

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, JANUARY 24, 2023 AT 5:00 PM IN THE TOWN HALL MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

1. Chairman
2. Vice Chairman
3. Secretary

CHAIRMAN'S COMMENTS

STAFF REPORTS

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 Future Land Use Plan for about 49.37 acres of the Remington Grove project at unaddressed properties on Trousdale Ferry Pike and Bluebird Road (Tax Map 67 Parcels 40.37 & 48) from FLH2 to FLH4 and FLH16 near Ward 2 (PN 753034)
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 5.88 acres at an unaddressed property on Central Pike (Tax Map 101 Parcel 25.01) to be included in the RPO area near Ward 4

3. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.43 acres at 222 Cainsville Road (Tax Map 68M Group B Parcel 33) from CXU to CI in Ward 2 (PN 917893)

APPROVAL OF MINUTES

Regular called December 27, 2022 Planning Commission Meeting

CONSENT AGENDA

1. Request by Lawrence Properties for site plan approval for South Maple Townhomes, Phase 2, a residential development on about 9.55 acres at an unaddressed property on South Maple Street (Tax Map 68N Group C Parcel 20.01) zoned RM6 in Ward 3 (PN 873033)
2. Request by Southland Park Place/Township LLC for site plan approval for Madison at Township, a residential development on about 14.46 acres at 6715 Lebanon Road (Tax Map 55 Parcel 28.02) zoned CN in Ward 6 (PN 913042)

OLD BUSINESS

1. Request by National Cement Company of Alabama for site plan approval for Site Development Plans of National Cement Distribution Terminal (Highway 109 N), a non-residential development on about 12.69 acres at 2760 Highway 109 N (Tax Map 55 Parcel 55) zoned IP in Ward 6 (PN 901738)
2. Request by Summit Builders Corp for rezoning approval for about 2.57 acres of the SP-R-North College and Sycamore project at 215 N College Street (Tax Map 68E Group B Parcel 24) CS to NCSSP in Ward 2 (PN 866668)

NEW BUSINESS

1. Request by Mason Properties Inc. for site plan approval for Mason Center, a non-residential development on about 5.23 acres at 201 Pryor Creek Road (Tax Map 56 Parcel 58.08) zoned IP in Ward 6 (PN 913170)
2. Request by CR 109 Apartments 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 920343)
3. Request by Vogue Tower Partners VII LLC for site plan approval for Vogue Towers - Pole Replacement at Lebanon High School, a non-residential development on about 0.05 acres at 500 Blue Devil Boulevard (Tax Map 69 Parcel 29.02) zoned RR in the South Hartmann Overlay in Ward 4 (PN 356833)
4. Request by Staff for future land use plan amendment approval for about 5.88 acres at an unaddressed property on Central Pike (Tax Map 101 Parcel 25.01) to be included in the RPO area near Ward 4

5. Request by Staff for zoning approval for about 5.88 acres at an unaddressed property on Central Pike (Tax Map 101 Parcel 25.01) to A-1 in the County
6. Request by L & B Plumbing, LLC for future land use plan amendment approval for about .43 acres at 222 Cainsville Road (Tax Map 68M Group B Parcel 33) from CXU to CI in Ward 2 (PN 917893)
7. Request by L & B Plumbing, LLC for rezoning approval for about .43 acres at 222 Cainsville Road (Tax Map 68M Group B Parcel 33) from R2 to CG in Ward 2 (PN 917880)
8. Request by Kimbel Mengelberg for future land use plan amendment approval for about 49.37 acres of the Remington Grove project at unaddressed properties on Trousdale Ferry Pike and Bluebird Road (Tax Map 67 Parcels 40.37 & 48) from FLH2 to FLH4 and FLH16 (PN 753034)
9. Request by Kimbel Mengelberg for plan of services approval for about 49.37 acres of the Remington Grove project at unaddressed properties on Trousdale Ferry Pike and Bluebird Road (Tax Map 67 Parcels 40.37 & 48) and zoning to RM6 & RD9 to be added to Ward 2 (PN 744605)
10. Request by Kimbel Mengelberg for annexation and zoning approval for about 49.37 acres of the Remington Grove project at unaddressed properties on Trousdale Ferry Pike and Bluebird Road (Tax Map 67 Parcels 40.37 & 48) and zoning to RM6 & RD9 to be added to Ward 2 (PN 744605)
11. Request by Camille Burdine and Fred Burton 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

DIRECTORS COMMENTS

ADJOURN