, Tennessee 37067 Attn: ______________ and the City of Lebanon, Tennessee, a body politic of the State of Tennessee (hereafter the “City”).

WITNESSETH:

WHEREAS, Developer is or will be, prior to the commencement of the Work (as hereinafter defined), the owner of a tract of land located at 6775 Hickory Ridge Road within the corporate boundaries of the City, being more particularly described on Exhibit “A” attached hereto and incorporated by reference herein (the “Property”); and

WHEREAS, Developer intends to construct certain utility improvements necessary to allow for the use of the Property as provided by the Final Master Development Plan for Addison Creek Subdivision, approved by the Planning Commission for the City (the “Work”), which Work shall be performed at the sole cost of Developer; and

WHEREAS, the Work shall be performed on properties adjoining the Property, which Work will facilitate the development of, and add value to, land in the general area of the Property, thereby increasing the potential for land development and an added tax base for the City; and

WHEREAS, the City recognizes the benefit to be derived from the Work to be performed by Developer, and desires to provide for Developer’s recoupment of a portion of its costs for said Work (i) from the owner(s) of land in the general area of the Property benefitting from the Work (“Benefitted Owner”), and/or (ii) from City capacity fee credits for lots in Addison Creek Subdivision.

NOW THEREFORE, in consideration of the foregoing, and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Developer shall contract with ______________ for the Work, as provided in that Construction Agreement attached hereto as Exhibit “B” (the “Construction Agreement”).
2. Developer’s cost for the Work per the Construction Agreement is ______________ and ___/100 Dollars ($__________) (the “Project Cost”).
3. Provided that Developer completes the Work per the terms of the Construction Agreement, and the City accepts the Work as public improvements within the normal
course of its business, Developer may recover
and ___/100 Dollars ($__________) of the Project Cost, including inspection fees (the
"Developer Reimbursement") as set forth in this Agreement.
4. Developer shall provide the copy of the Construction Agreement to the City's
Department of Public Services for review and confirmation of the Project Cost.
5. City shall waive the capacity fees for the initial _________________ (____) lots in
Addison Creek Subdivision at $_______ per lot, which represents a reimbursement to
Developer for Project Cost in the amount of _________________
and ___/100 Dollars ($__________).
6. The City shall take such legislative action by ordinance, or otherwise, to approve this
Agreement and require the payment of the sums and/or the waiver of capacity fees
contemplated in this Agreement.
7. Developer may assign its rights herein to the Developer Reimbursement upon written
notice to City at 200 North Castle Heights Avenue, Lebanon, Tennessee, 37087 Attn:
Commissioner of Public Services, with a copy to be sent to the City Attorney at 106
North Castle Heights Avenue, Lebanon, Tennessee, 37087. In any such event, all rights,
powers, privileges and obligations of the Developer to the Developer Reimbursement
shall be fully assigned and assumed by the named Assignee.
8. Developer shall be released of any and all liability arising under this Agreement on that
date that is one (1) year after the last date of the acceptance letter(s) issued by City for the
off-site work hereunder, or the last date of the acceptance letter(s) issued by City for the
public sewer lines constructed by Developer, whichever is later.
9. This Agreement shall be governed by the laws of the State of Tennessee. In the event of
a dispute, the parties hereby stipulate that the Tennessee state courts located in Wilson
County, Tennessee are good, proper and convenient venue and the sole tribunal in which
disputes may be resolved.
10. This Agreement shall inure to the benefit of each party hereto, their heirs, successors and
assigns.
11. The waiver by any party hereto of any breach of any of the provisions of this Agreement
shall not operate or be construed as a waiver of any subsequent breach by any party.
12. The parties hereby stipulate that this Agreement is the result of negotiations between the
parties and shall be construed as having been drafted by both parties. This Agreement
shall not be construed in favor or against any party on the grounds of having been drafted
by said party.
13. The person executing this Agreement for and on behalf of the parties hereto covenants
that he/she has the full power to execute this Agreement for and on behalf of such party,
and said execution is recognized as the act and deed of the executing party, and the party
shall be fully bound thereby.
14. This Agreement represents the entire agreement of the parties, and all oral discussions and any prior agreements between the parties are merged herein and are superseded by this Agreement.

15. No provision of this Agreement shall be amended or waived except by a statement in writing signed by the party against which enforcement of the amendment or waiver is sought.

16. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, all of which together constitute the same instrument. A faxed signature shall have the same effect as an original.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written hereinafore.

