

## AGENDA

**THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, AUGUST 22, 2023, 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

### PUBLIC COMMENTS

### STAFF REPORTS

Sidewalks

### COMMITTEE REPORTS

SP & Annexation

Residential

Training

### CHANGES TO THE AGENDA

### PUBLIC HEARINGS

- 1. Public Hearing** on the proposed amendment to the Future Land Use Plan for about 1.57 acres at 516 Hartsville Pike (Tax Map 58M Group J Parcel 14) from RXH – Mixed Housing to CS – Commercial Service
- 2. Public Hearing** on the proposed amendment to the Future Land Use Plan for about 5.81 acres at unaddressed property on Hartmann Drive (Tax Map 58 Parcel 28.02) from RPO – Rural Preservation/Open Space to IL – Light Industrial
- 3. Public Hearing** on the proposed amendment to the Future Land Use Plan for about 2 acres at 100 & 102 Hartmann Commerce Drive (Tax Map 81 Parcel 87.1 & 87.11) from CMO – Office/Medical to CI – Interchange Commercial
- 4. Public Hearing** on the proposed amendment to the Future Land Use Plan for about 3.9 acres at 5425 E Division Street (Tax Map 78 Parcel 41.01) from RXH – Mixed Housing to CXU – Commercial Mixed Use

## **APPROVAL OF MINUTES**

Regular called July 25, 2023, Planning Commission Meeting

## **CONSENT AGENDA**

1. Request by Tridon Development for preliminary plat approval for Tridon Development & Streams Edge Properties, a 2-lot subdivision on about 5.01 acres at an unaddressed property on South Hartmann Drive (Tax Map 81 Parcels 111.02 & 122.07) zoned CG in the South Hartmann Overlay in Ward 3 (PN 1057079)
2. Request by Tridon Development for final plat approval for Tridon Development & Streams Edge Properties, a 2-lot subdivision on about 5.01 acres at an unaddressed property on South Hartmann Drive (Tax Map 81 Parcels 111.02 & 122.07) zoned CG in the South Hartmann Overlay in Ward 3 (PN 1057079)
3. Request by Huddleston Steele Engineering, Inc. for final plat approval for 2<sup>nd</sup> Resubdivision of Lot 22, Eastgate Business Park, a 3-lot subdivision on about 9.06 acres at 6100, 6110 & 6120 E Division Street (Tax Map 79 Parcel 69.15) zoned IP & IH in Ward 4 (PN 1077735)
4. Request by Century Communities of Tennessee, LLC for final plat approval for Carver Creek, Phase 3, a 27-lot conservation-subdivision on about 20.7 acres at an unaddressed property on Subban Court (Tax Map 45 Parcels 53.01) zoned RS20 in Ward 1 (PN 1032099)
5. Request by Jack Bell for site plan approval for Hamilton Square, a 201-unit mixed-use development on about 10 acres at an unaddressed property on Gaston Park Drive (Tax Map 57 Parcel 8.04) zoned HSSP in Ward 6 (PN 1009408)

## **OLD BUSINESS**

Request by Noyaa, Inc. for site plan approval for Country Inn & Suites by Radisson, a non-residential development on about 3.37 acres at an unaddressed property on South Hartmann Drive (Tax Map 68A Group F Parcel 1.05) zoned CG in the South Hartmann Overlay in Ward 5 (PN 997380)

## **NEW BUSINESS**

1. Request by David Clement for site plan approval for On the Road Coach, a non-residential development on about 2.8 acres at 885 Cainsville Road (Tax Map 82 Parcel 2.01) zoned IL in Ward 2 (PN 1066814)
2. Request by Lifestyle Communities for site plan approval for LC Lebanon, a 590-unit mixed-use development on about 50.86 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) zoned CN in the South Hartmann Overlay in Ward 3 (PN 1065991)

- 3-4. Request by Lauren Huff for future land use plan amendment approval from RXH to CS and rezoning approval from R2 to CS for about 1.57 acres at 516 Hartsville Pike (Tax Map 58M Group J Parcel 14) in Ward 2 (PN 1056396 & 1031235)
- 5-6. Request by Hayden White for future land use plan amendment approval from RPO to IL and rezoning approval from RS20 to Hartmann Industrial Text SP for about 5.81 acres at an unaddressed property on Hartmann Drive (Tax Map 58 Parcel 28.02) in Ward 1 (PN 1061087 & 1061093)
- 7-9. Request by West Hartmann Group for future land use plan amendment approval from CMO to CI, South Hartmann Overlay amendment approval from AS-OM to AS-IC, and rezoning approval from CN to CG for about 2 acres at 100 & 102 Hartmann Commerce Drive (Tax Map 81 Parcels 87.1 & 87.11) in the South Hartmann Overlay in Ward 3 (PN 1061097, 1080130 & 1061099)
- 10-11. Request by Danny Nicely for future land use plan amendment approval from RXH to CXU and rezoning approval from R-1 to C-1 in the County for about 3.9 acres at 5425 E Division Street (Tax Map 78 Parcel 41.01) in the UGB (PN 1067025 & 1067059)
12. Request by Ronaldo & Tamikia White for rezoning approval for about 0.43 acres at an unaddressed property on East Main Street (Tax Map 67H Group F Parcel 10) from CG to White's Food Court Text SP in Ward 2 (PN 1061128)
13. Request by Hammer Enterprises for rezoning approval for about 1.24 acres at 529 W Baddour Parkway (Tax Map 58N Group B Parcel 32.05) from IL to CS in Ward 1 (PN 1061514)
14. Request by Trigate-Suncrest Blue Hickory for rezoning approval for about 2.73 acres at an unaddressed property on Hickory Ridge Road (Tax Map 68 Parcel 10.01) from RR to RS9 in Ward 4 (PN 1077839)
15. Request by Ensley Hagan for rezoning approval for about 102 acres at an unaddressed property on S Hartmann Drive (Tax Map 81 Parcel 2) from CG to Hagan Property Text SP in Ward 4 (PN 1071622)
16. Request by the Residential Development Committee for a zoning code amendment to remove fiber cement siding/shingles/trim and composite siding from List 1 in table 14.808-1b Single-Family and Two-Family Residential Permitted Materials

## **DIRECTOR'S COMMENTS**

## **ADJOURN**