

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – March 22, 2016
Town Hall Meeting Room 5:00 PM

Members Present:

Kathy Adams Rick Bell Beulah Garrett Larry Hubbard
Bernie Ash Pam Black Jesse Gilliam David Taylor

Others Present:

Matthew Brown Richard Donovan Regina Santana
Paul Corder Angela Fantom Kathleen Vail

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

Chairperson Taylor explained the order of proceedings. Planning Director Paul Corder notified the commission of one change to the agenda: New Business Item 4 (Smile Solutions of Lebanon site plan) is located in Ward 4 rather than Ward 6.

PUBLIC HEARINGS

Planning Director Paul Corder advised that the commission will not be voting on the Public Hearing items tonight.

1. Public Hearing on proposed amendment to Subdivision Regulations Table 1.1 – Street Design Standards and Article IV.A.5 Minimum Pavement Widths to amend the Right-of-Way Minimum Widths

Mr. Corder reported that City staff is still looking at reducing the right-of-way minimum widths; this proposed amendment came about from Conservation Development discussions.

No citizens chose to address the commission. The Public Hearing was adjourned.

2. Public Hearing on proposed amendment to Subdivision Regulations in Article III Section A.3.e “alleys” and Section 15. “Alleys” to amend alley regulations

Mr. Corder reported that he is still reviewing City staff’s comments on the proposed amendment which also came about from Conservation Development discussions. He advised that the current alley regulations are very generic.

No citizens chose to address the commission. The Public Hearing was adjourned.

APPROVAL OF MINUTES

Chairperson David Taylor asked if the Planning Commission members had read over the minutes and requested a motion.

- A motion was made by Larry Hubbard and seconded by Beulah Garrett to approve the minutes of the February 23, 2016 Planning Commission meeting. Motion carried unanimously.

- A motion was made by Beulah Garrett and seconded by Bernie Ash to approve the minutes of the March 3, 2016 special called Planning Commission meeting. Motion carried unanimously.

CONSENT AGENDA

1. 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

2. Request by Forest Lebanon, LLC for Preliminary Plat approval of the Forest of Lebanon Subdivision, a 144 lot subdivision of about 196.27 acres on unaddressed property on Cherrydale Drive (Tax Map 47 Parcels 23 and 26) zoned RS20 in Ward 6

A motion was made by Kathy Adams and seconded by Beulah Garrett to approve the Consent Agenda items. Motion carried unanimously.

OLD BUSINESS

1. Request by Gwaltney Communities, LLC for Site Plan approval of Stonehenge Apartments, an apartment development of about 228 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

Planner Richard Donovan provided the following comments:

1. The site plan will need to be approved subject to approval of a final plat which will be a minor and only require staff review and approval.
2. Currently, the front structure is oriented with the entrances and exits not oriented toward the street. City code calls for buildings to be oriented toward the street. Staff has notified the developer that they will be responsible for making the case for the orientation of the building.
3. The site plan shows the dumpster gate oriented toward the street. The developer has advised that the dumpster gate will be oriented away from the public right-of-way as required in the City code.
4. Sidewalk requirements apply to this property. Planning Commission will need to decide whether to require sidewalks or payment in-lieu-of sidewalk construction. If the commission waives the requirement for sidewalks, a payment of \$16,920 will be required for the sidewalk fund. This property scores a 1 of 13 in the sidewalk study.
5. The proposed gate is required to come before the Planning Commission as a separate item. The gate must receive approval from the commission before it is installed.

Civil Site Design Group's Chris Goodman represented the applicant and was available to answer any questions. He explained that the applicant is trying to give the development a community feel by aligning structures so that the front of one building does not look at the back of another. Mr. Goodman pointed out that the closest building would be 225 feet away from Highway 109; a stream and landscape buffer would separate the building and the highway. He added that Buildings 1, 2 and 7 all meet all four sides of the City's architectural standards. Mr. Goodman closed by saying that he believes all other staff comments have been addressed.