Beazer Homes USA, Inc., a corporation

By: __________________________

Name: _________________________

Title: Authorized Officer

City of Lebanon, Tennessee

By: __________________________

Name: _________________________

Title: Mayor

Approved as to Form:

By: __________________________

Name: _________________________

Title: City Attorney

APPROVED AND RECOMMENDED:

______________________________

Engineer

______________________________

Commissioner of Public Services
ORDINANCE NO. 20-6107

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE A BUDGET AMENDMENT FOR THE EASTSIDE 100 LL SELF SERVE FUEL FARM, A CARRY OVER PROJECT FROM FISCAL YEAR 2019 – 2020

WHEREAS, the Lebanon City Council approved and adopted the 2020 – 2021 fiscal year budget on June 25, 2020 by Ordinance No. 20-6045; and

WHEREAS, it is now necessary to amend the budget for the fuel farm carry over project from FY 2019 – 2020; and

WHEREAS, the required budget amendment is detailed on the form attached hereto.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2020 – 2021 City of Lebanon budget as follows:

Department: Airport Construction
From: 31590000-79000 Budget Fund Balance $40,000.00
To: 315525555-79490 Machinery & Equipment $40,000.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest: ___________________________ Approved: ___________________________

Commissioner of Finance & Revenue Mayor

Approved as to form:

______________________________
City Attorney

Passed first reading: ___________________________

Passed second reading: ___________________________
CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
FY 2020-2021

DEPARTMENT  Airport Construction

TRANSFER FROM

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>31590000 79000</td>
<td>Budget Fund Balance</td>
<td>$ 40,000.00</td>
<td></td>
</tr>
</tbody>
</table>

Total  $ 40,000.00

TRANSFER TO

<table>
<thead>
<tr>
<th>G/L ACCT NO</th>
<th>ACCT DESCRIPTION</th>
<th>DEBIT</th>
<th>CREDIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>315525555 79490</td>
<td>Machinery &amp; Equipment</td>
<td>$ 40,000.00</td>
<td></td>
</tr>
</tbody>
</table>

Total  $ 40,000.00

Department Head certifies that no funds have or will be obligated prior to approval of this transfer.

REQUESTED BY  JT Baldwin

DATE  9/25/2020

DEPARTMENT HEAD

DATE  9/25/20

COMM. OF FINANCE

DATE  9-25-2020

MAYOR

DATE

REASON FOR THIS TRANSFER:
Carry-over project from FY 2019-2020 for the Eastside 100 LL Self Serve Fuel Farm
ORDINANCE NO. 20-6108

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE BUDGET AMENDMENTS FOR VARIOUS CARRY OVER PROJECTS FROM FISCAL YEAR 2019 – 2020

WHEREAS, the Lebanon City Council approved and adopted the 2020 – 2021 fiscal year budget on June 25, 2020 by Ordinance No. 20-6045; and

WHEREAS, it is now necessary to amend the budget for various carry over projects from FY 2019 – 2020 for the general fund, state street aid, and street construction; and

WHEREAS, the required budget amendments are detailed on the form attached hereto.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2020 – 2021 City of Lebanon budget as detailed on the budget amendment form attached hereto by reference as if appearing verbatim herein.

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest: 

Approved: 

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading:

Passed second reading:
BUDGET AMENDMENT FORM

FY 2020-2021

Various Projects to Carry-over

Public Services Master Plan & Renovation
From: 11090000 79000 Budget Fund Balance $98,265.00
To: 11041610 72520 Engineering $98,265.00

Lebanon Police Department Addition
From: 11090000 79000 Budget Fund Balance $69,217.34
1104 37601 Bond Proceeds $730,782.66
$800,000.00
To: 11042000 79200 Building $800,000.00

2018/2019 Sidewalk Project
From: 12190000 79000 Budget Fund Balance $288,442.97
To: 12143100 79300 Improvements $288,442.97

Resurfacing Phase 5
From: 31690000 79000 Budget Fund Balance $6,000.00
316 33471 State Funds $24,000.00
$30,000.00
To: 31643141 79300 Improvements $30,000.00

Leeville Pike @ Crowell Lane Project
From: 316 37601 Bond Proceeds $100,000.00
To: 31643149 79300 Improvements $100,000.00

REQUESTED BY Regina Santana DATE 9/25/2020
DEPARTMENT HEAD DATE
COMM. OF FINANCE DATE 9-25-2020
MAYOR DATE

Ordinance 20-6108
ORDINANCE NO. 20-6109

AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO AUTHORIZE BUDGET AMENDMENTS TO INCREASE THE ANNUAL BONUS FOR ELIGIBLE EMPLOYEES

WHEREAS, the Lebanon City Council approved and adopted the 2020 – 2021 fiscal year budget on June 25, 2020 by Ordinance No. 20-6045; and

WHEREAS, the city wishes to increase the annual bonus for eligible full time employees and to offer a bonus to regular part time employees who have worked through the tornado clean up and who continue to work through the challenges and risks presented by the COVID-19 pandemic; and

WHEREAS, the budget amendments required to cover such bonuses are detailed on the forms attached hereto by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The increase to employee bonuses from $500 to $1,000 for eligible regular full time employees with one year of service is hereby approved. The $500 bonus for eligible regular part time employees is hereby approved. One year of service for Regular Full Time and Regular Part Time as of November 1 and all other bonus eligibility rules will apply.

