

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
August 26, 2008
Town Hall Meeting Room
5:00 PM

Members Present:

Robert Schmidt Rick Jones Paul White Pam Black Beulah Garrett
Bill Durham Joe Hayes

Others Present:

Magi Tilton Seth Rivard Will Hager Andy Wright Regina Santana Pat O'Brien

Chairperson Robert Schmidt called the meeting to order at 5:00 P.M. Beulah Garrett, Planning Commission member, opened with a prayer followed by the Pledge of Allegiance led by Robert Schmidt.

Chairperson Robert Schmidt asked City Planner, Magi Tilton, if there were any changes to the agenda. Ms. Tilton stated under Other Business, Item #1, Sidewalk installation at the Villas of Five Oaks – request for waiver, we would like to bring that to the Planning Commission after the Consent items. Also under Old Business, Item #1, Annexation, Plan of Services and Zoning, General Construction Inc. the applicant has asked for this to be deferred.

Mr. Schmidt explained the order of proceedings and administered the oath to all participants.

Chairperson Robert Schmidt asked if the Planning Commission members had read over the minutes and requested a motion. A motion was made by Beulah Garrett, seconded by Pam Black, all voting aye, to approve the minutes of the July 22, 2008 regular Planning Commission Meeting as written.

CONSENT ITEMS

1. Final Plat – Fred Carson Property, Tract 11 – Trousdale Ferry Pike – 4.99 acres – 2 lots (County)
2. Final Plat – Manor View, Section 3 – Classic View Drive – 3.63 acres – 13 Lots (Ward 5)

All consent items are subject to Engineering, Cross Connection and Fire Department requirements.

City Planner, Magi Tilton, read the list of consent items. A motion was made by Joe Hayes, seconded by Beulah Garrett, all voting aye, to approve the consent items subject to engineering, fire department & cross-connection requirements.

OTHER BUSINESS

1. Sidewalk installation at the Villas of Five Oaks – request for waiver of installation

Planner, Seth Rivard explained the applicant has come before us asking for reconsideration of the decision for the installation of sidewalks at Villas of Five Oaks. There was a recent meeting between the Homeowners Association of the Villas of Five Oaks, Councilperson, Kathy Warmath

Ward 6, Commissioner of Public Works, Jeff Baines and City Attorney, Andy Wright. It was determined it might be appropriate to leave the sidewalks off of this project.

Councilperson, Kathy Warmath introduced the president of the HOA for the Villas of Five Oaks, Dick Turner and Roark Thomas the developer. She explained the Five Oaks development has been under construction for six or seven years, before the dispensation of sidewalks. At that time Five Oaks was altogether and now is broken off and changed hands with a lot of developers. Due to the elevation and grade, Mr. Thomas has said he would divert the money for sidewalks into completing the paving in Phase I for safety reasons. We are here now to get your approval to do this if we could forego the installation of sidewalks.

Dick Turner, president of the HOA for Villas of Five Oaks, further emphasized the sidewalks would create an undesirable situation due to the aesthetics in the area. Sidewalks here would not be useful for safety or convenience.

Pam Black asked if there was a timeframe on the paving being completed and in discussion it was mentioned the completion time was September 19th, if Planning Commission moved on waiving the sidewalk installation.

After discussion a motion was made by Bill Durham, seconded by Pam Black, all voting aye, to recommend approval to City Council for their consideration the request for waiving the installation of sidewalks and receive payment in lieu of installation subject to the deadlines previously outlined.

OLD BUSINESS

1. Annexation, Plan of Services and Zoning – General Construction Inc. – 203 Quarry Loop Road – Map 55 Parcel 43 – 2.7 acres – M-2 (Ward 6)

This item was deferred by the applicant.

