

CITY OF LEBANON  
MUNICIPAL REGIONAL PLANNING COMMISSION  
Meeting Minutes – September 24, 2024

Members

Mack McCluskey	John Lankford	Ronnie Kelley	David Taylor
Chris Crowell	Chad Williams	Chuck Daley	

Staff

Kristy Barhite	Joshua Stahle	Kathleen Vail	Paul Corder
Andy Wright	Mattie Neely		

Call to Order

Chairman Mack McCluskey called the meeting to order at 5:00 PM. Commission member Chris Crowell opened with the invocation and led the Pledge of Allegiance.

Chairmans Comments

Chairman Mack McCluskey explained how the new electronic three-minute timer system works for comments from citizens. He expressed that everyone would have at least two opportunities to speak.

Staff Reports

Staff provided all approved items and sidewalks as an addition to the commissioners' staff report packets. (See Exhibit A) Staff also encouraged everyone to take the survey online for the Route 70 Bypass Corridor Study.

Committee Reports

Planning Administrative Assistant Kathleen Vail gave the report for the Training Committee. She said that the Planning Commissioners have had some training in person and as well as an online training on private property rights, which everyone will complete because it is a requirement. Additionally, she will contact everyone on any additional training as needed because some commissioners will still need to fulfill their training requirement.

Changes to the Agenda

- 3. Request by John Mires for site plan approval for Phelan Drive Commercial, a non-residential development on about 11.63 acres at 810 Phelan Drive (Tax Map 82 Parcel 76) zoned CG in Ward 2*

This item was deferred by the applicant.

Public Hearing

- 1. Public Hearing on the proposed amendment to the Future Land Use Plan Future Land Use Plan of about 1.16 acres at 1760 & 1800 W Main Street (Tax Map 57K Group E Parcels 1 & 2) from FLH2 – Residential 2 Units Per Acre to CXU – Commercial Mixed Use in Ward 5*

No comments.

2. *Public Hearing on the proposed amendment to the Future Land Use Plan Future Land Use Plan of about 4.24 acres at 6879 & 6905 Lebanon Road (Tax Map 55 Parcels 25 & 26) from FLH2 – Residential 2 Units Per Acre to CI – Interchange Commercial in the UGB*

Scott Deathridge of 124 Quarry Loop Road said that his property is located across the highway from this proposed development. He said that this area has been built up with the apartments and it has become quite an interchange. As they develop that property, he asked for consideration for better turning lanes so that they could exit and enter Highway 70 safely. Ideally, that would be a stoplight, and he said that he knows that since Route 70 is a state road, it would be hard to come by, so if they could just make the egress and exit easier, he would appreciate it.

3. *Public Hearing on the proposed Plan of Services for about 4.24 acres at 6879 & 6905 Lebanon Road (Tax Map 55 Parcels 25 & 26) near Ward 6*

Seeing as there were no further comments, the public hearing was closed.

#### Approval of Minutes

A motion was made by Chad Williams and seconded by Chuck Daley for approval of the August 27, 2024, Planning Commission minutes. Motion carried.

#### Old Business

- 1-2 *Request by Nick Asta for future land use plan amendment approval from CS & CXU to FLH16 and rezoning approval from IL & CS to Carthage Highway Multifamily SP for about 8.94 acres at 803, 807, 809, 811, 813, 815, and unaddressed property on Carthage Highway (Tax Map 67 Parcels 3.01 and 5.02 & Tax Map 67G Group A Parcel 40) in Ward 2*

#### Staff comments:

- A neighborhood meeting was held on Wednesday, September 18<sup>th</sup> at City Hall.
- A fence between this development and the Bonnie Oaks subdivision was mentioned at the neighborhood meeting but has not been added to the plans.
- The proposed street layout has been modified to accommodate gates into the development and between this development and Bonnie Oaks.
- Correspondence that was received concerning this project was added to the commissioner's Staff Report. (See Exhibit B)

Staff recommended denial as this project does not follow the Future Land Use Plan and there are no commercial uses proposed here. If approved, staff recommended that the requirement of a commercial component be added and a public road from Carthage Highway to Bonnie Oaks with no gates on the proposed street.