Section 2. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2020 – 2021 City of Lebanon budget as detailed on the budget amendment forms attached hereto by reference as if appearing verbatim herein.

Section 3. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest: 

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: 

Passed second reading:
Lump Sum Bonus Eligibility Rules

Annually, during the budget process the Mayor may recommend that the City Council approve a lump sum bonus payment to qualified, full time City employees. Details of this program are as follows:

a. This bonus is a one-time, lump sum payment.

b. This amount has traditionally been paid as a $500 bonus, before taxes. However, this bonus program and the amount to be paid is subject to change, Mayor and Council will evaluate continuation and funding of this bonus program annually.

c. Payroll tax withholdings will apply to all bonus payments.

d. Bonus payment is generally issued on the week in between the first and second payroll of November but shall not be paid later than the third Friday in November.

e. Qualifiers:
   i. Employee must be employed as a FT Regular employee on or before Nov 1 of the prior year to qualify.
   ii. Employees who are out on an approved, certified FMLA, ADA leave or Military Leave will remain qualified for participation in this bonus program.

f. Disqualifiers:
   i. A Needs Improvement or Unsatisfactory overall rating on the most recent Performance Appraisal will disqualify employee from receiving performance bonus. “Most recent” will be the evaluations that are completed and on file from the previous calendar year. The bonus payment generally occurs within the current evaluation period, and not yet be completed. Therefore, prior calendar year evaluations will need to be used for this determination.

   ii. Any policy or safety violation that results in a disciplinary action of unpaid suspension or greater from Nov 1 of the prior year through November 1 of the current year shall disqualify the employee from participation in this bonus program. This may include but is not limited to transfer, demotion or another type of disciplinary action that occurs following a disciplinary hearing, excluding verbal counseling or written warning.

g. Department Heads shall identify those employees who do not meet eligibility and submit a list to Human Resources no later than November 1.

