

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
February 23, 2010
Town Hall Meeting Room
5:00 PM

Members Present:

Pam Black	Annette Gilliam	David Petty
Jackie Dowell	Joe Hayes	Robert Schmidt
Beulah Garrett	Rick Jones	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. He opened with the invocation and also led the Pledge of Allegiance.

Chairperson Robert Schmidt welcomed the Planning Commission's newest member, Mr. Jackie Dowell. Chairperson Schmidt then explained the order of proceedings.

Chairperson Robert Schmidt asked City Planner Magi Tilton if there were any changes to the agenda. Ms. Tilton notified the commission of two changes: (1.) Item #1 under New Business (Site Plan – Temporary Office for Lebanon Truck Salvage) has been deferred by the applicant; (2.) An item has been added under New Business – Babb Court ROW abandonment recommendation.

At this time Ms. Tilton informed the commission that a video regarding the 2010 Census will be presented at next month's meeting.

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 January 26, 2010 regular Planning Commission meeting.

CONSENT ITEMS

1. Final Plat – Spence Creek, Phase 11A – Cypress Hill – 3 lots (Ward 6).
 2. Final Plat – Spence Creek, Phase 14 – Suggs & Pemberton Drives – 17 lots (Ward 6).
 3. Final Plat – Stonebridge, Phase 14 – Stonegate Drive – 20 units – (Ward 4).*
 4. Final Plat & Site Plan Re-approval – Five Oaks, Phase 5, Section 1 – Callaway Drive – 8 lots (Ward 6).
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*Approval of the final plat for phase 14 of Stonebridge is also dependent on approval of the site plan for phases 14 & 15 of the Stonebridge development.

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

OLD BUSINESS

None

NEW BUSINESS

1. Site Plan – Temporary Office for Lebanon Truck Salvage – Southside Park Drive – 2.2 ac. (Ward 3).

This item was deferred by the applicant.

2. Site Plan – Stonebridge, Phases 14 & 15 – Stonegate Drive – 3.88 ac. (Ward 4).

~~Planner Will Hager presented the item. Phase 14 would accommodate 10 lots of two-family attached dwellings; Phase 15 is intended for 3 to 4 unit residential building with garages facing the street.~~

Mr. Hager explained that the Phase 15 buildings are hown to be setback 20 feet from the street with 5 feet of that taken by sidewalk, only 15 feet is left for guest parking or parking of vehicles not accommodated by the garage. He reported that staff is somewhat concerned that the 15 feet available for driveway parking will not accommodate guests/residents in reality as the City's general parking provisions require 20-foot deep spaces (18 feet is allowed when a vehicle can safely overhang into a landscaped area or curb). Mr. Hager stated that staff recommends allowing 18 to 20 feet for driveway parking in this phase.

Jack Ludington with Goodall Homes & Communities represented the applicant and was available to answer any questions. He stated that the applicant is prepared to amend the site plan to allow 18 feet for driveway parking between the proposed buildings and the sidewalk.

Upon commission member Pam Black's inquiry, Planner Will Hager explained that the 20 feet specified in the general parking provisions is a generous amount and that 18 feet is a more standard requirement. He added that staff is trying to find common ground with the developer.

Mr. Hager further explained to commission member David Petty that there are no parking codes for private driveways such as these therefore staff is referring to the City's general parking provisions. Chairperson Robert Schmidt questioned if this issue should be considered when amending regulations; City Planner Magi Tilton advised that the zoning ordinance could be changed to not allow setbacks less than 18 to 20 feet. Planner Will Hager added that addressing the location of the garage could also solve the issue.

Mr. Ludington confirmed to commission member Pam Black that per staff recommendation sidewalks will be adjusted whenever necessary to accommodate an even walking surface with a cross slope that is consistent with ADA requirements. He explained to commission member Jackie Dowell that the town homes cannot be moved back from the sidewalk as they follow a different concept than that of single family homes.

Planner Will Hager reiterated that staff is comfortable with 18 to 20 feet for driveway parking. Mr. Ludington informed the commission that the developer plans to restrict oversized vehicles from parking in this section. Upon Chairperson Robert Schmidt's question about additional/guest parking, Senior Professional Engineer Regina Santana pointed out that 6 or 7 additional parking spaces are included in the site plan. Mr. Ludington added that more overflow/guest parking will be included in other phases of the development.

Mr. Ludington assured commission member Rick Jones that as design progresses the developer will work with staff concerning emergency response access throughout the area. Planner Will Hager confirmed that any modifications made to the subject site plan would require approval of the Planning Commission.