Keri Gilbert of 121 Bonnie Oaks Drive asked for a no vote. She said that Bonnie Oaks is a closed subdivision with only one way in and one way out which was secluded enough that it felt safer to raise small children. She said that they have had concerns with safety since Ironwood Apartments moved in, which they were told, was going to be luxury apartments. Since then, crime and chaos has greatly increased and she explained that there has been regular police presence, loud vulgar music, reports of gunfire and blatant disregard for the surrounding area. She said that one neighbor has had damage to his home of \$60,000-\$70,000 from the constant blasting. She also mentioned additional illegal activities and had concerns that having the road open up would bring those issues in as well as traffic. She asked for denial.

Christine Reagan of 529 Twyla Court said that if they connect to Bonnie Oaks Drive, the neighborhood would not be so safe anymore.

Debbie Short of 515 Bonnie Oaks Court said that she believed that the community does want progress and development but what it boils down to is they do not see how 183 families that are unable to own homes and coming into our city is beneficial to the community in any way. She asked that the commissioners vote no.

A motion was made by Chad Williams and seconded by Chuck Daley for a negative recommendation of the amendment to the Future Land Use Plan and the rezoning to City Council. Motion carried 6-0. Chris Crowell abstained.

This item will be heard at City Council on October 15<sup>th</sup> at the request of the applicant, due to a modified schedule while Ward 2 Councilor Fred Burton is still in office.

### New Business

1. *Request by M/I Homes of Nashville, LLC for final plat approval for Bartons Mill – Phase 1, a 32-lot conservation-subdivision on about 44.72 acres at 1920 Coles Ferry Pike (Tax Map 58 Parcel 26) zoned RS9 & RR in Ward 1*

#### Staff comments:

- Surveyor stamp needs to be added.
- Minor corrections are needed.
- This item had been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with meeting code.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the final plat with meeting code. Motion carries 7-0.

2. *Request by Vision Hospitality Group for site plan approval for StudioRES Legends Drive, a non-residential development on about 1.92 acres at an unaddressed property on Legends Drive (Tax Map 81 Parcel 49.07) zoned CG in Ward 2*

#### Staff comments:

- A site plan for this project was denied by Planning Commission at their July 23, 2024 meeting because the cross-access requirements were not being provided.
- A new site plan has been submitted with the connections added to all adjacent properties.
- Street trees need to be placed between the sidewalk and road.
  - A variance has been requested for Street Tree Placement.
- This item had been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with the street tree placement variance because there is a valid hardship.

A motion was made Chad Williams and seconded by David Taylor for recommended approval of the site plan with the variance for the street trees. Motion carried 7-0.

3. *Request by John Mires for site plan approval for Phelan Drive Commercial, a non-residential development on about 11.63 acres at 810 Phelan Drive (Tax Map 82 Parcel 76) zoned CG in Ward 2*

This item was deferred by the applicant.

- 4-5. *Request by Yousef Ibrahim for future land use plan amendment from FLH2 to CXU and rezoning RS20 to CN approval for about 1.16 acres at 1760 & 1800 W Main Street (Tax Map 57K Group E Parcels 1 & 2) in Ward 5*

Staff recommended approval because the request is consistent with the zoning across W Main Street.

Chairman Mack McCluskey reminded the commission that if this property is rezoned to CN, there are multiple uses the standard zoning, so it could go in a lot of different directions.

Planning Director Paul Corder said that he had a lot of conversations with the property owner, and they suggested that they would be willing to take OP zoning which would limit it to single family and office at this location if that is what the commission prefers.

A motion was made by Chad Williams to defer this to next month's meeting so that they could change the zoning request to OP because he would not support tonight's requested zoning. John Lankford seconded the motion.