h. HR will also pull reports from the HRIS system to validate employee eligibility for this bonus.
<table>
<thead>
<tr>
<th></th>
<th>BONUS AMOUNT</th>
<th>SS &amp; MED TAX</th>
<th>RETIREMENT</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7.65%</td>
<td>15.00%</td>
<td>10.00%</td>
<td></td>
</tr>
<tr>
<td>TOTALS BY FUND:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL</td>
<td>171,500.00</td>
<td>13,119.75</td>
<td>20,200.00</td>
<td>204,819.75</td>
</tr>
<tr>
<td>STORM WATER</td>
<td>3,000.00</td>
<td>229.50</td>
<td>400.00</td>
<td>3,629.50</td>
</tr>
<tr>
<td>JFFC</td>
<td>19,000.00</td>
<td>1,453.50</td>
<td>600.00</td>
<td>21,053.50</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>29,500.00</td>
<td>2,256.75</td>
<td>3,625.00</td>
<td>35,381.75</td>
</tr>
<tr>
<td>GAS</td>
<td>10,500.00</td>
<td>803.25</td>
<td>1,350.00</td>
<td>12,653.25</td>
</tr>
<tr>
<td>TOTAL</td>
<td>233,500.00</td>
<td>17,862.75</td>
<td>26,175.00</td>
<td>277,537.75</td>
</tr>
<tr>
<td>TOTALS BY DEPARTMENT:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAYOR &amp; COUNCIL</td>
<td>1,000.00</td>
<td>76.50</td>
<td>126.00</td>
<td>1,201.50</td>
</tr>
<tr>
<td>ECONOMIC DEVELOPMENT</td>
<td>500.00</td>
<td>38.25</td>
<td>50.00</td>
<td>588.25</td>
</tr>
<tr>
<td>LEGAL</td>
<td>1,000.00</td>
<td>76.50</td>
<td>150.00</td>
<td>1,226.50</td>
</tr>
<tr>
<td>JUDICIAL</td>
<td>500.00</td>
<td>38.25</td>
<td>75.00</td>
<td>613.25</td>
</tr>
<tr>
<td>SENIOR CITIZENS</td>
<td>1,500.00</td>
<td>114.75</td>
<td>200.00</td>
<td>1,814.75</td>
</tr>
<tr>
<td>FINANCE</td>
<td>2,000.00</td>
<td>153.00</td>
<td>275.00</td>
<td>2,428.00</td>
</tr>
<tr>
<td>BUILDING MAINTENANCE</td>
<td>500.00</td>
<td>38.25</td>
<td>75.00</td>
<td>613.25</td>
</tr>
<tr>
<td>ACCOUNTING</td>
<td>2,000.00</td>
<td>153.00</td>
<td>200.00</td>
<td>2,353.00</td>
</tr>
<tr>
<td>CUSTOMER SERVICE</td>
<td>3,500.00</td>
<td>267.75</td>
<td>450.00</td>
<td>4,217.75</td>
</tr>
<tr>
<td>PURCHASING</td>
<td>500.00</td>
<td>38.25</td>
<td>75.00</td>
<td>613.25</td>
</tr>
<tr>
<td>MIS</td>
<td>1,000.00</td>
<td>76.50</td>
<td>150.00</td>
<td>1,226.50</td>
</tr>
<tr>
<td>PUBLIC WORKS</td>
<td>4,500.00</td>
<td>344.25</td>
<td>500.00</td>
<td>5,344.25</td>
</tr>
<tr>
<td>HUMAN RESOURCES</td>
<td>3,000.00</td>
<td>229.50</td>
<td>400.00</td>
<td>3,629.50</td>
</tr>
<tr>
<td>RISK MANAGEMENT</td>
<td>500.00</td>
<td>38.25</td>
<td>75.00</td>
<td>613.25</td>
</tr>
<tr>
<td>GENERAL MAINTENANCE</td>
<td>4,000.00</td>
<td>306.00</td>
<td>450.00</td>
<td>4,766.00</td>
</tr>
<tr>
<td>ESU</td>
<td>3,500.00</td>
<td>267.75</td>
<td>450.00</td>
<td>4,217.75</td>
</tr>
<tr>
<td>POLICE</td>
<td>66,000.00</td>
<td>5,049.00</td>
<td>7,350.00</td>
<td>78,399.00</td>
</tr>
<tr>
<td>FIRE</td>
<td>36,500.00</td>
<td>2,792.25</td>
<td>4,600.00</td>
<td>43,892.25</td>
</tr>
<tr>
<td>BUILDING INSPECTION</td>
<td>2,500.00</td>
<td>191.25</td>
<td>326.00</td>
<td>3,016.25</td>
</tr>
<tr>
<td>CODES</td>
<td>1,000.00</td>
<td>76.50</td>
<td>100.00</td>
<td>1,176.50</td>
</tr>
<tr>
<td>STREET</td>
<td>6,500.00</td>
<td>497.25</td>
<td>775.00</td>
<td>7,772.25</td>
</tr>
<tr>
<td>ANIMAL CONTROL</td>
<td>1,500.00</td>
<td>114.75</td>
<td>125.00</td>
<td>1,739.75</td>
</tr>
<tr>
<td>TRAFFIC MAINTENANCE</td>
<td>1,000.00</td>
<td>76.50</td>
<td>150.00</td>
<td>1,226.50</td>
</tr>
<tr>
<td>ENGINEERING</td>
<td>8,000.00</td>
<td>612.00</td>
<td>925.00</td>
<td>9,537.00</td>
</tr>
<tr>
<td>GARAGE</td>
<td>3,500.00</td>
<td>267.75</td>
<td>450.00</td>
<td>4,217.75</td>
</tr>
<tr>
<td>SANITATION</td>
<td>7,500.00</td>
<td>573.75</td>
<td>925.00</td>
<td>8,998.75</td>
</tr>
<tr>
<td>CEMETERY</td>
<td>500.00</td>
<td>38.25</td>
<td>75.00</td>
<td>613.25</td>
</tr>
<tr>
<td>RECREATION</td>
<td>7,000.00</td>
<td>535.50</td>
<td>650.00</td>
<td>8,185.50</td>
</tr>
<tr>
<td>COMMUNITY PARK</td>
<td>500.00</td>
<td>38.25</td>
<td>50.00</td>
<td>588.25</td>
</tr>
<tr>
<td>STORM WATER</td>
<td>1,500.00</td>
<td>114.75</td>
<td>175.00</td>
<td>1,789.75</td>
</tr>
<tr>
<td>DRAINAGE MITIGATION</td>
<td>1,500.00</td>
<td>114.75</td>
<td>225.00</td>
<td>1,839.75</td>
</tr>
<tr>
<td>JFFC</td>
<td>19,000.00</td>
<td>1,453.50</td>
<td>600.00</td>
<td>21,053.50</td>
</tr>
<tr>
<td>WATER PLANT</td>
<td>5,500.00</td>
<td>420.75</td>
<td>725.00</td>
<td>6,645.75</td>
</tr>
<tr>
<td>WATER TRANS/DISTR.</td>
<td>10,000.00</td>
<td>765.00</td>
<td>1,125.00</td>
<td>11,890.00</td>
</tr>
<tr>
<td>SEWER PLANT</td>
<td>7,500.00</td>
<td>573.75</td>
<td>950.00</td>
<td>9,023.75</td>
</tr>
<tr>
<td>SEWER COLLECTION</td>
<td>6,500.00</td>
<td>497.25</td>
<td>825.00</td>
<td>7,822.25</td>
</tr>
<tr>
<td>GAS</td>
<td>10,500.00</td>
<td>803.25</td>
<td>1,350.00</td>
<td>12,653.25</td>
</tr>
<tr>
<td>TOTAL</td>
<td>233,500.00</td>
<td>17,862.75</td>
<td>26,175.00</td>
<td>277,537.75</td>
</tr>
<tr>
<td>FUND</td>
<td>DEPARTMENT</td>
<td>ACCOUNT</td>
<td>OBJECT</td>
<td>DESCRIPTION</td>
</tr>
<tr>
<td>--------------</td>
<td>--------------------------</td>
<td>------------</td>
<td>--------</td>
<td>-----------------</td>
</tr>
<tr>
<td>GENERAL</td>
<td>MAYOR &amp; COUNCIL</td>
<td>11041110</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>MAYOR &amp; COUNCIL</td>
