

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A PRELIMINARY MEETING ON TUESDAY, MAY 23, 2023, AT 11:00 AM 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. Zoning
4. Residential Development
5. Training

CHANGES TO THE AGENDA

APPROVAL OF MINUTES

Regular called April 25, 2023 Planning Commission Meeting

CONSENT AGENDA

1. Request by Walker Estates, LLC for a one-year preliminary plat approval extension for Walker Estates, Section 3, a 47-lot conservation subdivision on about 12.29 acres at unaddressed properties on Raden Drive (Tax Map 59 Group Parcel 29, 29.02 & 29.03) zoned RS9 & RD9 in Ward 1 (PN 421748)
2. Request by Walker Estates, LLC for a one-year preliminary plat approval extension for Walker Estates, Section 4, a 21-lot conservation subdivision on about 10.67 acres at unaddressed properties on Raden Drive (Tax Map 59 Group Parcel 29.02 & 29.03) zoned RS9 & RD9 in Ward 1 (PN 421753)
3. Request by Jack Bell Builders for preliminary plat approval for Hamilton Springs T.O.D. Phase 1, a 3-lot subdivision on about 5.26 acres at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 8.04) zoned HSSP in Ward 5 (PN 1006769)

4. Request by Horn Springs Development, INC for final plat approval for Resubdivision of Lot 3 of the Hamilton Springs T.O.D. Phase 1, a 3-lot subdivision on about 5.26 acres at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 8.04) zoned HSSP in Ward 5 (PN 985550)

NEW BUSINESS

1. Request by D.R. Horton for preliminary plat approval for Woodbridge Glen Phases 3 & 4, a 193-lot subdivision on about 52.28 acres at an unaddressed property on Woodbridge Boulevard (Tax Map 94 Parcel 14.05) zoned RS6 in Ward 4 (PN 1007828)
2. Request by Jack Bell Builders for site plan approval for Hamilton Springs Retail Center, a non-residential development on about 2.08 acres at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 8.04) zoned HSSP in Ward 5 (PN 969970)
3. Request by Habitat for Humanity for site plan approval for South Maple Cottages, an 8-unit residential development on about 1.21 acres at an unaddressed property on S Maple Street (Tax Map 81F Group A Parcel 16.01) zoned RM6 in Ward 3 (PN 975525)
- 4 & 5. Request by Al Neyer for future land use plan amendment approval from RXH to CI and rezoning approval from CG to NIRV2SP for about 12.52 acres of the National Indoor RV Centers Phase 2 project at 1642 & unaddressed properties on Old Murfreesboro Road (Tax Map 81 Parcels 107, 108 & 109) in Ward 3 (PN 969810 & 969669)
6. Request by Green Trails, LLC for rezoning approval for about 1.7 acres of the Woolen Mill project at 223, 301 & unaddressed property on N Cumberland Street & unaddressed property on N College Street (Tax Map 68D Parcels 7, 12, 12.03, 13 & 14) from CS to DMU in Ward 3 (PN 1008572)
7. Request by Suncrest Real Estate & Land for rezoning approval for about 1.29 acres of the Blue Hickory SP Amendment project at 1664 Hickory Ridge Road (Tax Map 68 Parcel 10.02) from CG to BHSP in Ward 4 (PN 991628)
8. Request by Councilor Morehead for a zoning code amendment to section 14.806 Open Space to add standards.
9. Request by Staff for a zoning code amendment to section 14.702.A.1. IP - Planned Business Industrial Park to add Personal & Group Care as a permitted use.

10. Request by Staff for a zoning code amendment to section 14.804.I.2.a. Maximum width of driveway openings at the property line to increase the maximum residential driveway width for developments of eight or less units to 18 feet wide.
11. Request by Staff to amend the South Hartmann Overlay.

DIRECTOR'S COMMENTS

ADJOURN