

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, SEPTEMBER 28, 2021, 2021 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

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 2.56 acres at unaddressed properties on Lebanon Road (Tax Map 56 Parcels 13.03 & 13.04) from RSL to IC in Ward 6 (Planning Commission Resolution 21-20) (PN 586770)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 19 acres of the Vastola Carver Townhomes project at 308, 310, 312 & 314 Carver Lane (Tax Map 57 Parcel 66 and Tax Map 58 Parcels 1.01 & 1.02) from RSM & RSL to RHD in Ward 5 (PN 618166)

APPROVAL OF MINUTES

Regular Called August 24, 2021 Planning Commission Meeting

CONSENT AGENDA

1. Request by Oldacre McDonald for preliminary plat approval for Carver Lane, a 3-lot subdivision on about 9.35 acres at 106 Carver Lane (Tax Map 57 Parcels 60) zoned CG & SP in Ward 5 (PN 603006) (pg)
2. Request by Oldacre McDonald for final plat approval for Carver Lane, a 3-lot subdivision on about 9.35 acres at 106 Carver Lane (Tax Map 57 Parcels 60) zoned CG & SP in Ward 5 (PN 603014) (pg)
3. Request by Mt Juliet Asset Management LLC for preliminary plat approval for 522 Old LaGuardo Road, a 197-lot subdivision on about 62.98 acres at 522 West Old LaGuardo Road (Tax Map 48 Parcels 59) zoned CN in Ward 6 (PN 614031) (pg)
4. Request by Jay White for site plan approval for Pollei Orthodontics, a non-residential development on about 0.76 acre at an unaddressed property on South Hartman Drive (Tax Map 68 Parcel 10.08) zoned CG in Ward 4 (PN 616219) (pg)

NEW BUSINESS

1. Request by Oldacare McDonald for site plan approval for Carver Lane - Townhomes, a 59-unit residential development on about 6 acres at 106 Carver Lane (Tax Map 57 Parcel 60) zoned SP in Ward 5 (PN 602893) (pg)
2. Request by Carlos Torres for minor site plan approval for Floral Street, a 4-unit residential development on about 0.35 acres at 301 Floral Street (Tax Map 67H Group B Parcels 20) zoned R2 in Ward 2 (PN 565710) (pg)
3. Request by WNR1 Holdings, LLC for site plan approval for WASH N ROLL – Highway 109 N Lebanon a non-residential development on about 0.97 acre at an unaddressed property on Highway 109 N (Tax Map 79 Parcel 43) zoned CG in Ward 4 (PN 599031) (pg)
4. Request by BW Cumberland Lebanon, LLC for site plan approval for McAlisters Deli, a non-residential development on about 1.31 acre at 609 S Cumberland Street (Tax Map 68M Group E Parcel 1.03) zoned CG in Ward 3 (PN 596659) (pg)
5. Request by EHR Properties, LLC for site plan approval for Carver Retreat, a 60-unit residential development on about 4.02 acres at an unaddressed property on Carver Lane (Tax Map 57 Parcel 70.01) zoned RM6 in Ward 5 (PN 606046) (pg)
6. Request by Permobil Inc. for site plan approval for Permobil Inc. Building Addition, a non-residential development on about 17.05 acres at 300 Duke Drive (Tax Map 116 Parcels 8.01) zoned IP in Ward 4 (PN 616246) (pg)
7. Request by Copart for site plan approval for Copart Lebanon, a non-residential development on about 45.29 acres at 540 Maddox Simpson Parkway (Tax Map 82 Parcels 165.17) zoned IH in Ward 3 (PN 337785) (pg)
8. Request by Mark Vastola for a future land use plan amendment for about 19 acres of the Vastola Carver Townhomes project at 308, 310, 312 & 314 Carver Lane (Tax Map 57 Parcel 66 and Tax Map 58 Parcels 1.01 & 1.02) from RSM & RSL to RHD in Ward 5 (PN 618166) (pg)
9. Request by Mark Vastola for rezoning approval for about 19 acres of the Vastola Carver Townhomes project at 308, 310, 312 & 314 Carver Lane (Tax Map 57 Parcel 66 and Tax Map 58 Parcels 1.01 & 1.02) from RS20 to RM6 in Ward 5 (PN 618180) (pg)
10. Request by K2 Development for rezoning approval for about 5 acres of the Billington SP project at 520 Crowell Lane (Tax Map 69 Parcel 51.07) from RR to SP in Ward 4 (PN 615127) (pg)
11. Request by Sage Legacy, LLC for rezoning approval for about 6.5 acres of the Park Avenue Apartments project at 711, 713 & 715 Williams Street and an unaddressed property on Park Avenue (Tax Map 67P Group A Parcels 1.00, 2.00, 3.00 & 4.00) from CN to SP in Ward 2 (PN 616027) (pg)
12. Request by Suncrest Real Estate & Land for rezoning approval for about 124.5 acres of the Barton Village North SP project at unaddressed property on South Hartmann Drive (Tax Map 81 Parcel 122.02) from CN, CO & RM6 to SP in Ward 3 (PN 616326) (pg)

13. Request by Chandler LLC for rezoning approval for about 40 acres of the Cedar Creek Lane SP project at unaddressed property on Bettis Road (Tax Map 94 Parcel 31.08) from RS20 to SP in Ward 4 (PN 615766) (pg)
14. Request by Staff to amend Zoning Code Section 14.807 (F) Payment in-lieu-of Sidewalks (pg)
15. Request by Staff to amend Zoning Code Section 14.602 (D) CG - Commercial General (pg)
16. Request by Staff to amend Zoning Code Section 14.1208 (F) Specific Conditions for Commercial Activities (pg)
17. Request by Staff to amend Zoning Code Section 14.502 Purpose of Residential Districts (pg)