<td>11041110</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>MAYOR &amp; COUNCIL</td>
<td>11041110</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ECONOMIC DEVELOPMENT</td>
<td>11041115</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ECONOMIC DEVELOPMENT</td>
<td>11041115</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ECONOMIC DEVELOPMENT</td>
<td>11041115</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>LEGAL</td>
<td>11041120</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>LEGAL</td>
<td>11041120</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>LEGAL</td>
<td>11041120</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>JUDICIAL</td>
<td>11041130</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>JUDICIAL</td>
<td>11041130</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>JUDICIAL</td>
<td>11041130</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>SENIOR CITIZENS</td>
<td>11041150</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>SENIOR CITIZENS</td>
<td>11041150</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>SENIOR CITIZENS</td>
<td>11041150</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>FINANCE</td>
<td>11041500</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>FINANCE</td>
<td>11041500</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>FINANCE</td>
<td>11041500</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>BUILDING MAINTENANCE</td>
<td>11041510</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>BUILDING MAINTENANCE</td>
<td>11041510</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>BUILDING MAINTENANCE</td>
<td>11041510</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ACCOUNTING</td>
<td>11041530</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ACCOUNTING</td>
<td>11041530</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ACCOUNTING</td>
<td>11041530</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>CUSTOMER SERVICE</td>
<td>11041570</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>CUSTOMER SERVICE</td>
<td>11041570</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>CUSTOMER SERVICE</td>
<td>11041570</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>PURCHASING</td>
<td>11041590</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>PURCHASING</td>
<td>11041590</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>PURCHASING</td>
<td>11041590</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>MIS</td>
<td>11041600</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>MIS</td>
<td>11041600</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>MIS</td>
<td>11041600</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>PUBLIC WORKS</td>
<td>11041610</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>PUBLIC WORKS</td>
<td>11041610</td>
<td>71150</td>
<td>PART-TIME SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>PUBLIC WORKS</td>
<td>11041610</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>PUBLIC WORKS</td>
<td>11041610</td>
<td>71430</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>PUBLIC WORKS</td>
<td>11041610</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>HUMAN RESOURCES</td>
<td>11041650</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>HUMAN RESOURCES</td>
<td>11041650</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>HUMAN RESOURCES</td>
<td>11041650</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>RISK MANAGEMENT</td>
<td>11041655</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>RISK MANAGEMENT</td>
<td>11041655</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>RISK MANAGEMENT</td>
<td>11041655</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>GENERAL MAINTENANCE</td>
<td>11041840</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>GENERAL MAINTENANCE</td>
<td>11041840</td>
<td>71150</td>
<td>PART-TIME SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>GENERAL MAINTENANCE</td>
<td>11041840</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>GENERAL MAINTENANCE</td>
<td>11041840</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>GENERAL MAINTENANCE</td>
<td>11041840</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ESU</td>
<td>11042000</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ESU</td>
<td>11042000</td>
<td>71150</td>
<td>PART-TIME SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ESU</td>
<td>11042000</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ESU</td>
<td>11042000</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>ESU</td>
<td>11042000</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
<tr>
<td>GENERAL</td>
<td>POLICE</td>
<td>11042100</td>
<td>71110</td>
<td>SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>POLICE</td>
<td>11042100</td>
<td>71150</td>
<td>PART-TIME SALARIES</td>
</tr>
<tr>
<td>GENERAL</td>
<td>POLICE</td>
<td>11042100</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>POLICE</td>
<td>11042100</td>
<td>71410</td>
<td>SS &amp; MED TAX</td>
</tr>
<tr>
<td>GENERAL</td>
<td>POLICE</td>
<td>11042100</td>
<td>71430</td>
<td>RETIREMENT</td>
</tr>
</tbody>
</table>
## ADDITIONAL $500 BONUS BUDGET AMENDMENT

