

**CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – Jul 26, 2016
Town Hall Meeting Room – 5:00 PM**

Members Present:

Kathy Adams	Pam Black	Beulah Garrett	Larry Hubbard
David Taylor	Mike Walls	Jesse Gilliam	Bernie Ash

Others Present:

Paul Corder	Kathleen Vail	Alex Schyljuk
Richard Donovan	Andy Wright	Shahad Abdulrahman

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.

CHANGES TO THE AGENDA

To Be Deferred:

6. Request by Carolyn Eakes, Stephen Piercey and Billy Huff for rezoning approval
14. Request by Staff for an amendment to the Major Thoroughfare Plan to amend Project #7
15. Request by Staff for an amendment to the Major Thoroughfare Plan to amend Project #8

To Be Moved to the first items in New Business:

10. Request by Staff for Future Land Use Plan amendment, for about 339.34 acres at unaddressed Cainsville Road and 1528, 1532 and unaddressed Sparta Pike
11. Request by Staff for rezoning approval, for about 215.33 acres at unaddressed Cainsville Road
12. Request by Staff for plan of services approval for about 124.01 acres at 1528, 1532 and unaddressed Sparta Pike
13. Request by Staff for annexation and zoning approval for about 124.01 acres at 1528, 1532 and unaddressed Sparta Pike

APPROVAL OF MINUTES

Chairperson David Taylor asked if the Planning Commission members had read over the minutes. A motion was made by Beulah Garrett and seconded by Jesse Gilliam to approve the minutes of the June 28, 2016 Planning Commission meeting. Motion carried unanimously.

CONSENT AGENDA

1. Request by Duke Construction for preliminary plat approval of Farm 840, a 4 lot subdivision of about 105.56 acres at State Route 840 and Central Pike (Tax Map 101 Parcel 32 and Tax Map 116 Parcel 11.06 and 11.07) zoned IP in Ward 4
2. Request by Duke Construction for final plat approval of Farm 840, a 4 lot subdivision of about 105.56 acres at State Route 840 and Central Pike (Tax Map 101 Parcel 32 and

Tax Map 116 Parcel 11.06 and 11.07) zoned IP in Ward 4

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

OLD BUSINESS

- 1. Request by Goodall Homes for a minor master plan amendment for the Stonebridge Planned Unit Development, 872 lot subdivision of about 302.08 acres on Whispering Oaks Drive (Tax Map 79 Parcels 51.08, 51.09, 51.10, 51.11, 51.12, 51.13, 51.14 and 52) zoned RS12 with PUD overlay in Ward 4**

Planner Richard Donovan noted that the changes Goodall Homes would be making included adjusting the layout of the master plan by adding a dog park, adjusting some of the minimum lot widths from 90 ft. to 84 ft. and adjusting the minimum lot size for their Villa Series homes from 5624 sq. ft. to 5100 sq. ft. This item came in late and Engineering has not had an opportunity to review it. Staff discussed this with our engineer and developer because there are some questions of public and private streets. Engineering staff will have a chance to review it and make comments on it to adjust this master plan. The developer understood the risk of presenting this today.

Goodall Homes' Hilary Bonham explained that lots had been reduced to 84 ft. based on the fire sprinkler requirement that was previously in place when they had the subdivision approved. They are also adding a dog park and playground and changed the layout to help with the topography.

A motion was made by Kathy Adams and seconded by Bernie Ash to approve the minor master plan amendment. Motion carried unanimously.

- 2. Request by Goodall Homes for site plan approval of Heritage Hills at Stonebridge Phase 29, a 38 lot subdivision of about 16.00 acres at unaddressed Leeville Pike (Tax Map 79 Parcel 52) zoned RS12 with PUD overlay in Ward 4**

Planner Richard Donovan remarked that this site plan would be approved subject to any changes that engineering would make to the master plan. In regards to the 84 ft. requirement for the lot which is required at the front setback line, those lots need to be noted on the site plan so that Staff can ensure that they meet the intent of the PUD.

Goodall Homes' Hilary Bonham was available to answer any questions.

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

- 3. Request by Goodall Homes for final plat approval of Heritage Hills at Stonebridge Phase 29, a 38 lot subdivision of about 16.00 acres at unaddressed Leeville Pike (Tax Map 79 Parcel 52) zoned RS12 with PUD overlay in Ward 4**

Planner Richard Donovan remarked that this is in the same situation as the site plan, any potential changes are subject to engineering comments. In addition, notes are needed on the plat for the lots that actually meet the 84 ft. requirement. Otherwise, it meets all the criteria in the code.