Planning Director Paul Corder advised commission member Pam Black that staff has no strong objection to the proposed building orientation as the community will be gated and structures will set back from Highway 109, a high-speed road, quite a bit. He added that the case could be made

that the proposed orientation meets the code.

After a brief discussion, a motion was made by Kathy Adams and seconded by Pam Black to approve the site plan with payment in-lieu-of sidewalk construction. Motion carried unanimously.

NEW BUSINESS

1. Request by Frances Lea for Final Plat approval of Subdivision of Lot 89 Lea Estates & Walker Estates, a 2 lot subdivision of about 0.46 acres on unaddressed property on Raden Drive (Tax Map 59I Group A Parcel 5) zoned RD9 in Ward 1

Planner Richard Donovan pointed out that normally staff approves 2-lot subdivisions, but the applicant is requesting a variance for the property as well. He explained that the subdivision of this property will create a setback issue along the northern property line. As the parcel is divided, the carport will be approximately 3 feet from the property line. This will require a 12-foot side yard setback variance which the Planning Commission can grant with approval of this plat. Mr. Donovan advised that all other planning items have been reviewed by staff and meet the criteria in the code.

Crockett Surveying's Paul Crockett represented the applicant and was available to answer any questions. He reported that the existing home was built in 1971 on Lot 89 Lea Estates; Lea Estates was approved in 1970. The recorded plat shows the front setback but no sideyard setback. Mr. Crockett advised that the main purpose of the 15-foot side yard setback requirement is to separate homes for fire protection, but this variance request is for a carport as the existing home is 18 feet off the side yard. Mr. Crockett closed by saying the variance request is not unreasonable.

A motion was made by Pam Black and seconded by Beulah Garrett to approve the final plat. Motion carried unanimously.

2. Request by Gordon Carroll for Final Plat approval of Wilson Farms Phase I, a 1 lot subdivision of about 8.31 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 reported that the plat creates a right-of-way and road to service The Venue at 109; that site plan was approved by the commission last month. He then provided the following comments:

1. Several property lines will need to be abandoned to create this right-of-way.
2. A note that includes the size of the remainder parcel will be needed. A note that includes the location of the instrument abandoning the property line is needed.

Mr. Donovan advised that all other 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.

After a brief discussion, a motion was made by Bernie Ash and seconded by Rick Bell to approve the final plat subject to staff approval. Motion carried unanimously.

3. Request by Farmington Woods, LLC. for Final Plat approval of Phase 7 Farmington Woods, a 34 lot subdivision of about 21.44 acres on unaddressed property on Springfield Drive (Tax Map 45 part of Parcel 55) zoned RS20 in Ward 1

Planner Richard Donovan advised that a location map is shown as requested and all planning items have been reviewed by staff and meet the criteria in the code.

Crockett Surveying's Paul Crockett represented the applicant and was available to answer any questions.

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

4. Request by Dr. Tim Pfountz for Site Plan approval of Smile Solutions of Lebanon, a development of 0.76 acres at 345 Hartmann Drive (Tax Map 68 Parcel 10.01) zoned CG in ~~Ward 6~~ Ward 4

Planner Richard Donovan provided the following comments:

1. Calculations for provided landscaping have been provided as requested and meet the criteria in the code.
2. Sidewalk requirements apply to this property. Planning Commission will need to decide whether to require sidewalks or payment in-lieu-of sidewalk construction. The sidewalks on adjacent parcels along Hartmann Drive are along the fronts of buildings in the development with crosswalks, as necessary. If the commission waives the requirement for sidewalks, a payment of \$2,500 will be required for the sidewalk fund. This property scores a 4 of 13 in the sidewalk study.

After a brief discussion, a motion was made by Bernie Ash and seconded by Kathy Adams to approve the site plan with sidewalks. Motion carried unanimously.

