

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, MARCH 28, 2023 AT 5:00 PM IN THE TOWN HALL MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CHAIRMAN'S COMMENTS

STAFF REPORTS

Sidewalks

COMMITTEE REPORTS

1. SP & Annexation
2. Historic Preservation
3. Sidewalk, Bike, and Trails
4. Zoning
5. Residential Development
6. Training

CHANGES TO THE AGENDA

PUBLIC HEARING

Public Hearing on the proposed amendment to the Future Land Use Plan for about 1.2 acres at 121 Rocky Road (Tax Map 68A Group B Parcel 33) from CXU to IL in Ward 5

APPROVAL OF MINUTES

Regular called February 28, 2023 Planning Commission Meeting

OLD BUSINESS

1. Request by Walnut Ridge for preliminary plat approval for Walnut Ridge, a 151-lot conservation subdivision on about 61.24 acres at an unaddressed property on Manchester Boulevard (Tax Map 56 Parcel 14.01) zoned RS12 in Ward 6 (PN 945375)
- 2 - 4. Request by Al Neyer for future land use plan amendment from RXH to IL, plan of services, annexation, and zoning to IP approval for about 14 acres at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) to be added to Ward 3 (PN 931511 & 929317)

NEW BUSINESS

1. Request by Land Solutions Company for final plat approval for Stratford Station – Phase 2A, a 54-lot subdivision on about 17.6 acres at an unaddressed property on Horn Springs Road (Tax Map 57 Parcel 27.01) zoned CN in Ward 5 (PN 961267)
2. Request by Empower Me Center for site plan approval for Empower Me Center, a nonresidential development on about 25.45 acres at an unaddressed property on S Hartmann Drive (Tax Map 81 Parcel 113.01) zoned CS in the South Hartmann Overlay in Ward 3 (PN 954746)
3. Request by Stonelake Capital for gate approval at 501 & 994 Hixson Boulevard (Tax Map 116 Parcel 9) and zoned IP in Ward 4 (PN 963123)
- 4 & 5. Request by Carson’s Towing for future land use plan amendment from CXU to IL and rezoning approval CN to IL for about 1.2 acres at 121 Rocky Road (Tax Map 68A Group B Parcel 33) in Ward 5 (PN 950176 & 944224)
- 6 & 7. Request by Manse Stanfield for plan of services, annexation, and zoning approval for about 90.2 acres of the 7855 Hickory Ridge SP Annexation project at 7855 Hickory Ridge Road (Tax Map 78 Parcel 39.01) and zoning to 7855HRSP to be added to Ward 4 (PN 880784 & 892034)
8. Request by National Indoor RV Centers for SP Amendment approval for about 20.1 acres of the SP-C-NIRV, Specific Plan Amendment, Signage, and exterior project at 1000 Aubrey Drive (Tax Map 81 Parcel 110) zoned NIRVSP in Ward 3 (PN 932499)
9. Request by B.L. Bennett & Associates for SP Amendment approval for about 40 acres of the Cedar Creek Lane SP project at an unaddressed property on Bettis Road (Tax Map 94 Parcel 31.08) and zoned CCLSP in Ward 4 (PN 945751)
10. Request by Staff for a Zoning Code amendment to Chapter 2, Section 3, Subsection B to remove drive thrus as a condition of determining qualification for a minor site plan review
11. Request by Staff for a Zoning Code amendment to Chapter 2, Section 3 to add Subsection C to allow for gate approval applications to be approved by City Staff
12. Request by the Residential Development Committee for a Zoning Code amendment to add single-family and two-family design standards
13. Request by the Residential Development Committee to adopt the building material standards for single-family and two-family design standards

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

DIRECTOR’S COMMENTS

ADJOURN