

**CITY OF LEBANON**  
**MUNICIPAL REGIONAL PLANNING COMMISSION**  
**January 26, 2010**  
**Town Hall Meeting Room**  
**5:00 PM**

**Members Present:**

Pam Black	Annette Gilliam	Rick Jones	Robert Schmidt
Beulah Garrett	Joe Hayes	David Petty	David Taylor

**Others Present:**

Angela Fantom	Regina Santana	Andy Wright
Will Hager	Magi Tilton	

Chairperson Robert Schmidt called the meeting to order at 5:00 p.m. Beulah Garrett opened with the invocation and also led the Pledge of Allegiance.

Chairperson Robert Schmidt explained the order of proceedings.

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

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 Petty, all voting aye, to approve the minutes of the December 22, 2009 regular Planning Commission meeting.

**CONSENT ITEMS**

1. PUD Amendment – The Villages of Five Oaks – Village Circle – 53 units (Ward 6).
2. Final Plats - Spence Creek Phase 16 - Owl Dr. - 20 lots (Ward 6).  
Site Plan - Spence Creek Phase 16 - Suggs, Pemberton & Owl Dr. - 6.63 ac.(Ward 6).
3. Site Plan – Hartmann Plantation Section 1D – Tuckers Gap Rd. – 24 units (Ward 4).

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

**OLD BUSINESS**

None

## **NEW BUSINESS**

1. Annexation, Plan of Services & Zoning, and De-Annexation – Bel-Air at Beckwith – B-4 (Highway Business) – 21.03 ac. total (Ward 4).

City Planner Magi Tilton presented the item. The applicant is asking the City of Mt. Juliet to de-annex 9.75 acres, which will then be annexed by the City of Lebanon. At the same time, the applicant is requesting that the City of Lebanon de-annex 11.28 acres; this acreage will then be annexed by the City of Mt. Juliet. Ms. Tilton explained that these requests are in conjunction with the inter-local agreement which was adopted several years ago.

Ms. Tilton stated that the property to be de-annexed is currently zoned B-4 and the property to be annexed would also be zoned B-4. The property proposed for annexation is outside of our Urban Growth Boundary and is therefore not addressed in the City's Future Land Use Plan; staff is comfortable assuming it would be designated commercial. Once the subject annexations and de-annexations are finalized, Ms. Tilton pointed out that the cities of Lebanon and Mt. Juliet as well as Wilson County will need to adopt the revised Urban Growth Boundaries.

City Planner Magi Tilton reported that the Plan of Services states that all infrastructure requirements will be the responsibility of the developer, as the property develops, unless other agreements are made with City Council.

Jere McCulloch with Rochelle, McCulloch & Aulds, PLLC represented the applicant and was available to answer any questions. No questions or concerns were brought forth by the Planning Commission.

A motion was made by Pam Black, seconded by David Petty, all voting aye, to recommend to City Council approval of the requested annexation, plan of services and zoning.

A second motion was made by Beulah Garrett, seconded Pam Black, all voting aye, to recommend to City Council approval of the requested de-annexation.

2. Final Plat – Right-of-Way Dedication – CRK Real Estate, LLC – Beckwith Rd. – 2.60 ac. (Ward 4).

City Planner Magi Tilton presented a map showing the general area of the Lebanon portion of the development and the location of the proposed ROW dedication. The proposed ROW is the beginning of the north/south spine road called Aria Parkway on the plat; Aria Parkway is shown to be a 60-foot ROW, to be constructed as a 3-lane cross-section with 12-foot lanes, sidewalks and no on-street parking. Ms. Tilton informed the commission that Aria Parkway will connect to a portion of the east/west road recently approved for ROW dedication in Mt. Juliet and called Opera Boulevard on the plat.

There was no discussion regarding the item. A motion was made by David Taylor, seconded by Joe Hayes, all voting aye, to approve the proposed right-of-way dedication.

3. Site Plan – Specialty Bread Freezer Addition – 770 Maddox Simpson Pkwy. – 11,032 sq. ft (Ward 3).

City Planner Magi Tilton presented the item. Provided were photos of the existing facility as well as the location of the proposed addition which will be in an area currently covered with gravel on the west side of the building. New concrete pavement is included in the site plan. Ms. Tilton stated that existing parking will continue to be used, no additional driveway cuts or signage are proposed and no new employees will be added as a result of this addition. She added that sidewalks are not required as the addition represents only an 18% increase in the building square footage.

Regarding the existing dumpster enclosure, Ms. Tilton reported that the engineer for the project has agreed to replace the wood with a masonry product and perhaps shift the location of the dumpster. The dumpster will be screened and have a gate.

City Planner Magi Tilton stated that two types of evergreen trees will serve as a screen for the freezer addition and loading area. Design standards state that proposals to add to an existing structure will be looked at on a case-by-case basis; Ms. Tilton reported that she found no similar cases for additions in industrial areas that have been presented to the Planning Commission since those design standards took effect. (The PFG addition was approved prior to the implementation of the standards; additions to both O'Neal Steel and Joseph Storehouse were approved after the standards took effect but the locations of those additions are not comparable to the location of the proposed Specialty Bread freezer addition.) Ms. Tilton reported that the proposed metal material shall have a similar appearance and be the same color as the existing building.

Manous Consulting & Design, Inc.'s Mark Kawczynski represented the applicant and was available to answer any questions.

Commission member Pam Black inquired if, generally speaking, the Planning Commission could require trees to be replaced in the event that those initially planted and specified in the site plan die. Ms. Black explained why she asked such a question; she read that one of the types of trees included in this site plan can have problems. City Planner Magi Tilton responded that the condition could be included but it may be difficult to enforce in the future.

Dwight Barnett, Area Forester for the Tennessee Department of Agriculture, introduced himself to the commission and volunteered his services for instances such as this one. Mr. Barnett stated that both Cherry Laurel and Sweetbay Magnolia trees are good trees. Commission member Pam Black reiterated that her concern is a general one and is not directed specifically at Manous Design as the firm always does a good job. Chairperson Robert Schmidt thanked Mr. Barnett for attending the meeting.

A motion was made by Joe Hayes, seconded by Pam Black, all voting aye, to approve the site plan with the following conditions:

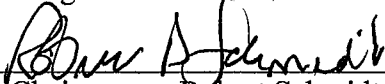
1. A gate, on a metal frame, shall be added to the dumpster enclosure.
2. The proposed metal panels shall have a similar appearance and be the same color as the existing building.

3. Subject to engineering, cross-connection and fire department requirements.

**OTHER BUSINESS**

At this time City Planner Magi Tilton reminded commission members of two upcoming events: (1.) the joint work session on "Duties & Responsibilities of the Planning Commission, Board of Zoning Appeals, and City Council" which will take place on Tuesday, February 2 at 4:00 p.m. at the Town Meeting Hall; (2.) the access management training session to be held on Tuesday, February 16 immediately following the preliminary meeting.

There being no further business to come before the board the meeting was adjourned at 5:17 p.m.

  
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Chairperson, Robert Schmidt

23 Feb 10  
Date