5. Request by Performance Food Group for Site Plan approval of PFG Building Addition, a development of 17.03 acres at 401 Maddox-Simpson Parkway (Tax Map 81 Parcel 70.02) zoned IH and IP in Ward 3

Planner Richard Donovan provided the following comments:

1. This development does not comply with the City's masonry standards. The Planning Commission has the ability to approve a façade that does not comply with the masonry standard. The zoning code calls for 75% masonry on the front façade in industrial districts unless otherwise approved by the commission. City codes also calls for 75% masonry on the first 50% of the side facades in an industrial district. The following percentages are approximations. The facades are 100% metal.
2. Clarification on the dumpster location or disposal location has been provided. A compactor with required landscaping screening will be provided.

Barge, Waggoner, Sumner & Cannon, Inc.'s Joe Ballard represented the applicant and was available to answer any questions. He explained that the applicant feels that using brick on the proposed expansion would be out of character with the rest of the building.

Mr. Donovan confirmed to commission member Pam Black that the proposed building materials will match those of the existing building.

Commission member Larry Hubbard commented that the commission must use good common sense in situations like this. Mr. Donovan confirmed to Mr. Hubbard that the proposed landscaping which includes additional street trees meets the criteria in the code.

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

6. Request by Commercial Construction and Maintenance, Inc. for Site Plan approval of Mister B's 3 Minute Express Wash, a development of about 0.81 acres at 108 East Adams Avenue (Tax Map 68M Group E Parcel 3) zoned CG in Ward 3 (applicant is requesting payment in-lieu-of sidewalks)

Planner Richard Donovan reminded that last October the commission approved the site plan with sidewalks. The applicant now requests payment in-lieu-of sidewalk construction as there are issues with installing sidewalks along East Adams Avenue.

Mr. Donovan referred to the sidewalk portion of the zoning ordinance which states:

- *If required in this section, show how a safe, comfortable, and pleasant way for pedestrians to travel through the property from one corner at the public right-of-way to the other corner at the public right-of-way. If a site is at an intersection, the plan shall show how pedestrians can safely move from each corner at the public right-of-way to the corner at the intersection.*

Planner Richard Donovan reminded the commission that this property scores a 4 of 13 in the sidewalk study. Murphy Express directly to the west of this site has a sidewalk on the site and that is the reason the commission required sidewalks last year. Mr. Donovan advised that if the commission waives the requirement for sidewalks, a payment of \$2,725 will be required for the sidewalk fund.

Kevin Pence represented the applicant and was available to answer any questions. He reported that the applicant was previously unaware of the sidewalk issues explained how difficult it would be to install sidewalks due to a retaining wall, ditch section and location of utilities.

After a brief discussion, a motion was made by Pam Black and seconded by Jesse Gilliam to approve payment in-lieu-of sidewalk construction. Motion carried unanimously.

7. Request by Staff for Site Plan approval of Batting Cages on unaddressed property on Park Drive (Tax Map 68M Group D Parcel 38) zoned IL in Ward 2

Planner Richard Donovan pointed out that this is a City project to add batting cages to Baird Municipal Park. He then provided the following comments:

1. This development does not comply with the City's masonry standards. The Planning Commission has the ability to approve a façade that does not comply with the masonry standard. The zoning code calls for 75% masonry on the front façade in industrial districts unless otherwise approved by the commission. City codes also calls for 75% masonry on the first 50% of the side facades in an industrial district. The following percentages are approximations:

| | <u>Split-Face Block</u> | <u>Metal Wall Panel</u> |
|--------------|-------------------------|-------------------------|
| North | 50% | 50% |
| East (Rear) | 0% | 100% |
| South | 50% | 50% |
| West (Front) | 75% | 25% |

2. A landscaping plan was not provided.

Engineering Director of Capital Projects Randy Laine advised that the City is working with Lebanon Youth Baseball to construct the facility. Staff is looking to incorporate a rain garden and install landscaping as well.

