

**CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – February 23, 2016
Town Hall Meeting Room 5:00 PM**

Members Present:

Kathy Adams Rick Bell Jesse Gilliam David Taylor
Bernie Ash Pam Black Larry Hubbard Mike Walls

Others Present:

Paul Corder Richard Donovan Angela Fantom Regina Santana Kathleen Vail

Chairperson David Taylor called the meeting to order at 5:00 p.m. Commission member Larry Hubbard opened with the invocation and also led the Pledge of Allegiance.

Chairperson Taylor announced that commission member Rick Bell was recently selected and sworn in as Ward 6 City Councilor. Chairperson Taylor then explained the order of proceedings.

Planning Director Paul Corder notified the commission of a few changes to the agenda: New Business Items 3 and 4 (preliminary plat and site plan for Stonehenge Apartments) have been deferred; Item 6 (site plan for The Venue at 109) now includes 708 units rather than 820 units as originally proposed; Item 14 (Subdivision Regulations amendment to add Conservation Development) has been deferred by staff until City Council has a chance to consider the zoning portion.

Chairperson David Taylor asked if the Planning Commission members had read over the minutes and requested a motion. A motion was made by Pam Black and seconded by Kathy Adams to approve the minutes of the January 26, 2016 Planning Commission meeting and the January 30, 2016 special called Planning Commission meeting. Motion carried unanimously.

NEW BUSINESS

1. Request by Delta Holding, LLC for Site Plan approval of Smartpark Warehouse, a development of about 10.5 acres at 1995 Smart Park Drive (Tax Map 81 Parcel 75) zoned IP in Ward 3

Planner Richard Donovan reminded the commission that the proposed building materials listed below do not comply with the City’s masonry standards. The zoning code calls for 75% masonry on the front façade in industrial districts unless otherwise approved by the Planning Commission. City codes also call for 75% masonry on the first 50% of the side facades in an industrial district.

	Architectural Metal Panels	Concrete Panels
North	58.2%	41.8%
West (Smart Park Dr.)	54.7%	45.3%
East	55.4%	44.6%
South (Maddox Simpson Pkwy.)	55.6%	44.4%

Mr. Donovan advised that the proposed dumpster is properly screened with an opaque wall but not a landscaped buffer. The dumpster is located in the loading bay and will not be visible from Maddox Simpson Parkway but may be visible from Smart Park Drive.

Dean Design Group's Charley Dean represented the applicant and was available to answer any questions. He reported that the 60,000-square-foot building will be located at the corner of Smart Park Drive and Maddox Simpson Parkway. Regarding Mr. Donovan's comments about the proposed dumpster, Mr. Dean advised that flexibility is needed if the building gets a client needing a compactor. He added that this is typical for industrial users.

Manous Design's Mike Manous reported that the proposed building could have as many as three tenants; none have been identified yet. He reviewed the architectural elevations and commented that the proposed building materials have been used on other buildings, are durable and make the building envelope much more sustainable. Mr. Manous added that the translucent wall panels bring natural light to all sides of the building; this is very valuable. He then asked the commission to please approve the site plan as it proposes many things not prescribed by the zoning ordinance.

Mr. Dean informed commission member Pam Black that because a compactor is 35 or 40 feet, it would be hard to screen it and still have access. He explained that the compactor would be placed in a truck slot and essentially screened by trucks most of the time.

A motion was made by Pam Black and seconded by Bernie Ash to approve the site plan. Motion carried unanimously.

2. Request by Forest of Lebanon LLC for Final Plat approval of Forest of Lebanon Phase 3A, a 20 lot subdivision of about 12.58 acres on Lebanon Road (Tax Map 47 Parcel 26) zoned RS20 in Ward 6

Planner Richard Donovan advised that all planning items have been reviewed by staff and meet the criteria in the code.

Civil Site Design Group's Jim Harrison represented the applicant and was available to answer any questions. He expressed his appreciation of staff for working with the applicant.

A motion was made by Bernie Ash and seconded by Rick Bell to approve the final plat. Motion carried unanimously.

3. Request by Gwaltney Communities, LLC for Preliminary Plat approval of Stonehenge Apartments, a 1 lot subdivision of about 13.21 acres at 2645 Highway 109 North (Tax Map 56 Parcels 60.02 and 60.03) zoned CS in Ward 6

Planning Director Paul Corder reiterated that this item has been deferred until next month.

4. Request by Gwaltney Communities, LLC for Site Plan approval of Stonehenge Apartments, an apartment development of about 232 units on about 13.21 acres at 2645 Highway 109 North (Tax Map 56 Parcels 60.02 and 60.03) zoned CS in Ward 6

Planning Director Paul Corder reiterated that this item has been deferred until next month.