Commissioner Chris Crowell asked if there was anyone present for the project.

Yousef Ibrahim was available to answer questions. He said that they tried to sell the property as residential for 9 months and maybe having the OP zoning for medical or attorney use would help them sell it. He said that they also could open up a new entrance from Lei Lani Drive to help get mixed use and make more parking.

Chris Crowell said that it sounded like a lot of different thoughts.

Yousef Ibrahim said that their real estate agent gave them this idea and maybe it would help them to sell it.

Chris Crowell suggested that maybe he could work with Staff regarding some of the limitations because we do not want some of the uses like a tattoo parlor.

Mack McCluskey said that it would be a Specific Plan and that he should talk to Staff.

Yousef Ibrahim agreed with whatever would help them.

The motion continued. Motion carried 7-0.

- 6-9 *Request by Andrus Ludlow for future land use plan amendment from FLH2 to CI, plan of services, annexation, and zoning to 6879 + 6905 Lebanon Road Text Specific Plan approval for about 4.24 acres at 6879 & 6905 Lebanon Road (Tax Map 55 Parcels 25 & 26) in Ward 6*

Staff comments:

- This is a request for annexation and zoning to 6879 & 6905 Lebanon Road Text SP with a base zoning of Commercial General (CG). A few commercial uses have been selected for this property.

Staff recommended approval.

Chairman Mack McCluskey asked the applicant the standard question of how this project would add strategic value/benefit to the city.

James + Associates' Jamie Gillespie was available to answer any questions. He said that he believed that the strategic value that this would add in this area, where a lot of residential has been added, a sit-down restaurant. He explained that this is something that is much needed in this area and Mr. Ludlow had been wanting to do this for a long time. He said that the owner is also looking for an office type use that would also support the uses in the area with the access to the highways.

A motion was made by Chad Williams for a negative recommendation to City Council because he does not see any strategic value at this time. The motion died for lack of a second.

A motion was made by Chuck Daley and seconded by David Taylor for a positive recommendation to City Council.

Commissioner Chris Crowell asked what doors would this open that the commission would need to consider.

Planning Director Paul Corder said that residential is not allowed and pointed out all the uses that were available. He noticed that they had not removed tattoo parlors from the personal services and pointed out that the commission could make a recommendation to take tattoo parlors out of the text.

Chairman McCluskey said that the mayor had given strict guidance on whether a project added distinct value to the city and there is a history of giving a negative recommendation for this type of item.

Commissioner John Lankford said that the mayor has been asking for nice sit-down restaurants and if that is the case then it would bring value.

Commissioner Chad Williams pointed out that they do not have one lined up and they just hope, and he is not voting on hope.

John Lankford said that they have voted on prayer before.

Commissioner David Taylor said that they have it setup for a McDonalds according to the text SP with a drive thru.

Paul Corder said that this SP does allow for a drive-thru restaurant.

John Lankford asked if they could limit the SP further.

Paul Corder reminded the commission that they are allowed to modify the SP.

Mack McCluskey said he does not believe that tonight is the time to work out those details.

Chad Williams said it should be sent back to the SP and Annexation Committee.

The motion continued. Motion failed 2-5.

A motion was made by David Taylor and seconded by John Lankford for the project to return to the October 21, 2024, SP and Annexation Committee. The motion passed. 7-0.

*10. Request by The Goddard School for PUD amendment approval for about 1.17 acres at 3600 Lebanon Road (Tax Map 56 Parcel 12.03) zoned CS w/ River Oaks PUD overlay in Ward 6*

Staff comments:

- At the June 19, 2018, City Council meeting, the connection from River Oaks to Palmer Road was removed from this PUD. In conjunction with the Goddard School site plan, this Commission granted initial approval for at last month's meeting, the applicant is requesting this connection be restored to the PUD and constructed with their site. There are no planning or engineering concerns in allowing this connection.