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

8. Request by Robert Earheart, Jr. for rezoning approval of about 252.00 acres on unaddressed property on Highway 109 South (Tax Map 94 Parcel 31) from RS20 to IP in Ward 4

Planner Richard Donovan reported that the property to the north is zoned IP and in the County and property to the east is in the County. The property to the south is in the County and zoned CN and RS20 and property to the west is zoned RS20.

Mr. Donovan pointed out that there are two parcels that are landlocked within this property. Those properties are owned by Middle Tennessee Electric Membership Corporation and Gladeville Utility District and will retain the current RS20 zoning.

Planner Richard Donovan advised that the Future Land Use Plan calls for the street frontage to be Commercial, the northeast panhandle to be Commercial/Office and the bulk of the property to be Industrial.

Lose & Associates' Mike Wrye represented the applicant and was available to answer any questions. As requested by commission member Larry Hubbard during the preliminary meeting, Mr. Wrye advised that he has discussed the rezoning request briefly with Ward 4 City Councilor Bernie Ash.

Robbie Callis, owner of adjacent property located at 2504 Callis Road, expressed her opposition to the rezoning request. She commented that approving the request would harm her property more than it would help it.

Doug Salerno, owner of adjacent property located at 6308 Franklin Road, stated that he purchased his home thirty years ago and he enjoys the rural aspects of his property. He expressed his concern about the depth and development of the subject property. Mr. Salerno requested a buffer between his property and the subject property as he does not want to see any development of the subject property.

Chairperson David Taylor explained that the rezoning request will be presented to City Council and encouraged concerned citizens to attend the appropriate Council meeting. He further advised that any site plan for the subject property must be approved by the Planning Commission. Many concerns, including those about buffers, would be addressed at that time.

Mr. Salerno emphasized that he believes that development is good for the community; however, he would like for the applicant to consider how peaceful the subject area is.

Lose & Associates' Mike Wrye advised that currently that applicant has no plans for development but wants to rezone the property in accordance with the Future Land Use Plan and adjoining uses.

Mr. Wrye added that to his knowledge, the applicant has no specific plans in mind.

In response to Mr. Salerno's inquiry, Planning Director Paul Corder provided a brief description of the IP (Planned Business/Industrial Park) zoning district. This district provides for business/commercial uses and limited industrial uses that have little off-site impact and no toxic or noxious emissions in a planned environment.

After a brief discussion, a motion was made by Bernie Ash and seconded by Rick Bell to recommend City Council approval of the rezoning request. Motion carried unanimously.

9. Request by Sharon Robinson for rezoning approval of about 4.90 acres at 1680 Franklin Road (Tax Map 81 Parcel 116.03) from RR to CG in Ward 3

Planner Richard Donovan pointed out that recently the Planning Commission and City Council have looked at several rezoning requests along the Franklin Road corridor. He reported that several adjoining properties (to the south, east and west) are zoned CG. The subject property is directly across the street from The Revere at Barton's Run, an apartment complex that was approved by the commission last August. Mr. Donovan advised that the Future Land Use Plan calls for this parcel to be Commercial.

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

10. Request by Shin Yi Lien for rezoning approval of about 19.00 acres on unaddressed property on Maddox Simpson Parkway and S.E. Tater Peeler Road (Tax Map 81 Parcels 77.10, 77.08 and 77.15 and Tax Map 92 part of Parcels 25 and 25.01) from RR to IL in Ward 3

Planner Richard Donovan reported that the subject property is located on the edge of the Maddox-Simpson Industrial Park. The property to the north is zoned IP and IH, the property to the east is zoned IP and in the County, the property to the south is zoned IL and the property to the west is zoned IL and CG. Mr. Donovan advised that the Future Land Use Plan calls for this property to be Commercial/Office.

Crockett Surveying's Paul Crockett represented the applicant and was available to answer any questions. He commented that the request is to extend an existing zone.