5. Request by Gordon Carroll for Preliminary Plat approval of Wilson Farms Phase I, a 3 lot subdivision of about 186.47 acres at Highway 109 and Interstate 40 (Tax Map 79 Parcels 57, 60, 61.02 and 61.09) zoned CG, RS20 and RM6 in Ward 4

Planner Richard Donovan presented the preliminary plat. He advised that planning items have been reviewed by staff and meet the criteria in the code.

Lose & Associates' Mike Wrye represented the applicant and was available to answer any questions.

A motion was made by Larry Hubbard and seconded by Jesse Gilliam to approve the preliminary plat. Motion carried unanimously.

6. Request by Gordon Carroll for Site Plan approval of The Venue at 109, a development of about ~~820~~ 708 units on about 49.9 acres at Highway 109 and Interstate 40 (Tax Map 79 part of Parcels 57, 60 and 61.02) zoned RM6 in Ward 4

Planner Richard Donovan advised that the applicant will be seeking Board of Zoning Appeals approval of some variances. The Planning Commission will probably see an amended site plan in the future.

Mr. Donovan provided the following staff comments:

- The applicant is required to provide 30 street trees along First Avenue.
- Gates to be installed on the property will need to come back before the commission as a separate item on a later date.
- The site plan will need to be approved subject to the final plat being approved and recorded.

Lose & Associates' Mike Wrye represented the applicant and was available to answer any questions. He stated that the applicant will be submitting a final plat for the March Planning Commission meeting; the plat will include a landscape plan.

Mr. Wrye then presented a conceptual master plan as requested by commission member Larry Hubbard. He explained that the plan includes retail, office space, single-family homes, and a potential school site.

Engineering Director of Development Regina Santana informed commission member Kathy Adams that the provided traffic study makes several recommendations for Phase 1 (the apartment site) of the overall development; one recommendation is the installation of a traffic signal at the intersection of SR 109 and Callis Road. Ms. Santana advised the commission of staff's comments based on the recommendations:

1. Plans to be revised to include all lane modifications noted in study recommendations for Phase 1 prior to final approval (subject to TDOT's approval). Lane modifications should meet AASHTO (American Association of State Highway and Transportation Officials) guidelines. Proper permits and approvals from TDOT will need to be in place.
2. A traffic signal warrant analysis is to be conducted for the intersection of SR 109 and Callis Road at the request of the City of Lebanon Engineering Department and if signal warrants are met, the traffic signal installed. The traffic study notes a signal will be warranted at the completion of Phase 1; the City, however, reserves the right to require a new analysis prior to completion. As always, traffic signal installation is subject to TDOT approval.

Further comments are likely based on revised plans submittals.

Mr. Wrye echoed the comment made by Ms. Santana; TDOT has the power regarding traffic signal installation. He acknowledged the City's right to require a new warrant analysis prior to Phase 1 completion.

Ms. Santana advised commission member Bernie Ash that the traffic study did not extend to Franklin Road.

Chairperson David Taylor questioned if First Avenue will have an entrance to Highway 109; Mr. Wrye explained that after meeting with the City and TDOT, he hopes to submit a final plat showing the connection for next month's meeting. Mr. Wrye informed commission member Pam Black that the study recommends making improvements to SR 109 and Callis Road.

Applicant Gordon Carroll advised commission member Larry Hubbard that depending on economic conditions, the goal is to complete the apartments in three years.

Ms. Santana reiterated that TDOT will not approve traffic signal installation until it is warranted. She pointed out that the traffic study calls for improving Callis Road to a three-lane section from SR 109 to the site access drive on Callis Road as well as installing turn lanes.

Mr. Wrye added that the study will have to be amended numerous times at intervals set by the City Engineering Department. Mr. Hubbard advised that he wants to make it clear that it is not the Planning Commission's decision regarding traffic.

A motion was made by Rick Bell and seconded by Bernie Ash to approve the site plan. Motion carried unanimously.

7. Request by Staff for Site Plan approval of The City of Lebanon Gasification Plant, a development of about 1.00 acre at 321 Hartmann Drive (Tax Map 58 Parcel 25.01) zoned RS20 in Ward 1

Planner Richard Donovan commented that the City project is being located at the City's Wastewater Treatment Plant. Renderings were provided.

Planning Director Paul Corder pointed out that the commission recently approved the site plan for the proposed plant's recycling center/materials storage area located across the street from the subject property.

A motion was made by Kathy Adams and seconded by Mike Walls to approve the site plan. Motion carried unanimously.