NEW BUSINESS

1. PUD Amendment – StoneBridge – Leeville Pike – 302.8 acres – 872 homes/units (Ward 4)

Planner, Seth Rivard, explained the proposed amendment is to change the street pattern, a reduction of the number of attached housing units and a comparable increase in the number of detached single family units and a reduced setback in one of the detached single family lot series. There would be no increase or decrease in the number of housing units that will change as a result of this amendment. The Stonebridge development has a single family detached home series with a front setback of 25 feet and another single family detached home series with a 30 foot setback. The developer would like to reduce the 30 foot setback to 25 feet for continuity across the site.

Jack Ludington with Goodall Homes was available to answer any questions.

Jody Vance, resident of Tuckers Gap Meadows that borders this development, asked for clarification verifying that there were no changes to the covenants and no change in the net number of lots.

Seth Rivard explained that no changes to the covenants and the change to the numbers was a drop of 13 attached units and an increase of single-family units of 13. By swapping these they have increased some of the green areas.

Jody Vance also wanted the minutes to show the commitment by the developer at the beginning of this project, that the homes bordering Tuckers Gap Meadows Subdivision would be bricked on all four sides.

After discussion a motion was made by Pam Black, seconded by Joe Hayes, all voting aye, to approve the amended PUD subject to engineering, cross-connection and fire departments requirements.

2. Final Plat – Hartmann Commerce, Lots 1, 2, 3 and 4 – Commerce Place – 11.79 Acres -14 Lots (Ward 3)

Planner, Seth Rivard, explained the purpose of the plat is to create 4 new lots along Commerce Place. Joint access easements have been requested along the property lot lines. A sidewalk is shown on the plat. While the sidewalk will not be constructed as part of the final plat, sidewalks will be installed as development occurs. Staff recommends several conditions be included in any approval of this final plat.

Randy Laine, engineer for the project, was available to answer any questions and the only issue on the comments is the cross access easements on the property lines. In a situation like this when you are on a cul-de-sac, it will create more of an issue than it will a help because the traffic that will be in this area is just for these businesses. He stated that the conduits buried underground are right where the driveways would be if the driveways were moved to become joint access drives. Randy stated that he would not be opposed to having drive aisles of the parking lots of each business connect from lot to lot. Mr. Laine feels it is a cleaner situation especially when traffic is not an issue when each lot has its own access.

After discussion a motion was made by Robert Schmidt, seconded by Bill Durham, all voting aye, to approve the final plat subject to the following conditions:

1. Commerce Place street name shall be renamed.
 2. Side yard PUDE shall be labeled as 10 feet.
 3. Plat show joint access easement along the property line.
 4. Subject to engineering, cross-connection and fire department requirements.
3. Site Plan – Hartmann Commerce Center, Lot 3 –Commerce Place – 0.91 acre – 10,500 sq. ft. – (Ward 3)

Planner, Seth Rivard, explained the proposed office and warehouse structure is to be 10,500 square feet and have six separate units. The front of the structure is shown to have six pedestrian doors and the rear is showing six garage doors, one for each unit. Joint access easement shall be located along the property line. Dumpster enclosure is shown to be constructed of split face block surrounded by four white pines. Staff recommends several conditions be included in any approval of this site plan.

Randy Laine, engineer for the property, was available to answer any questions.

Pam Black asked Randy Laine could they not plant something other than the four trees around the dumpster.

Randy Laine states there was discussion regarding planting street trees around the dumpsters, but he is willing to do what ever is necessary to make it work possibly crepe myrtles.

After discussion a motion was made by Bill Durham, seconded by Beulah Garrett, all voting aye, to approve the site plan subject to the following conditions:

1. If any sign is proposed in the future, signage shall comply with the Sign Ordinance.
 2. Joint access easement shall be required along the property line.
 3. Subject to engineering, cross-connection and fire department requirements.
4. Site Plan – Hartmann Commerce Center, Lot 2 – Commerce Place – 0.97 acre – 10,500 s. ft. (Ward 3)

Planner, Seth Rivard, explained the proposed office and warehouse structure is to be 10,500 square feet and have six separate units. This site plan is similar to what we have seen before. The front of the structure is shown to have six pedestrian doors and the rear is showing six garage doors, one for each unit. Joint access easement shall be located where parking aisle connect and not actually joint access drives. Dumpster enclosure is shown to be constructed of split face block surrounded by four white pines. Staff recommends several conditions be included in any approval of this site plan.

