

AGENDA

**THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A
REGULAR MEETING ON TUESDAY, APRIL 26 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

1. 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

1. **Public Hearing** on the proposed amendment to the Subdivision Regulation Amendment to change the final plat recording requirements in Article II: Section C. Final Plat
2. **Public Hearing** on the proposed amendment to the Subdivision Regulation Amendment to change the sanitary sewers subsection in Article IV: Section A. Required Improvements

APPROVAL OF MINUTES

Regular called March 22, 2022 Planning Commission Meeting

CONSENT AGENDA

1. Request by Beazer Homes for final plat approval for Waverly Subdivision – Phase 3B, a 15-lot conservation subdivision on about 5.32 acres at 6775 Hickory Ridge Road (Tax Map 70 Parcel 83) zoned RD9 in Ward 4 (PN 741123)

2. Request by Beazer Homes for final plat approval for Waverly Subdivision – Phase 5B, a 36-lot conservation subdivision on about 10.71 acres at 6775 Hickory Ridge Road (Tax Map 70 Parcel 83) zoned RD9 in Ward 4 (PN 741125)
3. Request by LGI Homes for site plan approval for the Hickory Knoll Amenities Center, a non-residential development on about 121.54 acres at an unaddressed property on Asbury Hawn Road (Tax Map 69 Parcel 65) zoned RS12 with Hickory Knoll PUD Overlay in Ward 5 (PN 740277)
4. Request by DR Horton Inc. for site plan approval for the Woodbridge Glen – Amenity Center, a non-residential development on about 2.22 acres at an unaddressed property on Woodall Road (Tax Map 94 Parcel 14.08) zoned RM6 in Ward 4 (PN 740400)
5. Request by Wilson County Promotions for site plan approval for Wilson County Fair Buildings, a non-residential development on about 187.12 acres at 923 E Baddour Parkway (Tax Map 67 Parcel 88.02) zoned CS and RD9 in Ward 2 (PN 745264)

OLD BUSINESS

1. Request by Tupelo Honey Land Development LLC for site plan approval for Cumberland Villas, a mixed-use development on about 17.21 acres at an unaddressed property on the corner of Legends Drive and Tater Peeler Road (Tax Map 81 Parcel 47) zoned CS in Ward 2 (PN 715613) (pg. 2)

NEW BUSINESS

1. Request by Al Neyer Construction for preliminary plat approval for Highway 109 Warehouse – 3 lot Split, a 4-lot subdivision on about 38.79 acres at 150 Business Park Drive (Tax Map 56 Parcel 47.06) zoned IP in Ward 6 (PN 736780) (pg. 4)
2. Request by K&A Land Surveying, INC for final plat approval for Mayfair Meadows, Section 4, Future Development Lot, a 4-lot subdivision on about 1.95 acres at an unaddressed property on Stroud Drive (Tax Map 59 Parcel 29.01) zoned RD9 in Ward 1 (PN 740251) (pg. 6)
3. Request by Clayton Properties Group, INC for final plat approval for The Preserve at Belle Pointe Phase 1B, a 105-lot subdivision on about 23.40 acres at an unaddressed property on Cairo Bend Road (Tax Map 47 Parcel 10) zoned RS20 with The Preserve PUD Overlay in Ward 6 (PN 740233) (pg. 8)
4. Request by Beazer Homes for final plat approval for Waverly Subdivision – Phase 1B, a 33-lot conservation subdivision on about 6.86 acres at 6775 Hickory Ridge Road (Tax Map 70 Parcel 83) zoned RS9 in Ward 4 (PN 741117) (pg. 10)
5. Request by Transportation Services, Inc. for site plan approval for the McCartney Property Development, a non-residential development on about 6.4 acres at an unaddressed property on Maddox Simpson Parkway (Tax Map 81 Parcel 86) zoned IP in Ward 3 (PN 740351) (pg. 12)

6. Request by Krishna Patel for site plan approval for the Franklin Road Mixed Use – Phase 1 project, a mixed-use development on about 4.93 acres at 1680 Franklin Road in the South Hartmann Gateway Overlay (Tax Map 81 Parcel 116.03) zoned CS in Ward 3 (PN 482044) (pg. 14)
7. Request by Suncrest Real Estate & Land for rezoning approval for about 46.1 acres of the Blue Hickory Specific Plan project at 1664 & 1668 Hickory Ridge Road & an unaddressed property on South Hartmann Drive in the South Hartmann Gateway Overlay (Tax Map 68 Parcels 7, 10.01 & 10.02) from RR, RP2 & CG to BHSP in Ward 4 (PN 669204) (pg. 19)
8. Request by Jack Bell for SP amendment approval for about 128.07 acres of the Hamilton Springs SP project at 3075 Lebanon Road (Tax Map 57 Parcels 8.04) in Ward 6 (PN 745839) (pg. 63)
9. Request by Campground Management & Construction Company LLC for rezoning approval for about 3.54 acres of the Larry Clemmons Property project at 1715 Murfreesboro Road (Tax Map 92 Parcel 48.01) from A-1 to H-3 in the County (PN 740506) (pg. 67)
10. Subdivision Regulation Amendment to change the final plat recording requirements in Article II: Section C. Final Plat (pg. 73)
11. Subdivision Regulation Amendment to change the sanitary sewers subsection in Article IV: Section A. Required Improvements (pg. 74)

DIRECTOR'S COMMENTS

ADJOURN