Goodall Homes' Hilary Bonham was available to answer any questions.

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

4. Request by Gross Builders for rezoning approval, for about 2.19 acres at unaddressed Franklin Road (Tax Map 81 Parcel 120.11) from RM6 to CG in Ward 3

Planner Richard Donovan pointed out that the properties to the East and South are zoned RM6 and the properties to the North and West are zoned CG. The Future Land Use Plan calls for this area to be Commercial so this request is in line with the FLU. This is a recommendation to City Council.

Lose & Associates' Mike Wrye representing Gross Builders was available for questions.

A motion was made by Bernie Ash and seconded by Kathy Adams to recommend to City Council approval of the requested CG District zoning. Motion carried unanimously.

NEW BUSINESS

10. Request by Staff for Future Land Use Plan amendment, for about 339.34 acres at unaddressed Cainsville Road and 1528, 1532 and unaddressed Sparta Pike (Tax Map 82 Parcels 115.03, 116, and 164; and Tax Map 91 Parcels 5 and 26.02) from Medium Density Residential and Commercial/Office to Industrial/Commercial in Ward 3

Planner Richard Donovan stated that this request is to change the Future Land Use Plan classification for several properties on Cainesville Road and Sparta Pike from Medium Density Residential and Commercial/Office Districts to an Industrial/Commercial District. There will be an annexation of the rezoning following this that is related to this same area. This is the area that is being considered for an industrial park site by the Joint Lebanon/Wilson County Development board. This would be a recommendation to City Council.

Lose & Associates' Mike Wrye was available for questions.

Bryan Holtgraewe, of 1211 Hillakes Road, asked if this is county property currently.

Planning Director Paul Corder responded that some of the property is outside of the City but still within the City's planning jurisdiction.

Mr. Holtgraewe then wanted to know if this was putting the cart before the horse in terms of annexation.

Planning Director Paul Corder pointed out that the FLU Plan calls for this area to be Medium Density Residential. In order to annex and rezone it in the manner that it is requested, which is industrial park, then it would be appropriate to change the FLU Plan if this is what this body chooses to do. So yes, this gets done first.

Mr. Holtgraewe wanted to be on record as being opposed to it.

Katherine Spangler, of 2200 Cainsville Road, pointed out that this property is directly across the street from her and currently the highway has only two lanes and pulling out of her driveway is hard enough. If you let tractor-trailers come and pull into a possible entrance on Cainsville Road there will be some accidents. She thinks it is a bad idea to put an entrance on Cainsville Road and said that making it into an industrial park will cause her property values to plummet. In addition, her husband works nights and sleeps during the day, so she is concerned about loud noises and noxious fumes. There's more land available on South Hartman Dr., which she feels would be a more appropriate place to put it. She is very opposed to this.

Laura Dicicco, of 1209 Hillakes Lane, is concerned about property values plummeting and she has had foundation issues in the past with the industrial park that runs up Maddox Simpson with the blasting. She is opposed to it.

Mayor Craighead said that one of the key things for the industrial growth has been trying to find the next opportunity for employment in our community in looking at diversity. The identification of this district is listed as an industrial park, but the difference is that the City and County are working together to find the new jobs to come into this area. Some of our industrial areas are developed by private developers and sold to whomever they want, typically distribution. What we are looking for is the higher-paying jobs that not only have the sales but have headquarters here. The concerns in Hillakes are centered on the issue of sewers and septic tanks failing. With this, we will be able to catch the sewer under the railroad and probably be able to help people right there. There are two property owners with a total of 330 acres with possibilities of four different exits out on Highway 70. We have had discussions with TDOT in regards to improvements to the road. It will be easy to maintain and be sure that all truck traffic ends up going out on 70. The best idea or concept is for ten or more companies to be located there, providing higher-paying jobs. The City is putting a lot of money into Legends Drive making that connectivity. Jobs on the east side of town that will help that area. The houses close to the development will have to make sure they have a good buffer. Traffic will not be coming in and out of this development through Hillakes. Once we get a client that is interested in purchasing the property, the mayor emphasizes that public hearings will be held before it comes to the zoning.

Gail Hart of 1524 Sparta Pike, remarked that the way that Mayor Craighead explained the properties of 1528 and 1532 made it sound as though the road would go through them. That road is dangerous. She is opposed to it.

Planning Director Paul Corder explained that the location of the entrances had not been decided upon and have not been identified yet. Anything that is industrial/commercial will come to this body for site plan approval, so we can look at those specifics then.