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

11. Request by Hamilton Springs, LLC. for a major amendment to the Specific Plan for Hamilton Springs Specific Plan a development of about 241.63 acres at unaddressed property on U.S. Highway 70 (Tax Map 57 Parcels 8.04, 8.05, 8.06 and 8.07) zoned SP in Ward 6

Planner Richard Donovan reminded commission members that they will be making a recommendation to City Council since this is a de facto zoning code amendment. He advised that the proposed major amendment is due to topography.

Mr. Donovan then thoroughly reviewed the proposed changes as they were not available to the commission prior to the meeting. These revisions were as follows:

E. LOTS AND FRONTAGES

- Street Level Facade Distinction
 - Where a proposed building has two or more floors, it shall be required to provide a street level facade that is architecturally distinct from the floors above. Architectural distinction may be achieved by the use of different materials, through the design and articulation of the building facade. This provision is optional for Single Family, Attached, Detached, Two Family, Three Family, and Four Family. See Figure E-2 for more information.
 - Refer to the Materials section, pgs 51-53 for acceptable materials to be used at these expressed locations.

Commercial
 (add bullet) Where a proposed multi-family building has three or more floors, it shall be required to provide a street level facade that is architecturally distinct from the floors above. Architectural distinction may be achieved by the use of different materials or through the design and articulation of the building facade. Multi-family structures may have the same building materials on the first two floors to create this distinction, as two residential stories typically occupy a similar vertical space as a single commercial story.

BUILD TO ZONE

- The build-to-zone is the specified front property's street frontage (s) to which a minimum facade width must be provided. The depth is Subdistrict and street type specific.
- Depending on district conditions, the front of the build-to-zone may begin at different locations.

Topographic and / or geologic constraints

- All buildings shall have at least one pedestrian entrance on the principal building frontage. This may be access to a lobby shared by individual tenants.
- In the instance a building has multiple Principal Frontages, openings to each principal frontage are encouraged.
- Corner entrances are appropriate or acceptable on corner lots.
- Glazing
 - All street level exterior windows must have a minimum light transmission of 50 percent and uniform tinting of glass on facade is required.
- Tinting
 - Mirrored tinting shall be prohibited.
 - Allowable tint colors include gray, green, blue or brown.



FIGURE E.2: Street Level Facade Distinction

K. FENCES & WALLS

LOCATION

- Permitted Locations: Fences and walls constructed in accordance with the standards in this section may be constructed:
 - Within the build-to-zone.
 - Within a utility easement only through the express written consent from the utility or entity holding the easement.
 - Within a required landscape area (see professional zone or open space).
 - Directly on a private property line if there is a written just agreement between both property owners for the same name of the fence or wall.
- Prohibited Locations: No fence or wall shall be installed that:
 - Encroaches into a right-of-way.
 - Blocks or diverts a natural drainage flow on to or off of any other land.
 - Compromises safety, by blocking vision at street intersections or obstructs the visibility of vehicles entering or leaving driveways or alleys.
 - Blocks access to any above ground or pad-mounted electrical transformer, equipment vault, fire hydrant or similar utility device.
 - Is within 5 feet of an Alley.
 - Is within 1 foot of common open space.

Fences and walls used to screen parking shall be a minimum of two and one-half feet above the grade of the parking lot.

- When a fence or wall is combined with plantings, the majority of the plantings shall be between the right-of-way and the fence or wall. See section IV, subsection G-3 Materials for recommendations of plant material, pgs. 51-53.
- Fences and walls used to screen mechanical loading and refuse enclosures shall be a minimum of two feet taller than the element being screened.
- Fences and walls constructed shall be required to define the remaining width of a lot along a corner frontage. Corner walls shall have a minimum height of 20 inches. Corner walls shall be constructed to a maximum height of ten feet measured from grade.
- Fences surrounding athletic fields and courts may exceed the previous height limitations.
- Privacy fence panels shall include design details that complement the architecture of the primary structure. Privacy fencing along the side of the lot and rear yard are subject to DRC approval.