A motion was by Rick Jones, seconded by Joe Hayes, all voting aye, to approve the site plan under the following conditions as recommended by staff:

1. Sidewalks will be adjusted, whenever necessary, to accommodate an even walking surface with a cross slope that is consistent with ADA requirements.
 2. Driveways shall be adjusted in order to provide at least an 18-foot deep parking space.
 3. Fire hydrants shall be provided spaced no further apart than five hundred (500) feet.
 4. Subject to engineering, fire department and cross-connection requirements.
3. Site Plan – Lochinvar Warehouse Expansion – Maddox-Simpson Parkway – 22,992 q. ft. (Ward 3).

City Planner Magi Tilton presented the item. The addition will be located on the northeast side of the building and will be visible from Maddox-Simpson Parkway. The front wall of the addition will be in-line with the front wall of the existing building. Photos of the existing facility and the area for the proposed addition were provided.

Ms. Tilton reported that the building materials will include cast in place and tilt-up concrete with metal panels above to match the existing building. Existing parking will continue to be used and no additional driveway cuts, landscaping or signage are proposed.

City Planner Magi Tilton suggested that the commission consider if the addition of three dock doors, where fifteen already exist, warrants the installation of additional landscape screening. She reported that the existing dock doors are visible from Maddox-Simpson Parkway, more so when traveling toward South Hartmann Drive. When traveling from South Hartmann Drive there is a berm and some trees that partially screen the dock doors.

Ms. Tilton reminded commission members that the design standards state that proposals to add to an existing structure will be looked at on a case-by-case basis. The standards further state that

loading areas shall be located away from the street and adequately screened (the existing structure was built before these standards were adopted).

Bacar Constructors' Bill Godwin represented the applicant and was available to answer any questions. This company constructed the existing facility. Mr. Godwin reported that he has spoken with Lochinvar representatives and they are comfortable with providing additional screening.

City Planner Magi Tilton advised Chairperson Robert Schmidt that she will examine the approved site plan for Lochinvar's existing building and supplement it by adding trees moving eastward. She explained to commission member Rick Jones that the trees will screen the dock doors better if they are planted closer to the road rather than closer to the parking lot. Commission member David Taylor wondered if an additional berm would help provide screening; Ms. Tilton replied that landscape screening would be a better option as the subject area is flat. She offered to report back on the landscaping issue at the next meeting after discussing matters with Mr. Godwin.

After a brief discussion a motion was made by David Taylor, seconded by Beulah Garrett, all voting aye, to allow the Planning Department to make a judgment regarding the specifics of the landscaping plan and to approve the site plan under the following conditions as recommended by staff:

1. The proposed metal panels and concrete shall have a similar appearance and be the same color as the existing building.
 2. Subject to engineering, cross-connection and fire department requirements.
4. Site Plan – Aspen Dental – South Cumberland – 3,200 sq. ft. (Ward 3).

Planner Will Hager presented this item. The dental office will be located directly north of Walgreens on South Cumberland Street. The site plan calls for development of the property to occur in two phases. Phase 1 will consist of the Aspen dental facility, associated parking, stormwater detention and landscaping while Phase 2 will be reserved for unspecified future improvements.

Mr. Hager reported that a sidewalk is proposed to be constructed for all but 40 feet of the remaining street frontage along South Cumberland. The 40 feet is not included due to a drainage structure that is located at the northeast corner of the property. Storm water detention structures and grading are being proposed as part of Phase 1. He added that the applicant's engineer has stated that his client prefers to install this portion of the sidewalk with Phase 2 due to the additional expense involved in rerouting existing stormwater structures.

Planner Will Hager explained that while staff understands the additional expense, there is concern that if the site is not at least designed to accommodate future sidewalks at this time, it will unintentionally be made more difficult to make these improvements in the future. Therefore, staff suggests that the commission make one of the following conditions for approval:

1. That the storm water detention area be redesigned in order to accommodate sidewalks that will be installed as part of Phase 1.

2. That the storm water detention area be redesigned in order to accommodate sidewalk construction that will be required with Phase 2 site approval.
3. That lines delineating Phases 1 and 2 be modified to limit Phase 1 to only that portion of the site needed for the proposed Aspen Dental site (could exclude a portion of the proposed improvements while still meeting the required amount of parking).

Mr. Hager reported that the applicant is prepared to modify the dumpster enclosure doors so that they are opaque and provide adequate screening. He informed the commission that the signs portrayed in the architectural elevations are only templates; all proposed signage shall comply with the City of Lebanon Sign Ordinance and receive sign permits prior to installation.

Planner Will Hager stated that landscaping and street trees have been proposed throughout the site including the full street frontage. Street tree plantings are specified as 6 crape myrtles and 3 river birch trees. Mr. Hager explained that the river birch trees have been located in parking islands along the street frontage in order to limit interference with overhead power lines. He added that the crape myrtle trees should be able to grow to maturity under the overhead electrical lines.