8. Request by Steve Gruver for Rezoning approval for about 34.35 acres on unaddressed property on Leeville Pike (Tax Map 79 Parcels 51.06 and 51.07) from RR to RS12 in Ward 4

Planner Richard Donovan advised that rezoning this property to RS12 could allow approximately 99 single-family lots when subdivided. The Future Land Use Plan calls for this area to be Residential Mixed Use.

Mr. Donovan reported that property to the north is in the County, property to the east (Stonebridge development) is zoned RS12, property to the south is zoned CG and in the County, and property to the west is zoned RR.

Applicant Steve Gruver was available to answer any questions.

A motion was made by Bernie Ash and seconded by Jesse Gilliam to recommend City Council approval of the rezoning request. Motion carried unanimously.

9. Request by Staff to amend the Future Land Use Plan and Map south of Stumpy Lane between Old Murfreesboro Road and Walnut Grove Road within the Urban Growth Boundary

Planner Richard Donovan reported that discussions have taken place with the subject property owners and the Army Corps of Engineers regarding the City's flood study that is just getting underway and includes the Sinking Creek Watershed.

Mr. Donovan explained that the proposed Future Land Use Plan amendment adds LDR west of Walnut Grove Road. The amendment is being made to lessen the land use intensity around the potential dry dam site while the Army Corps of Engineers conducts the flood study. He pointed out that the amendment also adds CO along a portion of Stumpy Lane; after discussions with property owners, the City recommends a rezoning to provide an opportunity for commercial development.

Mr. Donovan advised commission member Larry Hubbard that John Hendrick and Charles Dornan have requested that tracts 5, 6 and 7 be deferred.

Resident Derek Dodson briefly addressed the commission. He stated that he does not object to the proposed amendment but requested full disclosure of the flood study and the Legends Drive extension project. Mr. Dodson said that the project depends on the outcome of the study. He told commission member Larry Hubbard that Comer, Dornan and Hendrick are straw buyers as the City will likely buy a portion of the property for a dry dam water retention area.

Mr. Hubbard informed Mr. Dodson that the commission is well aware of the possible land purchase by the City and pointed out that the study is still in process. Commissioner of Public Works Jeff Baines added that the last flood study was conducted in the 1980's; that study identified a portion of the property as a potential dry dam site.

A motion was made by Larry Hubbard and seconded by Pam Black to recommend City Council approval of the proposed Future Land Use Plan amendment. Motion carried unanimously.

10. Request by Jimmy Comer, Hendrick Contracting and Charles Dornan for Rezoning approval for about 17.43 acres on unaddressed property on Murfreesboro Road and Stumpy Lane (Tax Map 92 Parcels 16, 18, 19, 20.01 and 53.03) from RR to CS in Ward 3

Planner Richard Donovan clarified that the owners/developers of the subject properties are Melvin Sloan, Nancy Comer, and Charles Dornan. The Future Land Use Plan calls for this area to be Commercial. Mr. Donovan advised that staff is comfortable with the rezoning request as it will have no direct effect on the potential dry dam to the south.

Crockett Surveying's Paul Crockett represented the applicants and was available to answer any questions. He commented that he feels the request is reasonable as he believes there are no issues.

A motion was made by Jesse Gilliam and seconded by Kathy Adams to recommend City Council approval of the rezoning request. Motion carried unanimously.

11. Request by Jimmy Comer, Hendrick Contracting and Charles Dornan for Plan of Service approval for about 56.08 acres on unaddressed property on Murfreesboro Road and Stumpy Lane (Tax Map 92 Parcels 53.04, 53.05, 53.06, and part of 53.09) and CS in Ward 3

Planner Richard Donovan reiterated that John Hendrick and Charles Dornan have requested that tracts 5, 6 and 7 be deferred; only the two northernmost properties (approximately 24 acres) are included in the request.

Mr. Donovan then thoroughly reviewed the proposed Plan of Service for Parcels 53.04 and 53.05. Items reported are as follows:

- Police and fire protection will be provided; the annexation will not be within the preferred 2.5 mile road distance from a fire station but will be within the 5 mile road distance for fire protection.
- The City currently has a 10" water line on the east side of Murfreesboro Road and a 4" sanitary sewer force main line on the west side of Murfreesboro Road. A manhole is located northwest of the Murfreesboro Road and Stumpy Lane intersection. Gravity sewer could be extended along Sinking Creek for a cost of approximately \$63,360; this cost would be incurred by the developer.
- The City currently has a 6" gas line on the west side of Murfreesboro Road.
- No school systems anticipate any noticeable effects from the annexation.
- The requested zoning for the annexation is CS – Commercial Service and RR – Rural Residential. The CS zone will run from 1053.8931 feet from the right-of-way of Murfreesboro Road to a point on the north property line of Parcel 53.04. A line will extend southerly from said point to a point on the southern property lines of Parcel 53.05, 1134.42 feet from the right-of-way of Murfreesboro Road, encompassing 16.10 acres more or less. The remaining 7.80 acres on the rear of the two parcels will be zoned RR.
- The subject property is affected by the proposed Future Land Use Plan amendment recommended for City Council approval (see Item 9).
- No noticeable changes are anticipated regarding voting rights and City elections; annexed property will added to Ward 3.
- The property tax generation from this property as a commercial property in the City would be about \$630 per year. The estimated costs to service this property is approximately \$63,360; this cost will be the responsibility of the developer.

