

## **AGENDA**

**THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A  
REGULAR MEETING ON TUESDAY, JANUARY 25 AT 5:00 PM IN THE TOWN HALL  
MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE**

### **CALL TO ORDER**

### **INVOCATION**

### **PLEDGE OF ALLEGIANCE**

### **ELECTION OF OFFICERS**

1. Chairman
2. Vice Chairman
3. Secretary

### **CHAIRMAN'S COMMENTS**

### **CHANGES TO THE AGENDA**

### **PUBLIC HEARING**

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 124.4 acres of the Prologis Lebanon project at 6175 Franklin Road (Tax Map 101 Parcels 20) from RPO to IL in Ward 4 (PN 628659)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.69 acres of the Coleman Property project at an unaddressed property on Pharoah Drive (Tax Map 67G Group C Parcel 40.01) from RXH to FLH16 in Ward 2 (PN 678207)

### **APPROVAL OF MINUTES**

Regular called December 28, 2021 Planning Commission Meeting

### **CONSENT AGENDA**

1. Request by ARCO/Murray for final plat approval for Karis Cold Storage, a 2-lot subdivision on about 23.7 acres at 1400 SE Tater Peeler Road (Tax Map 81 Parcel 79) zoned IL in Ward 3 (PN 669337)

2. Request by Cumberland Hospitality, LLC for site plan approval for Towneplace Suites, a non-residential development on about 1.99 acres at 1002 Cumberland Center Boulevard (Tax Map 81E Group A Parcel 2) zoned CG in Ward 3 (PN 669350)
3. Request by Wilson County Ag Center for site plan approval for Made in Tennessee Building – James E Ward Agricultural Center, a non-residential development on about 2.83 acres at 945 E Baddour Parkway (Tax Map 67 Parcel 88.02) zoned CS and RD9 in Ward 2 (PN 681351)
4. Request by Staff to amend the Callis Road Industrial SP to fix scrivener’s errors
5. Request by Staff to amend the National Indoor RV SP to fix scrivener’s errors
6. Request by Staff to amend the Prologis Haskell Evans SP to fix scrivener’s errors
7. Request by Staff to amend Zoning Code Section 14.401.C. Establishment of Districts, Special Districts to update list of Specific Plan Districts

**OLD BUSINESS**

1. Request by Mark Vastola for plan of services approval for about 32.27 acres of the Hancock Crossing project at 722 & an unaddressed property on Hancock Lane (Tax Map 58 Parcels 32.03 & 32.10) and zoning to HCSP to be added to Ward 1 (PN 669364 & 669366)
2. Request by Mark Vastola for annexation and zoning approval for about 32.27 acres of the Hancock Crossing project at 722 & an unaddressed property on Hancock Lane (Tax Map 58 Parcels 32.03 & 32.10) and zoning to HCSP to be added to Ward 1 (PN 669364 & 669366)
3. Request by ARCO/Murray for site plan approval for KARIS Cold Storage, a non-residential development on about 15.09 acres at 1400 SE Tater Peeler Road (Tax Map 81 Parcel 79) zoned IL in Ward 3 (PN 668788)
4. Request by FR2, LLC for site plan approval for Proposed Accessory Garage Building, a non-residential development on about 1.12 acres at 512 N Cumberland Street (Tax Map 68D Group C Parcel 6) zoned CG in Ward 2 (PN 669216)
5. Request by Copart for site plan approval for Copart Lebanon, a non-residential development on about 45.29 acres at 540 Maddox Simpson Parkway (Tax Map 82 Parcels 165.17) zoned IH in Ward 3 (PN 337785)
6. Request by Prologis for a future land use plan amendment for about 124.4 acres of the Prologis Lebanon project at 6175 Franklin Road (Tax Map 101 Parcels 20) from RPO to IL in Ward 4 (PN 628659)
7. Request by Prologis for rezoning approval for about 124.4 acres of the Prologis Lebanon project at 6175 Franklin Road (Tax Map 101 Parcel 20) from RS20 to SP in Ward 4 (PN 628716)

8. Request by Tim Graves for plan of services approval for about 2.4 acres of the Arlis Anderson, Oleta Graves Property project at 6341 Leeville Pike (Tax Map 79 Parcel 48) and zoning to CG to be added to Ward 4 (PN 647777)
9. Request by Tim Graves for annexation and zoning approval for about 2.4 acres of the Arlis Anderson, Oleta Graves Property project at 6341 Leeville Pike (Tax Map 79 Parcel 48) and zoning to CG to be added to Ward 4 (PN 647777)
10. Request by The Fifth Generation Property Company for plan of services approval for about 91.32 acres of the Stream Central Pike Specific Plan project at 15620, 15680, 15720, 15730, 15780 & 15850 Central Pike (Tax Map 116 Parcels 10, 11, 11.02, 11.03, 11.04 & 11.05) and zoning to SCPSP to be added to Ward 4 (PN 667550 & 669045)
11. Request by The Fifth Generation Property Company for annexation and zoning approval for about 91.32 acres of the Stream Central Pike Specific Plan project at 15620, 15680, 15720, 15730, 15780 & 15850 Central Pike (Tax Map 116 Parcels 10, 11, 11.02, 11.03, 11.04 & 11.05) and zoning to SCPSP to be added to Ward 4 (PN 667550 & 669045)

## **NEW BUSINESS**

1. Request by K&A Land Surveying, INC for preliminary plat approval for Mayfair Meadows, Section 4, Future Development Lot, a 4-lot subdivision on about 2 acres at an unaddressed property on Stroud Drive (Tax Map 59 Parcel 29.01) zoned RD9 in Ward 1 (PN 678473)
2. Request by Griffin Partners Development for site plan approval for Hwy 109 Warehouses, a non-residential development on about 255 acres at an unaddressed property on Cedar Creek Lane (Tax Map 94 Parcel 31) zoned IP in Ward 4 (PN 656681)
3. Request by Al Neyer, Inc. for gate approval for Project Bluebird, at 1400 Murfreesboro Road (Tax Map 92 Parcels 54) zoned IP in Ward 3 (PN 683880)
4. Request by Mapco for site plan approval for Mapco-Quarry Loop, a non-residential development on about 3.58 acres at 3450 Highway 109 (Tax Map 55 Parcels 48 & 50) zoned CG in Ward 6 (PN 560017)
5. Request by Clyde Coleman for a future land use plan amendment for about 0.69 acres of the Coleman Property project at an unaddressed property on Pharoah Drive (Tax Map 67G Group C Parcel 40.01) from RXH to FLH16 in Ward 2 (PN 678207)
6. Request by Clyde Coleman for rezoning approval for about 0.69 acres of the Coleman Property project at an unaddressed property on Pharoah Drive (Tax Map 67G Group C Parcel 40.01) from CS to R2 in Ward 2 (PN 669101)
7. Request by Bone & Associates for rezoning approval for about 0.19 acres of the 204 East Main Street project at 204 E Main Street (Tax Map 68E Group F Parcel 1) from CS to CD in Ward 2 (PN 681087)

8. Request by Tracy Witt Grana for rezoning approval for about 7 acres of the Removal of PUD on Witt property West Main Street project at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 100) from CN with Gray's Station PUD Overlay to CN in Ward 6 (PN 680952)

**DIRECTOR'S COMMENTS**

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