Randy Laine, engineer for the property, was available to answer any questions.

Chairperson, Robert Schmidt asked Randy Laine would it not be possible on Lot #3 to the move the dumpster closer to Lot #4 so they can help block each other providing better screening.

Randy Laine, explained that would not work due to the circular drive and trucks backing into that particular area.

After discussion a motion was made by Beulah Garrett, seconded by Pam Black, all voting aye, to approve the site plan subject to the following conditions:

1. If any sign is proposed in the future, signage shall comply with the Sign Ordinance.
 2. Joint access easement shall be required along the property line.
 3. Subject to engineering, cross-connection and fire department requirements.
5. Site Plan – Candlewood Suites – S. Hartmann Drive and Franklin Road – 2.09 acres – 52,816 sq. ft. (Ward 4)

Planner, Will Hager, explained the proposed four story, 52,816 square foot hotel is in the same Franklin Road location as the previously proposed Best Western. The site plan and architectural elevations only differ slightly from the previously approved plan. The footprints just changed slightly around the pool area and this is a four story structure rather than the original three stories with the same number of rooms. Staff recommends several conditions be included in any approval of this site plan.

Jim Harrison, Civil Site & Design, was available to answer any questions.

Rick Jones asked if there was any problem with the FAA in regards to the height of the four stories.

Will Hager said there was none, there is a five story limit, but the applicants would still have to contact the FAA.

After discussion a motion was made by Pam Black, seconded by Joe Hayes, all voting aye, to approve the site plan subject to the following conditions:

1. The sidewalk shall continue to the eastern property line along Franklin Rd.

2. In addition to the fire hydrant provided for the fire department connection, fire hydrants must be provided so that the most remote exterior portion of any building can be reached with no more than five hundred feet of hose.
3. Subject to engineering, cross-connection and fire department requirements.

6. Site Plan – Cracker Barrel Gift Shop Mock-up Addition – 307 Hartmann Drive – 12,422 sq. ft. (Ward 2)

Planner, Will Hager, explained the 8,862 square feet addition to the existing “Mock-Up” store located on the Cracker Barrel Corporate campus consist of similar materials as the existing structures in this area. The addition does not exceed 25% of the square footage of the existing campus facilities and therefore is not required to install sidewalks at this time. They also have provided us with a landscaping plan. Staff recommends several conditions be included in any approval of this site plan.

After discussion a motion was made by Rick Jones, seconded by Joe Hayes, all voting aye, to approve the site plan subject to the following conditions:

1. Shrubs located in front of parking stalls facing the street shall be 24” at time of planting.
2. Efforts shall be made to safely preserve existing trees in the area of expansion.
3. Subject to engineering, cross-connection and fire department requirements.

OTHER BUSINESS

2. Cumberland University Wrestling Facility

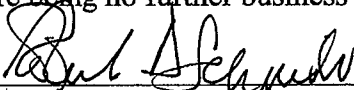
Planner, Seth Rivard, explained that Cumberland University originally had a two-year time frame to raise money to brick the facility. That time frame is up and they are requesting to install landscaping around the facility instead of bricking if Planning Commission would approve.

Joe Gray, Vice President of Administration with Cumberland University, feels that with the landscaping design they have shown will make a nice presentation of the building without having it bricked.

Pam Black states our design guidelines reads we have now strictly say no metal buildings. I think the landscaping will help to block it, but there are some retail businesses across the way and more expansion going to happen that I feel if we approve this with just the landscaping, we are opening up a can of worms.

After much discussion back and forth, a motion was made by Rick Jones, seconded by Beulah Garrett, all voting aye, to approve extending 12 months to allow time for raising funds to brick the facility. They will need to install the landscaping that was proposed.

There being no further business to come before the board the meeting was adjourned at 6:55.



Chairperson, Robert Schmidt



Date