SCREENING STANDARDS

Fences and walls can be utilized in compliance with screening standards. See pg. 59 for screening of surface, loading, and mechanical areas.

Review bullet) Corner walls and/or street walls may be used to define up to 20% of the remaining width of a lot along a frontage when a frontage has topographical constraints as recommended by the DRC. This deviation shall be reviewed on a case-by-case basis.

APPEARANCE

- All fence designs are subject to DRC approval.
- All fences shall be installed so that the finished side shall face outward, all bracing shall be on the inside of the fence.
- See section IV, subsection G-3 Materials for standards on appearance and materials for fences and walls, pgs. 51-53.

STANDARDS BY FUNCTION AND LOCATION

- Fences and walls within the build-to-zone of the principal frontages shall not exceed 3 feet in height.
- Modifications may be made in order to properly secure playgrounds and parks.
- The height of fences and walls along a side lot shall be measured from sidewalk grade.
- Fences and walls within the build-to-zone that are greater than three feet high shall be a minimum of thirty percent transparent to allow visibility into the property.

36

37



L. OPEN SPACE: NATURAL AREA

Natural areas are landscaped areas that use a natural water feature and/or vegetation and provide low impact trails and passive recreation such as hiking and jogging. This would be composed of any of the following: stream corridors, wetlands, uplands, and/or forest groves.

- Size: Varies
- Seating: None required



DEFINITIONS

- GREEN ROOF:** Roof of a building with plants growing on it designed to be environmentally and aesthetically pleasing. See: "Green Roof" and "Intensive Green Roof" for more detail.
- GROUND-MOUNTED SIGN:** A sign that has no attachment to any part of a building. These signs may either be mounted directly on and securely attached to a concrete slab at ground level or mounted on and securely attached to one or more posts, columns, braces or structures other than buildings, extended from ground level and anchored in the ground with a concrete foundation in compliance with the City of Chicago building code.
- HELISTOP:** A helicopter landing area for boarding and discharging the occupants of the craft. Maintenance or fueling is not permitted.
- HOME-BASED BUSINESS:** Any business or commercial activity that is conducted in proposed to be conducted from property that is zoned for residential use and is clearly incidental and secondary in the use of the dwelling unit for residential purposes.
- INFORMAL OPEN SPACE:** Open space that is flexible with an emphasis on natural aesthetics in the form of existing trees and informal walls.
- INTEGRATED GREEN WALL:** A vertical wall, between one and three feet in height and a minimum of 18 inches wide, which is derived from the association with the vertical location of the human knee.
- KNEE WALL:** A vertical wall, not to exceed three feet in height which is derived from the association with the vertical location of the human knee.
- LAMP:** The component of a luminaire that produces the light.
- LIGHT POLLUTION:** The night sky glow caused by the scattering of artificial light in the atmosphere.

LIQUOR BINE STORE: A store in which the retail sale of alcoholic beverages, beverages as defined in Section 57-3-011, Illinois Code, associated to patron or customers, in sealed packages, and not for consumption on the premises.

LUMINAIRE: The complete lighting system, including the lamp and the fixture.

MAJOR MODIFICATION: A modification that has been determined by the DRC and Planning Commission to be a substantial modification to proposed project or conditions not sufficiently substantial to require a new application.

MESSAGE THERAPIST: A licensed individual who practices the manipulation of superficial layers of muscle and connective tissue to enhance their function and promote relaxation and well-being.

MASTER DEVELOPMENT PLAN: The official zoning map for the overall development.

MEDICAL APPLIANCE SALES: The displaying of medical appliances and associated equipment in a show-room setting for the purpose of product marketing and sales.

MESSENGER AREA: The entire area within a single continuous perimeter enclosing the extreme limits of a building, representation, emblem, or any figure of similar character, together with any back ground material, color or area defined by a border or frame, any of which form an integral part of the display or serves to differentiate such display from the location to which it is affixed.

