

AGENDA

**THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A
REGULAR MEETING ON TUESDAY, SEPTEMBER 27 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

Public Hearing on the proposed amendment to the Future Land Use Plan for about 2.56 acres of the Future Land Use Plan Amendment – Lebanon Road project at unaddressed properties on Lebanon Road (Tax Map 56 Parcels 13.03 & 13.04) from FLH2 to CI in Ward 6 (PN 826589)

APPROVAL OF MINUTES

Special called August 30, 2022 Planning Commission Meeting

CONSENT AGENDA

1. Request by Al Neyer Construction for final plat approval for Highway 109 Warehouse – 3 Lot Split, a 3-lot subdivision on about 37.36 acres at 100, 120 & 150 Business Park Drive (Tax Map 56 Parcel 47.06) zoned IP in Ward 6 (PN 799555)
2. Request by Drinkard Development, LLC for site plan approval for Western Plaza Phase II – Parcel F Improvements, a non-residential development on about 2.12 acres at 1431 W Main Street (Tax Map 58 Parcel 19.04) zoned CG in Ward 5 (PN 843041)

3. Request by Nobel Ventures, LLC for site plan approval for John Foutch CPA Office Covered Back Porch & New Sign, a non-residential development on about 0.21 acres at 706 W Main Street (Tax Map 68G Group H Parcel 9) zoned OP in Ward 5 (779928)

OLD BUSINESS

1. Request by CR 109 Apartments, LLC for site plan approval for Highway 109 Multifamily, a residential development on about 22 acres at 6438 Hickory Ridge Road (Tax Map 79 Parcel 43.05) zoned CS in Ward 4 (PN 793068)
2. Request by Marquette Companies for site plan approval for Quarry Road Townhomes, a residential development on about 91.44 acres at 592 Quarry Road (Tax Map 55 Parcels 60.07, 60.08, 60.09 & 67.01) zoned RM6 in Ward 6 (PN 811241)

Old Business Item 3 will Require City Council Action

3. Request by Larry Robinson for rezoning approval for about 6.93 acres of the Larry and Bethany Robinson project at an unaddressed property on Hartmann Drive (Tax Map 45 Parcel 35.04) from RR to CS in Ward 1 (PN 806440)

NEW BUSINESS

1. Request by EQT Exeter for preliminary plat approval for Cedartree, a 6-lot subdivision on about 349.08 acres at 4455 Highway 109 N, unaddressed property on Lebanon Road, and 841, 880, 887 & 926 E Old Laguardo Rd (Tax Map 48 Parcels 39, 39.02, 47, 47.02 & 47.03 & Tax Map 56 Parcel 1) zoned CG & IP in the City and A-1 in the County in and near Ward 6 (PN 848066)
2. Request by Village Green of Old Hickory for final plat approval for Five Oaks Phase 5, Section 3A, a 10-lot subdivision on about 8.71 acres at an unaddressed property on Five Oaks Boulevard (Tax Map 47 Parcel 39.01) zoned HDRPUD in Ward 6 (PN 846154)
3. Request by Village Green of Old Hickory for final plat approval for Five Oaks Phase 5, Section 3B, an 11-lot subdivision on about 6.27 acres at an unaddressed property on Five Oaks Boulevard (Tax Map 47 Parcel 39.01) zoned HDRPUD in Ward 6 (PN 846166)
4. Request by HER Properties, LLC for site plan approval for Carver Retreat, a residential development on about 4.02 acres at an unaddressed property on Carver Lane (Tax Map 57 Parcel 70.01) zoned RM6 in Ward 1 (PN 606046)
5. Request by STAG Industrial for site plan approval for STAG Industrial, a non-residential development on about 25.69 acres at an unaddressed property on Maddox Simpson Parkway (Tax Map 82 Parcel 157.25) zoned IH in Ward 3 (PN 837573)

6. Request by Stewart Knowles Construction for sign approval for Stewart Knowles Construction – Office Sign, a non-residential development on about 0.21 acres at 416 W Main Street (Tax Map 68F Group D Parcel 5) zoned OP in Ward 3 (849651)
7. Request by Bars Hooper Holdings LLC for contextual side setback approval for Cedar Street Townhomes, a residential development on about 0.54 acres at 308 & 310 Cedar Street (Tax Map 68D Group F Parcel 7) zoned CS in the Infill Overlay in Ward 2 (794279)
8. Request by Suncrest Real Estate & Land for SP Master Plan amendment approval for about 124.50 acres of the BVSP-Barton Village SP project at unaddressed property on South Hartmann Drive and Bartons Creek Road (Tax Map 81 Parcel 122.02) in Ward 3 (PN 847561)

New Business Item 9-12 will Require City Council Action

9. Request by Rick Bell for rezoning approval for about 505.56 acres of the Five Oaks HDRPUD at 204 properties in the Five Oaks Subdivision from HDRPUD to FOGCPUD in Ward 6
10. Request by Staff to amend Title 14 Lebanon Zoning Code, to add Chapter 9 Section 5 (14.905) Yard Parking Overlay District, to limit parking in the front yard in the designated Yard Parking Overlay District, and to amend Chapter 8 Section 4.I.2 to add Subsection H Off-street parking in the Yard Parking Overlay District
11. Request by Staff to amend Title 14 Lebanon Zoning Code, to amend Chapter 10 Section 3 (14.1003) SP- Specific Plan Districts to add procedures for Text Only SP, tie all SPs to one zoning district in the Future Land Use Plan, and to Repeal all ability to go to the Planning Commission only for any SP Amendments
12. Request by Staff to amend Title 14 Lebanon Zoning Code, to redefine a Dwelling Unit, Household, Boarding House, and Dormitory, to identify the zoning districts where different types of housing will be located in the City, and to create a process for Reasonable Accommodations for Persons with Disabilities.

DIRECTORS COMMENTS

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