Crockett Surveying's Paul Crockett represented the applicants and was available to answer any questions. Mr. Crockett reported that he had a good meeting with staff yesterday and his clients this morning. He believes the proposed Plan of Service, annexation and zoning will work for everyone.

Mr. Donovan advised commission member Pam Black that staff is comfortable with the requests. Planning Director Paul Corder added that staff thinks the properties do need to come into the City.

A motion was made by Pam Black and seconded by Bernie Ash to recommend City Council approval of the proposed Plan of Service. Motion carried unanimously.

12. Request by Jimmy Comer, Hendrick Contracting and Charles Dornan for Annexation and Zoning approval for about 56.08 acres on unaddressed property on Murfreesboro Road and Stumpy Lane (Tax Map 92 Parcels 53.04, 53.05, 53.06, and part of 53.09) and CS in Ward 3

Planner Richard Donovan presented the item. The annexation and CS and RR zoning requests include only Parcels 53.04 and 53.05 (approximately 24 acres).

The requested zoning for the annexation is CS – Commercial Service and RR – Rural Residential. The CS zone will run from 1053.8931 feet from the right-of-way of Murfreesboro Road to a point on the north property line of Parcel 53.04. A line will extend southerly from said point to a point on the southern property lines of Parcel 53.05, 1134.42 feet from the right-of-way of Murfreesboro Road, encompassing 16.10 acres more or less. The remaining 7.80 acres on the rear of the two parcels will be zoned RR.

Mr. Donovan advised commission member Larry Hubbard that the recommended Future Land Use Plan amendment (see Item 9) supports these requests.

A motion was made by Larry Hubbard and seconded by Kathy Adams to recommend City Council approval of the requested annexation and zonings. Motion carried unanimously.

13. Request by Staff for approval of revised Planning Commission applications for Annexation & Zoning, Final Subdivision Plat, General Information, Preliminary Subdivision Plat, Rezoning and Rezoning – Specific Plan District

Planner Richard Donovan reminded the commission that the most notable change on the application is the addition of a section that encourages any applicant for a large project to hold a meeting with neighbors regarding the project. State law does not allow us to require such meetings. The applicant is asked to indicate whether a meeting was held.

A motion was made by Pam Black and seconded by Larry Hubbard to approve the revised applications. Motion carried unanimously.

14. Request by Staff for approval of an amendment to the Subdivision Regulations Article II Section E “Conservation Development” to add Conservation Development (Cluster Subdivisions)

Planning Director Paul Corder reiterated that this item has been deferred by staff until input from City Council is received. Planner Richard Donovan pointed out that the proposed amendment requires underground utilities in residential conservation developments.

15. Request by Staff for Zoning Code Amendment to Title 14 Section 14.804. Building and Construction Standards (J) Conservation Development Design Guidelines

Planning Director Paul Corder commented that the proposed amendment controls building materials and site design for conservation developments. The requirement regarding underground utilities is also included in this amendment. Mr. Corder added that underground utilities would be required unless the utility provider finds otherwise. He expects the item to be presented to City Council on March 15 (first reading) and April 19 (second reading).

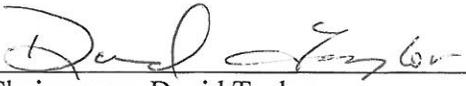
A motion was made by Bernie Ash and seconded by Rick Bell to recommend City Council approval of the proposed amendment. Motion carried unanimously.

COMMISSIONER COMMENTS

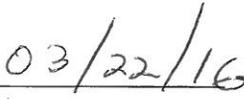
Planning Commission and Historic Preservation Commission member Kathy Adams reported that the Historic Preservation Commission is starting to study the Cumberland University neighborhood. Meetings with residents and property owners will be advertised and held over the next few months. Planning Director Paul Corder added that letters will be sent to these individuals.

PLANNING DIRECTOR COMMENTS – None.

There being no further business to come before the commission, the meeting was adjourned at 5:55 p.m.



Chairperson, David Taylor



Date