

**CITY OF LEBANON**  
**MUNICIPAL REGIONAL PLANNING COMMISSION**  
**February 24, 2009**  
**Town Hall Meeting Room**  
**5:00 PM**

**Members Present:**

Robert Schmidt	Rick Jones	Bill Durham	Paul White
David Taylor	Joe Hayes	Maynard Pate	Beulah Garrett

**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 Rick Jones leading with 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.

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 David Taylor, all voting aye, to approve the minutes of the January 27, 2009 regular Planning Commission Meeting as written.

**CONSENT ITEMS**

1. Final Plat – Lot 63 Maple Hill Est. – Smith Drive and Carver Lane – 1.66 acres – 2 lots (Ward 5)
2. Final Plat – Hayes Property – 429 Carver Lane – 4.27 acres – 2 lots (County)
3. Final Plat – Wilson County TN Property – Tennessee Blvd. – 1 lot (Ward 2)
4. Final Plat – Dorris and McDowell Properties – Callie Lane – 6.465 acres – 2 lots (County)
5. Final Plat – Adams Property – Rutledge Lane – 14.81 acres – 3 lots (County)
6. Final Plat – Consolidation of Lots 151 and 151A, Farmington Woods – Farmington Drive – 0.54 acre (Ward 1)
7. Final Plat – Spence Creek, Phase 13B – Hwy. 109 – 1.71 acres – 6 lots (Ward 6)
8. Final Plat – Amendment to Lot 23, Plantation South – Plantation Blvd. – 0.35 acre (County)
9. Final Plat – Consolidation Plat of the Pamela Cooper Property – Hwy. 70 – 4.06 acres – (County)
10. Preliminary Plat – University Medical Business Center – Medical Center Drive – 54.5 acres – 8 lots (Ward 5)

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 Paul White, seconded by Pam Black, all voting aye, to approve the consent items.

## **NEW BUSINESS**

1. Rezoning – Habitat for Humanity – E. Market Street and Owen Street – Map 67H Group A Parcels 20, 21, 22, 23 – from R-2 and B-3 to RS-6 – 2 acres (Ward 2)

City Planner, Magi Tilton, explained the property is currently vacant and split zoned. The surrounding land uses are Medium and High Density Residential. Surrounding zoning is R-2 to the north, B-4 to the south and B-3 to the east and west. The updated Future Land Use Plan identifies the frontage along E. Market as Residential/Public/Commercial. This designation is generally defined as the downtown area embodying a variety of uses, medium to high density residential uses may be included within this designation. The applicant's future plans include modifying lot lines to create multiple lots for construction of single-family homes. Three of the four lots comply with the minimum lot area and lot width requirements of the RS-6 district; the existing "flag" lot does not comply with the minimum lot area requirement.

Tory Tredway, with Habitat for Humanity, expressed Habitat's desire to improve the area with nice simple affordable homes.

After a brief discussion initiated by Rick Jones regarding the homes being of modular vs. "stick built" construction, John Dewaal, Dewall & Associates, explained when re-subdividing the land, Habitat for Humanity will provide a letter expressing their commitment to build "stick homes".

After further discussion a motion was made by Bill Durham, seconded by Paul White, all voting aye, to recommend approval of the requested rezoning to City Council for their consideration.

2. Rezoning – Heros – 101 Elm Street – Map 68G Group H Parcels 1.01 – from R-1 to B-4 – 0.25 acre (Ward 5)

Planner, Will Hager, explained the property is located on Elm Street. HERO's Inc. currently occupies the residence at 101 Elm Street. In its current state, the lot does not conform to the B-4 zoning district's dimensional requirements. Historical facts provided by the Wilson County Property Assessor states that the current structure was built in 1950. The Planning Commission could recommend as is or not recommend, applicant is open for alternative zoning districts.

Rick Jones asked what other potential zoning would be available for this property.

Will Hager, stated B-6 zoning or B-1 may be options that could work with smaller properties.

Robert Schmidt stated if it is zoned commercial, there would not be enough room for parking.

Will Hager explained the property does not have direct access to West Main Street.

Rick Jones asked if it would be feasible to wait until more property was purchase in order to comply with the bulk requirements of the B-4 zoning district.

Jane Boyd Zeharias, representative of HERO's, states she would consider deferring until another zone would be a consideration.

Magi Tilton explained if the applicant was not in a rush, deferring this request for additional consideration would be an option.

After discussion a motion was made by Bill Durham, seconded by Beulah Garrett, all voting aye, to defer for thirty days.