<table>
<thead>
<tr>
<th>FUND</th>
<th>DEPARTMENT</th>
<th>ACCOUNT</th>
<th>OBJECT</th>
<th>DESCRIPTION</th>
<th>FROM:</th>
<th>TO:</th>
</tr>
</thead>
<tbody>
<tr>
<td>GENERAL</td>
<td>FIRE</td>
<td>11042200</td>
<td>71110</td>
<td>SALARIES</td>
<td>35,600</td>
<td></td>
</tr>
<tr>
<td>GENERAL</td>
<td>FIRE</td>
<td>11042200</td>
<td>71110</td>
<td>SALARIES</td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td>GENERAL</td>
<td>FIRE</td>
<td>11042200</td>
<td>71110</td>
<td>SALARIES</td>
<td>2,715.75</td>
<td></td>
</tr>
<tr>
<td>GENERAL</td>
<td>FIRE</td>
<td>11042200</td>
<td>71110</td>
<td>SALARIES</td>
<td>76.50</td>
<td></td>
</tr>
<tr>
<td>GENERAL</td>
<td>FIRE</td>
<td>11042200</td>
<td>71110</td>
<td>SALARIES</td>
<td>4,600</td>
<td></td>
</tr>
<tr>
<td>GENERAL BUILDING</td>
<td>INSPECTION</td>
<td>11042420</td>
<td>71110</td>
<td>SALARIES</td>
<td>2,500</td>
<td></td>
</tr>
<tr>
<td>GENERAL BUILDING</td>
<td>INSPECTION</td>
<td>11042420</td>
<td>71110</td>
<td>SALARIES</td>
<td>191.25</td>
<td></td>
</tr>
<tr>
<td>GENERAL BUILDING</td>
<td>INSPECTION</td>
<td>11042420</td>
<td>71110</td>
<td>SALARIES</td>
<td>325.00</td>
<td></td>
</tr>
<tr>
<td>GENERAL CODES</td>
<td>11042430</td>
<td>71110</td>
<td>SALARIES</td>
<td>1,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL CODES</td>
<td>11042430</td>
<td>71110</td>
<td>SALARIES</td>
<td>76.50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL STREET</td>
<td>11043110</td>
<td>71430</td>
<td>SALARIES</td>
<td>6,500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL STREET</td>
<td>11043110</td>
<td>71430</td>
<td>SALARIES</td>
<td>497.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL STREET</td>
<td>11043110</td>
<td>71430</td>
<td>SALARIES</td>
<td>775.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL ANIMAL</td>
<td>CONTROL</td>
<td>11043120</td>
<td>71110</td>
<td>SALARIES</td>
<td>1,000.00</td>
<td></td>
</tr>
<tr>
<td>GENERAL ANIMAL</td>
<td>CONTROL</td>
<td>11043120</td>
<td>71110</td>
<td>SALARIES</td>
<td>500.00</td>
<td></td>
</tr>
<tr>
<td>GENERAL ANIMAL</td>
<td>CONTROL</td>
<td>11043120</td>
<td>71110</td>
<td>SALARIES</td>
<td>76.50</td>
<td></td>
</tr>
<tr>
<td>GENERAL ANIMAL</td>
<td>CONTROL</td>
<td>11043120</td>
<td>71110</td>
<td>SALARIES</td>
<td>38.25</td>
<td></td>
</tr>
<tr>
<td>GENERAL ANIMAL</td>
<td>CONTROL</td>
<td>11043120</td>
<td>71110</td>
<td>SALARIES</td>
<td>125.00</td>
<td></td>
</tr>
<tr>
<td>GENERAL TRAFFIC</td>
<td>MAINTENANCE</td>
<td>11043130</td>
<td>71110</td>
<td>SALARIES</td>
<td>1,000.00</td>
<td></td>
</tr>
<tr>
<td>GENERAL TRAFFIC</td>
<td>MAINTENANCE</td>
<td>11043130</td>
<td>71110</td>
<td>SALARIES</td>
<td>76.50</td>
<td></td>
</tr>
<tr>
<td>GENERAL TRAFFIC</td>
<td>MAINTENANCE</td>
<td>11043130</td>
<td>71110</td>
<td>SALARIES</td>
<td>150.00</td>
<td></td>
</tr>
<tr>
<td>GENERAL ENGINEERING</td>
<td>11043150</td>
<td>71110</td>
<td>SALARIES</td>
<td>7,500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL ENGINEERING</td>
<td>11043150</td>
<td>71110</td>
<td>SALARIES</td>
<td>500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL ENGINEERING</td>
<td>11043150</td>
<td>71110</td>
<td>SALARIES</td>
<td>573.75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL ENGINEERING</td>
<td>11043150</td>
<td>71110</td>
<td>SALARIES</td>
<td>38.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL ENGINEERING</td>
<td>11043150</td>
<td>71110</td>
<td>SALARIES</td>
<td>925.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL GARAGE</td>
<td>11043170</td>
<td>71110</td>
<td>SALARIES</td>
<td>267.75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL GARAGE</td>
<td>11043170</td>
<td>71110</td>
<td>SALARIES</td>
<td>450.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL SANITATION</td>
<td>11043210</td>
<td>71110</td>
<td>SALARIES</td>
<td>7,500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL SANITATION</td>
<td>11043210</td>
<td>71110</td>
<td>SALARIES</td>
<td>573.75</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL SANITATION</td>
<td>11043210</td>
<td>71110</td>
<td>SALARIES</td>
<td>925.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL CEMETERY</td>
<td>11043400</td>
<td>71110</td>
<td>SALARIES</td>
<td>38.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL CEMETERY</td>
<td>11043400</td>
<td>71110</td>
<td>SALARIES</td>
<td>75.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL RECREATION</td>
<td>11044410</td>
<td>71110</td>
<td>SALARIES</td>
<td>5,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL RECREATION</td>
<td>11044410</td>
<td>71110</td>
<td>SALARIES</td>
<td>2,000.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL RECREATION</td>
<td>11044410</td>
<td>71110</td>
<td>SALARIES</td>
<td>382.50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL RECREATION</td>
<td>11044410</td>
<td>71110</td>
<td>SALARIES</td>
<td>153.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL RECREATION</td>
<td>11044410</td>
<td>71110</td>
<td>SALARIES</td>
<td>650.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL COMMUNITY PARK</td>
<td>11044420</td>
<td>71110</td>
<td>SALARIES</td>
<td>500.00</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL COMMUNITY PARK</td>
<td>11044420</td>
<td>71110</td>
<td>SALARIES</td>
<td>38.25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GENERAL COMMUNITY PARK</td>
<td>11044420</td>
<td>71110</td>
<td>SALARIES</td>
<td>50.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### GENERAL BUDGET FUND BALANCE

