

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Special Called Meeting – March 03, 2016
Town Hall Meeting Room 7:30 a.m.

Members Present:

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

Others Present:

Paul Corder	Kathleen Vail	Matthew Brown
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Chairman David Taylor called the meeting to order at 7:30 a.m.

NEW BUSINESS

Request by Wilson County for Site Plan approval for the Wilson County Veteran's Administration and Museum Building a development of 0.83 acres at 304 E. Main Street (Tax Map 68E Group F Parcel 8) zoned CS in Ward 2

Planner Richard Donovan began by directing the Council Members attention to the hard copy of the Plaza. Two years ago it was approved as a Minor from the Staff. Today, we are looking at the actual building. It is located in the CS District and it would be subject to our façade requirements. The front and rear façade is 100% brick. Both side facades are architectural metal panels with 66% on the East side and 50% on the West side. It is under our 75% masonry requirement. The Planning Commission does have the ability to approve this project. The project is also subject to the buffering requirements, it is not as landscaped as other projects but there are some trees and a park provided on the site as well.

Planning Director Paul Corder added that the nature of this Plaza is supposed to be a little bit different from a normal development so the landscaping goes with this plan.

Jeff Hall the Principal at The Hall Group spoke to the assembly. On behalf of the Veterans, the three architecture firms and myself, I want to thank everyone for coming out this morning. This is a technicality that we hope we can get your support on. I don't know whether Bernie Ash gets to vote on this or not but this will be a home for him to get out of the Court House and serve the Veterans in a better manner. We are proud of this project. Three years ago, Mayor Hutto brought in four different architects to have a competition and he wanted us to come up with a design and then pick the winner. The four architecture firms (Anderson, Hall, Manous and Oakley) normally compete against each other, decided to work together. The Principals primarily worked on this project, and did it Pro Bono for this organization, for the County and for the Veterans. Look at it. Hopefully, everything you see is top notch and we are very proud of this design and we think the Veterans are very proud of this design.

Commission member Bernie Ash reminded everyone that he fought for this all the way from the very beginning and when he heard that these architects were going to combine their services and

design it and he was very humbled. The job that they have done is fantastic, this is going to be an outstanding project for Wilson County as well as a showplace, and he is very proud of it. He hopes that we will vote to get this thing going.

Planning Director Paul Corder reminded everyone that since engineering was not present that the approval would be subject to Engineering Staff comments.

Chairman David Taylor affirmed that from the appearance of where it is next to the Courthouse that it will make this corner pop and that we appreciate all the architectural firms working together on something of this nature.

Commission member Pam Black questioned if this building was tying into the building that is there now.

Mr. Hall replied that there is no building there. All the buildings shown in the picture are part of the plaza.

Commission member Pam Black pointed (at the site plan) so this is not the old jail.

Mr. Hall then directed the council members to turn to the second page and he pointed out the buildings and explained that the long box that is going in a north-south direction and is 4000 sq ft is the museum piece and that the 2500 sq ft box is the administrative building. The Courthouse is on the page, over to the left.

Water/Sewer Project Engineer Matthew Brown arrived and the Planning Director Paul Corder asked him if there were any comments from engineering.

Mr. Brown said there was not.

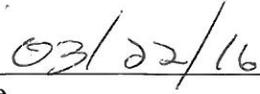
A motion was made by Dan Mack and seconded by Bernie Ash to approve the site plan. Motion passed.

COMMISSIONER COMMENTS – None.

PLANNING DIRECTOR COMMENTS – None.

There being no further business to come before the commission, the meeting was adjourned at 7:38 a.m.


Chairperson, David Taylor


Date