Staff recommended approval because a connection to Palmer Road makes sense and improves vehicle safety.

A motion was made by Chad Williams for a positive recommendation to City Council with the addition of a connection. The motion died for lack of a second.

A motion was made by David Taylor for a positive recommendation to City Council without the addition of the connection. The motion died for lack of a second.

Chairman Mack McCluskey asked City Attorney Andy Wright what they should do.

City Attorney Andy Wright told them to do something.

Mack McCluskey informed the commission that they need to take action.

Commissioner Chad Williams said that he does not think there would be a safety issue. However, he said it would be a safety issue putting all the traffic to Route 70 and going interior to the PUD of River Oaks. He said that he thinks the connection Palmer Road would be a safer way to have traffic go in and out of that school because it is far enough off of Route 70.

Commissioner John Lankford asked how far off of Route 70 is the connection.

Planner II Joshua Stahle replied that it would be about 100ft.

Commissioner David Taylor reminded everyone that he lived on Palmer Road for 36 years. He said that he would guarantee that half the people from the Rivers Oaks Subdivision would use that connection to take Palmer Road instead of Route 109.

Mack McCluskey said that they needed to go back to Staff's statement of "There are no planning or engineering concerns in allowing this connection." He said that these are people who do this for a living, and they are not expressing opinions, they are giving us an educated judgement.

David Taylor said his vote will still be a no.

Mack McCluskey asked City Attorney Andy Wright if it would be appropriate to make the same motion.

Andy Wright said yes, someone else can make the same motion.

There was continued discussion regarding the safety aspects of having the connection.

A motion was made by Chuck Daley and seconded by Chad Williams for recommended approval of the amendment of the River Oaks PUD overlay to City Council with Staff's recommendation of the connection on Palmer Road.

John Lankford expressed concern over the traffic when the school dismisses with a significant backup if people are making a left to leave.

Chad Williams suggested that they may need to have a traffic guard.

Mack McCluskey said that when a development reaches 124 homes that need there needs to be a way out and right now there is not a second way out to meet the code.

The motion continued.

#### Roll Call Vote

John Lankford	No
Ronnie Kelley	Yes
Chuck Daley	Yes
Chad Williams	Yes
Mack McCluskey	Yes

Chris Crowell  
David Taylor  
Motion carried 4-2.

Abstain  
No

*11. Request by Staff for a zoning code amendment to add Food Service Drive-in & Drive-thru to uses within the IP-Planned Business/Industrial Park zoning district*

A motion was made by Chad Williams and seconded by John Lankford for a positive recommendation of the amendment to the Zoning Code to City Council. Motion carried 7-0.

Directors Comments

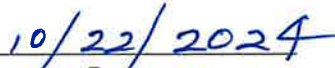
Ms. Denny is still here and a neighbor of the first item, Old Business Item 1-2, and that project would be at City Council on October 15<sup>th</sup> for first reading so that Ward 2 City Councilor Fred Burton would still be on the council.

The Zoning Code is getting close to be presented to the Planning Commission and we will be looking for dates in October to get comments and feedback.

Adjourn

The meeting was adjourned at 5:41PM.

  
\_\_\_\_\_  
Mack McCluskey, Chairman  
Adrian Kelley, Vice Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Kathleen Vail, Recording Secretary

  
\_\_\_\_\_  
Date

Exhibit A

Current & Recently Approved Staff Review Items

**Sidewalk Permits**

80 residential building permits were issued, no payment in-lieu-of has been granted by Staff.