Tom Clemmons, Clemmons & Associates, LLC, represented the applicant and was available to answer any questions. He maintained that the applicant wishes to install the portion of the sidewalk with Phase 2 due to the additional expense involved in rerouting existing stormwater structures. Mr. Clemmons informed Chairperson Robert Schmidt that there is no timeframe in regards to Phase 2 construction.

Upon commission member Pam Black's request for a recommendation from the Planning Department regarding the sidewalk issue, Planner Will Hager replied that option #1 will be easiest to implement and reiterated that option #2 will make it more difficult for staff to see that these improvements are made in the future. However, he also stated that he understands that the developer is trying to overcome serious costs and wishes to accommodate both the developer and the City.

Mr. Hager confirmed to Chairperson Robert Schmidt that option #3 will limit Phase 1 to only that portion of the site needed for the proposed Aspen Dental site; the required amount of parking will be met but a portion of the proposed improvements including the ingress/egress at South Cumberland will be excluded.

Chairperson Schmidt questioned if the exit to South Cumberland is needed when drivers can exit at the traffic light south of the adjacent Walgreens. Senior Professional Engineer Regina Santana commented that the issue has never been addressed at the Planning Commission level as it is something that is required only before final approval. Mr. Clemmons added that TDOT has shown no reason to reject the proposed ingress/egress at South Cumberland.

Chairperson Robert Schmidt then asked if perhaps this is a case for a right-in/right-out restriction. Planner Will Hager pointed out that a full turning movement ingress/egress at Walgreens is located closer to the traffic light than the proposed ingress/egress. Commission

member Rick Jones mentioned the recent work session which focused on limiting access to major thoroughfares such as Highway 231.

At this time, Joe Adams with South Cumberland Properties (the owner/applicant) informed Chairperson Schmidt that a right-in/right-out design will be a significant restriction. Although drivers could use the Walgreens exit, his concern is that a RI/RO design will impact future development.

Planner Will Hager confirmed to Chairperson Robert Schmidt that either sidewalk option #1 or #2 will allow the proposed ingress/egress to be completed during Phase 1. He informed commission member David Taylor that the applicant is currently proposing option #2 which will construct sidewalk up to the proposed ingress-egress.

Mr. Taylor reemphasized the fact that the full turning movement ingress/egress at the adjacent Walgreens is located closer to the traffic light than the proposed full turning movement ingress/egress; he expressed his opinion that the right-in/right-out design should have been required at Walgreens and should not be required at Aspen Dental.

A motion was then made by David Taylor, seconded by David Petty, all voting aye, to approve the site plan (including the ingress/egress) as proposed by the applicant and under the following conditions as recommended by staff:

1. Resolving issues surrounding sidewalk and storm water detention as outlined above.
2. All proposed signage shall comply with the City of Lebanon Sign Ordinance and receive sign permits prior to installation.
3. Full size architectural drawing will be included in the final site plan.
4. Dumpster enclosure doors will be opaque in order to provide a visual screen.
5. Subject to engineering, cross-connection and fire department requirements.

OTHER BUSINESS

1. Babb Court ROW abandonment recommendation.

Planner Will Hager explained that as you travel west on West Main Street, Babb Court can be found right before you approach Kroger. Babb Court is a dead-end street on which a couple of businesses are located.

Mr. Hager stated that the existing water line is located in a proposed easement. He added that abandoning the right-of-way will eliminate the City's responsibility to maintain the area and will allow the property owners to use the area.

Planner Will Hager reported that a few months ago the Board of Zoning and Appeals granted the applicant a Use on Appeal to allow the property to be used as a storage facility. In addition, the Public Works/Transportation Committee recommended approval of the right-of-way abandonment at its monthly meeting yesterday.

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.

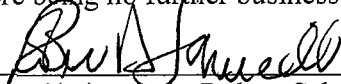
A motion was made by Rick Jones, seconded by Joe Hayes, all voting aye, to recommend to City Council abandonment of the right-of-way.

2. Annual election of chairperson and vice-chairperson.

City Planner Magi Tilton asked for nominations. Commission member Pam Black expressed that Chairperson Robert Schmidt does an excellent job and nominated him to continue as chairperson. Commission member Beulah Garrett seconded. There were no other nominations; motion carried.

Ms. Black then nominated Rick Jones to continue as vice-chairperson. Chairperson Schmidt seconded. There were no other nominations; motion carried.

There being no further business to come before the board the meeting was adjourned at 5:52 p.m.



Chairperson, Robert Schmidt

23 Mar 10
Date