### 3. Site Plan – Hearthside at Castle Heights – 245 Castle Heights Avenue – 10.04 acres (Ward 5)

Planner, Will Hager, explained the revised site plan has provided full elevations for the proposed housing units. The units have a brick and stone veneer on all sides. Rear portions of the dwelling units along Hill Street, would use entry doors and foundation plantings to provide the appearance of a front facade. The applicant has provided a note stating that no single exterior design shall constitute more than 33% of the total site in order to add diversity to the streetscape. The engineer for the applicant has provided letters addressing why they feel payment-in-lieu of construction for sidewalks may be appropriate. Reasons listed include no current connection to existing sidewalks along either Hill Street or North Castle Heights. They are also being required to improve a portion of North Castle Heights Avenue as part of this site plan. The Commission is being asked to consider the two portions of sidewalks as two separate items.

John Dewaal, Dewaal & Associates was available to answer any questions.

A motion was made by Bill Durham, seconded by Joe Hayes, all voting aye, to approve the site plan subject to engineer, cross-connection and fire department requirements.

In regards to payment-in-lieu of for Hill Street, John Dewaal explained the payment-in-lieu could go toward improving the sidewalks on the other side of Hill Street from Hearthside.

A motion was made by Bill Durham, seconded by Rick Jones, all voting aye, to recommend payment-in-lieu of construction to City Council for their consideration.

In regards to payment-in-lieu of for North Castle Heights Avenue, Bill Durham suggests using the payment-in-lieu money to defray the applicant's cost of widening North Castle Heights.

John Dewaal, explained he had already considered bringing that up to City Council.

A motion was made by Bill Durham, seconded by Rick Jones, all voting aye, to recommend payment-in-lieu of construction to City Council for their consideration.

### 4. PUD Amendment – StoneBridge Amenity Center – Meandering Way (Ward 4)

Planner, Seth Rivard, explained the applicant is requesting to change the amenity area behind the clubhouse and pool. There are no concern from the neighbors regarding these changes. No changes are proposed to the clubhouse, adult pool, kid pool or hot tub area. The approved site plan shows, two horse shoe pits, two shuffle boards, a tennis court, and a bocce ball court. The applicant would like to remove those uses and replace them with a meandering looped walking trail. The second proposed change in the PUD is in another portion of the development. There is an "eye" shaped pocket park that the applicant would like not to install sidewalks within the park area to have a open green area that is uninterrupted by sidewalks. Sidewalks will be provided on the opposite side of the street in front of the homes that face the "eye" pocket park.

Jack Luddington, Goodall Homes, was available to answer any questions.

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

## **OTHER BUSINESS**

### **1. Election of chair and vice-chair**

City Planner, Magi Tilton, explained this is the annual election for the positions of chair and vice-chair.

Maynard Pate recommended Robert Schmidt continue as chairman and Rick Jones be nominated as vice-chairman.

Robert Schmidt stated it would be an honor to serve again and asked Rick Jones if he would accept the nomination. Mr. Jones replied that he would accept the nomination.

A motion was made by Joe Hayes, seconded by David Taylor, all voting aye, to approve Robert Schmidt to continue as chairperson and Rick Jones to be vice-chairperson.

### **2. Discussion – Amendment to Subdivision Regulations relative to “minor” plats.**

City Planner, Magi Tilton, provided a brief explanation of the proposed amendments to the Subdivision Regulations. The amendment would allow for minor adjustments to be handled at the staff level. Such adjustments would be limited to minor adjustments to property lines, combining lots, dividing a single tract into no more than two lots, or adjusting building lines, easements or other similar changes that do not involve any street or public utility construction to serve such lots

There was no discussion regarding this amendment, as it had been discussed at the preliminary meeting.

City Planner, Magi Tilton, stated that no vote is required at this time, rather a public hearing will be scheduled for the March meeting and a vote would take place at that time.

### **3. Amendment to Zoning Ordinance relative to fences in front yards.**

Planner, Will Hager, explained the ordinance will require fences on residential properties to have a maximum height of 4 feet between the road and front of the house. Fences on the side and rear of houses will be allowed to go up to 8 feet unless those portions of the fences abut a public right-of-way. Structural components of the fence would be required to face the interior of the lot in order to shield it from public view.

Bill Durham stated that he was in favor of such controls. Bob Schmidt agreed and stated that the side of the fence that faces outward is an important element of the ordinance due to several fences he has noticed around town.

After discussion, a motion was made by David Taylor to recommend the ordinance to City Council for approval. Being seconded by Bob Schmidt, the ordinance was recommended unanimously.

There being no further business to come before the board the meeting was adjourned at 5:40 p.m.

Robert Schmidt

Chairperson, Robert Schmidt

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Date