

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING BY STREAMING VIDEO ON TUESDAY, JANUARY 26, 2021 AT 5:00 PM

CALL TO ORDER

REMOTE PROCEDURE

Request by Staff to hold a remote meeting because the health of the public requires it

ELECTION OF OFFICERS

1. Chairman
2. Vice Chairman
3. Secretary

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** the proposed amendment to the Future Land Use Plan for about 28 acres at an unaddressed property on Southeast Tater Peeler Road (Tax Map 81 Parcels 77, 77.01, and 77.02) from C to IC in Ward 3 (Planning Commission Resolution 21-01)
2. **Public Hearing** the proposed amendment to the Future Land Use Plan for about 5.82 acres at an unaddressed property on Leeville Pike (Tax Map 79 Parcel 51.15) from RMU to IC in Ward 4 (Planning Commission Resolution 21-04)

CONSENT AGENDA

1. Request by CDA Global Management for final plat approval for Five Oaks Phase 1 Amendment Area, a 3-lot subdivision on about 1.34 acres at an unaddressed property on Five Oaks Boulevard (Tax Map 47 Parcel 39) zoned HDRPUD in Ward 6
2. Request by Development Management Group, LLC for final plat approval for Hickory Ridge Shopping Center, a 6-lot subdivision on about 58.97 acres at 6674 Hickory Ridge Road (Tax Maps 70 and 79 Parcels 43 and 69.06) zoned CS in Ward 4
3. Request by Meritage Homes of Tennessee, Inc. for site plan approval for McMillen Amenity, a non-residential development on about 0.94 acres at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 32.02) zoned CN in Ward 6

4. Request by Crown Castle USA for site plan approval for 831313 Crown Castle Tower-705 Briskin Ln, a non-residential development on about 1.94 acres at 705 Briskin Lane (Tax Map 82 Parcel 9) zoned IL in Ward 2

OLD BUSINESS

1. Request by L&E Properties Developers for final plat approval for Hartsville Pike Subdivision, a 9-lot subdivision on about 5.05 acres at an unaddressed property on Hartsville Pike (Tax Map 59 Parcel 33) zoned RD9 in Ward 2

NEW BUSINESS

1. Request by DS Woodbridge Glen Subdivision for preliminary plat approval for Woodbridge Glen Subdivision-Phase 3 & 4 Single Family, a 215-lot subdivision on about 52.50 acres at an unaddressed property on Callis Road (Tax Map 94 Parcel 14.05) zoned RS6 in Ward 4
2. Request by Fleming Homes for preliminary plat approval for Rowland Farms, a 58-lot subdivision on about 19.44 acres at an unaddressed property on Leeville Pike (Tax Map 80 Parcel 6) zoned RS9 in Ward 4
3. Request by Fleming Homes for final plat approval for Rowland Farms, a 58-lot subdivision on about 19.44 acres at an unaddressed property on Leeville Pike (Tax Map 80 Parcel 6) zoned RS9 in Ward 4
4. Request by Tri Star Equipment, Truck and Auto Sales for site plan approval for 1229 South Hartmann, a non-residential development on about 1.99 acres at 1229 South Hartmann Drive (Tax Map 81 Parcel 86.14) zoned CG in Ward 3
5. Request by Cody Joe Haynes for site plan approval for Bluebird Road Development, a development of 23 units on about 2.01 acres at 1301 Bluebird Road (Tax Map 67 Parcels 40.27 and 40.28) zoned RM6 in Ward 2
6. Request by Goodall Homes for Major Master Plan Amendment to the Stoney Farms PUD at an unaddressed property on Cairo Bend Road (Tax Map 47 Parcel 10) zoned RS20 with a PUD Overlay in Ward 6
7. Request by DR Horton for rezoning approval for about 10.80 acres at an unaddressed property on North Castle Heights Avenue (Tax Map 58 Parcel 46.02) from RS20 to RM6 in Ward 1
8. Request by Cameron Hunt for rezoning approval for about 37.50 acres at 522 Crowell Lane and an unaddressed property on Hickory Ridge Road (Tax Map 69 Parcels 51.05 and 61.01) from RR to RS12 in Ward 4
9. Request by Al Neyer, LLC for a future land use plan amendment for about 28 acres at an unaddressed property on Southeast Tater Peeler Road (Tax Map 81 Parcels 77, 77.01, and 77.02) from C to IC in Ward 3

10. Request by Al Neyer, LLC for a rezoning approval for about 28 acres at an unaddressed property on Southeast Tater Peeler Road (Tax Map 81 Parcels 77, 77.01, and 77.02) from CG to IP in Ward 3
11. Request by Steven Gruver for a future land use plan amendment for about 5.82 acres at an unaddressed property on Leeville Pike (Tax Map 79 Parcel 51.15) from RMU to IC in Ward 4
12. Request by Steven Gruver for rezoning approval for about 5.82 acres at an unaddressed property on Leeville Pike (Tax Map 79 Parcel 51.15) from CS to SP in Ward 4
13. Request by Todd and Jenna Stark and Suncrest Real Estate & Land for plan of services approval for about 11.40 acres at 720 and 960 Bartons Creek Road (Tax Map 81 Parcels 124 and 124.01) and zoning to RS6 to be added to Ward 3
14. Request by Todd and Jenna Stark and Suncrest Real Estate & Land for annexation and zoning approval for about 11.40 acres at 720 and 960 Bartons Creek Road (Tax Map 81 Parcels 124 and 124.01) and zoning to RS6 to be added to Ward 3
15. Request by Staff for an amendment to the Residential Infill Overlay
16. Request by Staff for a Zoning Code Amendment to Title 14 Chapter 8 Section 14.805 Subsection G Fences, Walls, and Hedges to provide for requirements for the finished side of wood plank fences
17. Request by Staff for a Zoning Code Amendment to Title 14 Chapter 10 Section 14.1005 DMU – Downtown Mixed Use Subsection 5 Commercial and Multi-family Material Standards to amend the design guidelines