<table>
<thead>
<tr>
<th>ACCOUNT</th>
<th>FROM:</th>
<th>TO:</th>
</tr>
</thead>
<tbody>
<tr>
<td>11090000</td>
<td>79000</td>
<td>204,819.75</td>
</tr>
</tbody>
</table>

### STORM WATER

<table>
<thead>
<tr>
<th>ACCOUNT</th>
<th>FROM:</th>
<th>TO:</th>
</tr>
</thead>
<tbody>
<tr>
<td>12090000</td>
<td>79000</td>
<td>3,629.50</td>
</tr>
</tbody>
</table>

### JFFC

<table>
<thead>
<tr>
<th>ACCOUNT</th>
<th>FROM:</th>
<th>TO:</th>
</tr>
</thead>
<tbody>
<tr>
<td>12244431</td>
<td>71110</td>
<td>4,000.00</td>
</tr>
<tr>
<td>12244431</td>
<td>71150</td>
<td>15,000.00</td>
</tr>
<tr>
<td>12244431</td>
<td>71410</td>
<td>306.00</td>
</tr>
</tbody>
</table>

### Final Budget Fund Balance

<table>
<thead>
<tr>
<th>ACCOUNT</th>
<th>FROM:</th>
<th>TO:</th>
</tr>
</thead>
<tbody>
<tr>
<td>11090000</td>
<td>79000</td>
<td>204,819.75</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACCOUNT</th>
<th>FROM:</th>
<th>TO:</th>
</tr>
</thead>
<tbody>
<tr>
<td>12090000</td>
<td>79000</td>
<td>3,629.50</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACCOUNT</th>
<th>FROM:</th>
<th>TO:</th>
</tr>
</thead>
<tbody>
<tr>
<td>12244431</td>
<td>71110</td>
<td>4,000.00</td>
</tr>
<tr>
<td>12244431</td>
<td>71150</td>
<td>15,000.00</td>
</tr>
<tr>
<td>12244431</td>
<td>71410</td>
<td>306.00</td>
</tr>
<tr>
<td>FUND</td>
<td>DEPARTMENT</td>
<td>ACCOUNT</td>
</tr>
<tr>
<td>----------</td>
<td>------------</td>
<td>---------</td>
</tr>
<tr>
<td>JFFC</td>
<td>JFFC</td>
<td>12244431</td>
</tr>
<tr>
<td>JFFC</td>
<td>JFFC</td>
<td>12244431</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>WATER PLANT</td>
<td>41152113</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>WATER PLANT</td>
<td>41152113</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>WATER PLANT</td>
<td>41152113</td>
</tr>
<tr>
<td>FUND</td>
<td>DEPARTMENT</td>
<td>ACCOUNT</td>
</tr>
<tr>
<td>------------</td>
<td>---------------------</td>
<td>----------</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>WATER TRANS/DISTRIB.</td>
<td>41152114</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>WATER TRANS/DISTRIB.</td>
<td>41152114</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>WATER TRANS/DISTRIB.</td>
<td>41152114</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>WATER TRANS/DISTRIB.</td>
<td>41152114</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>SEWER COLLECTION</td>
<td>41152214</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>SEWER PLANT</td>
<td>41152213</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>SEWER PLANT</td>
<td>41152213</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>SEWER PLANT</td>
<td>41152213</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>SEWER COLLECTION</td>
<td>41152214</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>SEWER COLLECTION</td>
<td>41152214</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>SEWER COLLECTION</td>
<td>41152214</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>SEWER COLLECTION</td>
<td>41152214</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>SEWER COLLECTION</td>
<td>41152214</td>
</tr>
<tr>
<td>WATER-SEWER</td>
<td>RETAINED EARNINGS</td>
<td>41190001</td>
</tr>
<tr>
<td>GAS</td>
<td>GAS</td>
<td>41552413</td>
</tr>
<tr>
<td>GAS</td>
<td>GAS</td>
<td>41552413</td>
</tr>
<tr>
<td>GAS</td>
<td>GAS</td>
<td>41552413</td>
</tr>
<tr>
<td>GAS</td>
<td>GAS</td>
<td>41552413</td>
</tr>
<tr>
<td>GAS</td>
<td>RETAINED EARNINGS</td>
<td>41590001</td>
</tr>
</tbody>
</table>

