

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
December 18, 2008
Town Hall Meeting Room
5:00 PM

Members Present:

Robert Schmidt	Rick Jones	Bill Durham	Pam Black
David Taylor	Joe Hayes	Beulah Garrett	W.D. McClusky

Others Present:

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

Chairperson Robert Schmidt called the meeting to order at 5:00 P.M. Bill Durham opened with the invocation followed by the Pledge of Allegiance.

Chairperson Robert Schmidt asked City Planner, Magi Tilton, if there were any changes to the agenda. Ms. Tilton stated there were no changes to the agenda.

Chairperson 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 Joe Hayes, all voting aye, to approve the minutes of the November 25, 2008 regular Planning Commission Meeting as written.

CONSENT ITEMS

1. Final Plat – Bone Property – Babb Drive – 35.01 acres – 2 Lots (Ward 5).
2. Final Plat – StoneBridge, Phase 8 – Leeville Pike – 3.36 acres – 10 Lots (Ward 4)
3. Preliminary Plat – Thomas N. Hearn Property – Old Hunters Point Pike and Hwy. 231 – 6.66 acres – 6 Lots (County).
4. Final Plat – Consolidation of Phase 2 of Southgate Business Park – Old Murfreesboro Road and South Hartmann Drive – 12.87 acres – 1 Lot (Ward 3).
5. Final Plat – Consolidation of Maple Hill Church of Christ – Maple Hill Road – 7.752 acres – 1 Lot (Ward 6)
6. Final Plat – Hankins Property – 1420 Peyton Road – 2.14 acres – 2 Lots (County)
7. Final Plat – McNabb Property – Tuckers Gap Road – 75.08 – 1 Lot (Ward 4).

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 Pam Black, seconded by W.D. McClusky, all voting aye, to approve the consent items.

NEW BUSINESS

1. Rezoning – Beckwith Road – South Posey Hill Road – Map 78 Parcel 54.00, 55.01, 55.04, 55.06, 55.07, 55.08, 55.09, 55.11 – 85.30 acres – from B-4 to B-3 (Ward 4)

City Planner, Magi Tilton, explained the property owner is requesting to rezone the subject property located on South Posey Hill Road. The B-3 zoning and B-4 zoning are somewhat similar, the main difference is that B-3 zoning allows for multi-family while the B-4 zoning does not. The updated Future Land Use Plan identifies the subject area as Commercial. This is part of the larger Bel-Air at Beckwith plan. The developer would be responsible for extending utilities and making road improvements as the property develops.

Bryon Gill, speaking on behalf of Jere McCulloch, was available to answer any questions

After discussion a motion was made by Pam Black, seconded by Joe Hayes, all voting aye, to recommend rezoning to City Council for their consideration.

2. Site Plan – McClain School – Leeville Pike – 10.10 acres – 52,259 sq.ft. (Ward 4)

Planner, Will Hager, explained this proposal is to construct a 52,259 sq.ft., two(2) story private school with gymnasium and library, that would accommodate Kindergarten through 12th grades. The property is located directly south of Fairview Church on Leeville Pike. Private schools and institutions are a conditional use as permitted by the Board of Zoning Appeals within the RP-2 district. The applicant received a conditional use permit from the Board of Zoning Appeals at the November meeting with the following stipulations:

1. Primary access to the school shall be provided through the current Fairview church parking lot.
2. No emergency access shall be provided from Westhill Dr. based on recommendation from Lt. Pat O'Brien.
3. Lighting, including athletic stadium lights, throughout the property shall be sensitive to the impacts on neighboring properties and not shine directly toward neighboring properties or rights-of-way.
4. The permitted use shall be limited to the current church facility and proposed future McClain School property as shown in the accompanying exhibit as provided by Dewaal & Associates, Inc.
5. Electronic Message Center signs would not be appropriate in this location due to the proximity to residential properties.

In response to these stipulations, the applicant has made permanent arrangements with Fairview Church for permanent access to the school site through the existing church parking lot. Originally, an emergency access was shown from Westhill Drive but based on statements from Lt. O'Brien of the Lebanon Fire Department, the access was determined to be unnecessary and subsequently removed from the plan at the Board of Zoning Appeals.

Staff understands that a lighting plan is being drafted addressing the concerns of glare onto neighboring properties and rights-of-way. Staff had not received a lighting plan prior to the meeting.