**Minor Final Plats**

PN	Project	Description	Status		
			Under Review	Approved	Signed
1373711	Tract 5 - Thorne Property	Request by Darrell Gilley for a 2-lot subdivision at an unaddressed property on corner of Horn Springs Road & Old Horn Springs Road (Tax Map 46 Parcel 34.05) zoned R-1 in the UGB		9/23/2024	9/23/2024
1096396	G&A Holdings Lot 1 & 2	Request by G&A Holdings for a 2-lot subdivision at an unaddressed property on Leeville Pike (Tax Map 69 Parcel 42) zoned CN & Wawa Leeville Pike SP in the South Hartmann Overlay in Ward 4	Yes		
1427032	Consolidation of the 1500 Franklin Road, Trust & Golden Bear 1500 Property	Request by Naren Patel for a 1-lot subdivision at 1500 Franklin Road (Tax Map 81 Parcels 116.05 & 120.03) zoned CG & RR in the South Hartmann Overlay in Ward 3	Yes		

**Minor Site Plans**

PN	Project	Description	Status	
			Under Review	Approved
1437483	Wilson Central High School - Softball Hitting Facility	Request by Wilson County Schools for a non-residential development on about 44.13 acres at 419 Wildcat Way (Tax Map 101 Parcel 29) zoned RS20 in Ward 4		9/9/2024
1314046	Sumbelt Rentals	Request by J&S Construction Company, Inc. for a non-residential development on about 3.29 acres at 1025 Tennessee Boulevard (Tax Map 67 Parcel 85.07) zoned IH in Ward 2		9/17/2024
1431111	1101 Hickory Ridge Road Addition	Request by Cody Joe's Construction for a residential addition on about .23 acres at 1101 Hickory Ridge Road (Tax Map 68A Group F Parcel 78) zoned RD9 in Ward 5	Yes	

**South Hartmann Overlay Site Plans**

*none*

**Infill Overlay Site Plans**

*none*

**Planning City Council Items**

*none*

**From:** [Loraine Lawrence](#)  
**To:** [Kirsty Barhite](#)  
**Subject:** Fwd: Roers Lebanon/SP Rezoning Application  
**Date:** Friday, September 13, 2024 9:33:02 AM

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Sent from my iPhone

Begin forwarded message:

**From:** Loraine Lawrence <loran939@aol.com>  
**Date:** September 13, 2024 at 10:12:21 AM EDT  
**To:** nick.asta@roerscompanies.com, kristy.barhite@lebanon.org  
**Subject:** Roers Lebanon/SP Rezoning Application

I am currently out of town and am not able to attend meetings regarding the Roers Lebanon Rezoning request.

As a resident of 107 Bonnie Oak Drive since November 2006, my vote on the rezoning request is, NO, the rezoning request should not be approved.

It is my understanding Roers Company claimed to have sent out previous letters to our neighborhood regarding a meeting on this application, the neighbors of Bonnie Oaks Development did not receive that letter. That is the reason no one showed for that meeting.

The recent letter was sent and is in my mail to be received today 9/13/24.

My neighbors have provided me with copies of letters they have received, both the letters written 9/10/2024 from the Roers Companies and the letter from Josh Stahle, AICP, Planner II regarding the rezoning.

This rezoning would be detrimental to our neighborhood. No information or promises will change this opinion.

Loraine Lawrence  
107 Bonnie Oak Drive  
Lebanon, TN 37087  
603-833-0489

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**Kristy Barhite**

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**From:** Katherine Sherwood <redrider88@att.net>  
**Sent:** Saturday, September 14, 2024 12:22 PM  
**To:** Kristy Barhite  
**Subject:** Roers Lebanon/SP Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Barhite:

We reside on Bonnie Oak Dr. these are our questions regarding this proposal.

- A. If these are to be low-income apartments we are opposed to this multifamily community because it could affect our property value.
- B. With the construction of the Hwy 141 (Hartsville Pike) bypass we are deeply concerned about more traffic on Bonnie Oak Dr. and Rome Pike. The new development on east Twyla Dr. has already put additional traffic on Bonnie Oak Dr.
- C. What type of intersection is planned for the Rome Pike and 141 bypass?
- D. WE ARE OPPOSED TO OPENING THE BONNIE OAK DR. CUL-DE-SAC.

Respectfully a concerned property owner.

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