Requested by: Camille Bardine  
Department Head:  
Comm of Finance:  
Mayor: 

Date: 9-24-2020  
Date: 9-25-2020
RESOLUTION NO. 20-2381

A RESOLUTION OF THE CITY COUNCIL OF LEBANON TO ADOPT A MASK USAGE POLICY UNTIL THE PUBLIC HEALTH THREAT FROM COVID-19 CEASES

WHEREAS, on March 11, 2020, the World Health Organization declared a COVID-19 global pandemic; and

WHEREAS, on March 12, 2020, Tennessee Governor Bill Lee declared a statewide COVID-19 state of emergency; and

WHEREAS, due to the increase in COVID-19 cases within the City’s workforce, it is necessary to implement a policy that mandates mask usage for all employees and for members of the public when entering City facilities; and

WHEREAS, such mask usage policy is attached hereto by reference as if appearing verbatim herein.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. The attached Mask Usage Policy, attached hereto and referenced as if appearing herein verbatim, is hereby ratified and adopted. Such policy shall remain in effect until the public health threat from COVID-19 ceases.

Section 2. This resolution shall take effect immediately upon its passage, the public welfare requiring the same.

Adopted this _________________ day of __________, 2020.

Approved: 

Attest: 

______________________________
Mayor

______________________________
Commissioner of Finance & Revenue

Approved as to form:

______________________________
City Attorney
MEMO

Date: 9/29/2020
To: Mayor Bernie Ash and City Councilmembers
From: Sylvia Reichle, HR Director
Re: Mask usage policy

Due to the recent increase in the COVID-19 cases within the City’s workforce, it is necessary to implement a policy on mask usage. Recently HR staff have received a number reports from employees that they’ve been required to attend meetings where members of the public were not wearing masks into City meetings and that some fellow employees are not consistently wearing masks in meetings and in common areas.

OSHA states that employers may choose to ensure that cloth face coverings are worn as a feasible means of abatement in a control plan designed to address hazards from SARS-CoV-2, the virus that causes COVID-19. Employers may choose to use cloth face coverings as a means of source control, such as because of transmission risk that cannot be controlled through engineering or administrative controls, including social distancing.

The CDC recommends wearing a mask or cloth face covering as a measure to contain the wearer's respiratory droplets and help protect others. Masks or cloth face coverings may prevent workers, including those who don't know they have the virus, from spreading it to others.

HR has previously issued guidance on mask wearing to all department heads which has been communicated to City employees. Employees should have an expectation of a safe and healthy work environment. And, although the City cannot entirely protect City employees from COVID-19 and everyone takes risks in their personal lives with vacations, grocery shopping and visiting friends and family, we can improve the safety of our work environment by requiring consistent mask usage of employees and by the public who visits city facilities.

HR is proposing the following policy on mask usage by Employees and by members of the Public entering City buildings.

- Masks are required to be worn by the members of the public entering any City facility. This is necessary to protect the health and safety of City employees who must be in close proximity with visitors to City facilities.
- Masks are required to be worn by employees at all times when they are interacting with the public, interacting with other employees, in common employee spaces, riding in a vehicle with other employees, attending staff meetings or attending any other meetings.
- Employees who are in a vehicle alone, working outdoors and safe distance away from other employees or away from the public or working alone in an office may remove the mask when alone.
- Working conditions may be taken in circumstances where a mask cannot be worn due to other safety equipment worn or wet conditions. Department Managers will advise employees when needed.
- The City will provide masks to employees who need them. Masks should be worn appropriately to cover the nose and mouth.

This policy shall expire when the public health threat from COVID-19 ceases.