Primary access for this school is through the current Fairview church parking lot. Staff pointed out the species and arrangement of the proposed tree plantings along Westhill Drive. The proposed landscaping would not be located near overhead power lines and may be a good opportunity for a larger canopy tree instead of the proposed crab apple trees. After much discussion, the Planning Commission agreed that the proposed planting were appropriate and would offer sufficient canopy in that area.

Donna Macon, representing this item, was available to answer any questions.

Steve Heydel, resident at 807 West Hills Drive Extension, explained that the church met with the residences and as long as they keep to what they have proposed to do, the residences would be fine with it.

Lt. Pat O'Brien had concerns with the access going through the church parking lot for emergency consideration.

Chairperson, Robert Schmidt suggested the access drive be posted "No Parking" for emergency access.

After discussion a motion was made by Joe Hayes, seconded by Beulah Garrett, all voting aye, to approve site plan, subject to marking the fire lane, the use of mixed trees and the following conditions:

1. Building height shall not exceed 35 feet per RP-2 requirements.
2. Dumpster enclosures shall be constructed of brick used on the school exterior.
3. Copy of written agreement, suitable for recording, between Fairview Church and McClain Christian Adacemy, Inc. addressing the access easement through the existing parking facility shall be delivered to Planning Staff prior to approval of the site plan.
4. Subject to Engineering, Cross Connection and Fire Department requirements.

3. Site Plan – Perma-Pipe Addition and Renovations – 1310 Quarles Drive – 23.58 acres – 9,068 sq.ft.

Planner, Will Hager, explained the proposal is to construct a 9,068 sq.ft., two (2) story office addition. The applicant appeared before the Board of Zoning Appeals in November to secure a setback variance in order to accommodate the proposed addition. As a condition of the variance approval, the Board required that additional landscaping be required along Quarles Drive and within the existing parking lot and the revised plans reflect that request. Staff recommends several conditions be included in any approval of this site plan.

Jeff Hooper, representing this request, was available to answer any questions.

Rick Jones questioned the exact location of the sign.

Jeff Hooper explained the sign is located in the front and is an old sign that we are updating to match the design.

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

1. Any proposed signage shall comply with the City of Lebanon Sign Ordinance.
2. Subject to Engineering, Cross Connection and Fire Department requirements.

4. Site Plan – Cedar City Animal Hospital – Baddour Parkway – 3.30 acres – 3,200 sq.ft. (Ward 1)

Planner, Seth Rivard, explained this site plan is for a proposed 3,200 sq.ft. animal hospital located on Baddour Parkway on a vacant parcel. The parking spaces comply with the zoning ordinance and are screened by a row of hedges from the road. The dumpster enclosure is shown to be constructed of split face block and surrounded by five white pines. Staff recommends several conditions be included in any approval of this site plan.

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

After further discussion a motion was made by Rick Jones, seconded by Beulah Garrett, all voting aye, to approve this site plan subject to the following conditions:

1. Sidewalks shall be six (6) feet wide.
2. Subject to Engineering, Cross Connection and Fire Department requirements.

5. Final Plat – StoneBridge, Lot 96 – 228 Meandering Drive – 0.21 acres – 1 Lot (Ward 4)

Planner, Seth Rivard, explained this proposal is to extend the lot by eight (8) feet, to allow the existing screened-in porch to remain and comply with the minimum building setbacks.

Jack Ludington, representing this request, was available to answer any questions.

After discussion a motion was made by Joe Hayes, seconded by W.D. McCluskey, all voting aye, to approve this final plat subject to Engineering, Cross Connection and Fire Department requirements.

OTHER BUSINESS

1. Recommendation regarding an amendment to Wilson County's Zoning Ordinance relative to development requirements within permitted local open spaces in Cluster Residential Development.

City Planner, Magi Tilton, stated that at our preliminary meeting, Tom Brashear, Wilson County Planning Director, explained the proposed amendments to their Zoning Ordinance in regards to several issues with improvements in open spaces. The proposed amendments are intended to place additional requirements on the developer in order to ensure that any such improvements are completed as proposed.

Chairman Schmidt asked if the Staff was comfortable with this.

City Planner, Magi Tilton answered yes.

A motion was made by Robert Schmidt, seconded by Pam Black, all voting aye, to

Chairperson Robert Schmidt wished everyone in attendance a Merry Christmas and Happy New Year.

Mayor Phillip Craighead stated we have a good Planning Commission and Staff and we work well together. He also wished everyone a Merry Christmas and Happy New Year.

There being no further business to come before the board the meeting was adjourned at 5:35 pm.



Chairperson, Robert Schmidt

21 Jan 09
Date