MINOR FRONTAGE: Frontage with fewer pedestrian impasse.

MINOR MODIFICATION: A modification that has been determined by the DRC and Planning Commission to be not a substantial change in the proposed project or conditions.

MONASTERY OR CONVENT: Such uses shall be an accessory use to a religious institution per code book.

MONUMENT SIGN: A permanent ground sign where the bottom of the display surface area, above its cut-off height, is attached to the ground or a continuous pedestal, post support poles.

74

80

Commission member Rick Bell disclosed that he is part-owner of Hamilton Springs.

After a brief discussion about parking requirements, a motion was made by Kathy Adams and

seconded by Larry Hubbard to recommend City Council approval of the proposed major amendment to the Specific Plan. All voted aye with the exception of Rick Bell who abstained. Motion carried.

12. Request by Staff for an amendment to the Major Thoroughfare Plan to add a frontage road along Highway 109 from Leeville Road to Callis Road, to add a frontage road along Highway 109 between Business Park Drive and Martha Leeville Road, and to extend Business Park Drive through to an intersection with Martha Leeville Road

Planner Richard Donovan presented the three proposed amendments to the Major Thoroughfare Plan in the Highway 109 corridor:

1. The first amendment is calling for a frontage road along Highway 109 from Leeville Road to Callis Road. Currently, Leeville Road accesses Highway 109 at an intersection with Safari Camp Road. The developers of the Wilson Farm site are working with TDOT to close the Safari Camp Road access and move it further south. The frontage road would then replace the Leeville Road access on 109 and move it further south to Callis Road.
2. The second amendment would call for a frontage road along the east side of Highway 109 between Business Park Drive and Martha Leeville Road. TDOT has expressed interest in controlling access to Highway 109. This would limit the number of accesses along this portion of Highway 109 to three or four access points. Staff has already requested for and received an ingress/egress easement along the frontage along the Stonehenge Apartment site.
3. The third amendment would call for Business Park Drive to be extended through to Martha Leeville Road as the area is further developed. This amendment would allow for connectivity in an area that is lacking connectivity. As it stands now along Highway 109 south of Highway 70, only four connections are present: Powell Grove Road, Martha Leeville Road, Hickory Ridge Road and Leeville Pike. This amendment would allow for a fifth connection as Industrial Park Drive develops.

Planning Director Paul Corder advised the commission that the City has been working with TDOT, Wilson County, Sumner County and Gallatin to study Highway 109 to reduce the number of access points and speed conflicts.

After a brief discussion, a motion was made by Larry Hubbard and seconded by Jesse Gilliam to recommend City Council approval of the proposed amendments to the Major Thoroughfare Plan. Motion carried unanimously.

13. Request by Staff to amend the Future Land Use Plan south of Lebanon Road/ U.S. Highway 70 between Highway 109 and the Nashville and Eastern Railroad to allow for Transit Oriented Development (TOD)

Planner Richard Donovan advised that staff has recently seen interest in TOD near the City's two train stations. The proposed amendment makes no change to the current zoning. The current Future Land Use Plan for the area between Highway 70, Highway 109 and the Nashville Eastern Railroad calls for Residential Mixed Use, Industrial/Commercial and Commercial/Office. Staff is proposing to amend the Future Land Use Plan to call for Residential Mixed Use around the Martha Station. Mr. Donovan commented that the Future Land Use Plan specifically mentions TOD as a portion of Residential Mixed Use future land use classification.

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

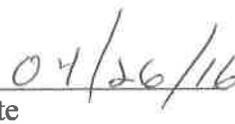
COMMISSIONER COMMENTS

Commission member Larry Hubbard acknowledged City staff and Lose & Associates for working well together. Doing so, he said, sends a message to the public that Lebanon is a good place for development.

PLANNING DIRECTOR COMMENTS – None.

There being no further business to come before the commission, the meeting was adjourned at 6:25 p.m.


Chairperson, David Taylor


Date