Rick Wittrig, of 332 N Denny Road, was curious as to the part not in the annexation and why it was not included. Would they have to pay city taxes now? What if they want to be annexed into the city? He also wants to know if his property is going to be annexed.

Planning Director Paul Corder explained that the only properties that would be annexed into the city would be ones requested by the owners to be annexed. If you are not in the city you will not have to worry about paying city taxes.

A motion was made by Bernie Ash and seconded by Jesse Gilliam to recommend to City Council approval of the requested Future Land Use Plan amendment. Motion carried unanimously.

11. Request by Staff for rezoning approval, for about 215.33 acres at unaddressed Cainsville Road (Tax Map 82 Parcel 164) from RD9 to IP in Ward 3

Planner Richard Donovan reminded the commission that this will be another recommendation to City Council with two readings. The first being on August 16, final reading and public hearing on September 20. Properties to the North of this are in the City and currently zoned CG. Properties to the East, South and West are currently in the county.

Bryan Holtgraewe, of 1211 Hillakes Road, is opposed to this. He doesn't think that putting industrial in a well-established neighborhood is the correct use for this property. He feels that he did not get enough advance notice or enough discussion, and would prefer to have this item postponed. The mayor addressed two entrances to Eastland and Hillakes, one of which would run past his house. He had some concerns about property values and noise pollution.

Laura Diccico, of 1209 Hillakes Lane, said that the item should be deferred so they can get more information.

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

12. Request by Staff for plan of services approval for about 124.01 acres at 1528, 1532 and unaddressed Sparta Pike (Tax Map 82 Parcels 115.03, 116, and part of Parcel 164; and Tax Map 91 Parcels 5 and 26.02) in Ward 3

Planner Richard Donovan read the POS with the total appraised property value for the parcel in the annexation area is about **\$849,701**. This equals an assessed value of about **\$339,881** for a commercial property. The property tax generation from this property as an industrial property in the City would be about **\$2,065** per year. The estimate cost to serve this area is **\$804,371**. He reminded the commission that this request will go to City Council.

A motion was made by Pam Black and seconded by Kathy Adams to recommend to City Council approval of the plan of services. Motion carried unanimously.

13. Request by Staff for annexation and zoning approval for about 124.01 acres at 1528, 1532 and unaddressed Sparta Pike (Tax Map 82 Parcels 115.03, 116, and part of Parcel 164; and Tax Map 91 Parcels 5 and 26.02) and IP zoning in Ward 3

Planner Richard Donovan reminded the commission that this will be a recommendation to City Council.

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

1. Request by Carroll Homes for final plat approval of The Venue 109, a 3 lot subdivision of about 186 acres at State Route 109 and Interstate 40 (Tax Map 79 Parcel 61.02) zoned CG, RM6 and RS20 in Ward 4

Planner Richard Donovan said the developer submitted a plat with the final adjustments with three parcels surrounding Callis Road. Staff needs to see some adjustments for the setbacks shown on the plat report because the large parcel has several different zoning classifications. For further clarification we are going to request that they put a note on the final plat that would indicate the setback lines for the CG, RM6 and RS20 districts. Both items are minor.

Lose and Associates' Mike Wrye was available to answer any questions

James Cadle, of 571 Callis Lane, wondered that since these are going to be apartments, what that that going to mean for him traffic wise as he is in the RS20 side.

Mike Wrye pointed out the master plan of Wilson Farms on the overhead and said that Callis Road is where they will come in initially and provide access. There will be improvements to Highway 109 at that intersection and in the near future there will be connections to Safari Camp Road.

Mrs. Cadle, of 571 Callis Lane, was concerned about the blasting and their house's foundation.

Mike Wrye stated that most contractors carry insurance and there are state requirements in regards to blasting. He recommended they do a pre-blast survey or else they can call the developer and ask if they provide any surveys. He reminded everybody that the City of Lebanon is not the developer.

Steven Towne, speaking for George Towne of 580 Nokes Road, said he came to the meeting about the Safari Camp Road closure and he is opposed to it.

Mike Wrye pointed out that this discussion is only about the plat, not the Safari Camp closure but he reassured the committee that the closure proposed would only occur when the frontage road connection is complete. The developer probably would not normally go through this trouble, but TDOT has strict requirements regarding access to Hwy 109. One of the issues was with Safari Camp Road and Leeville Road and their proximity to the I-40 ramp. The City has to approve the closure, the developer has to provide the labor to make the closure and we provide the connection.

Commissioner Larry Hubbard remarked that the closure was brought up by TDOT because of the proximity of the traffic flow to the exits. He pointed out that this will benefit the people because, most likely, there will be lights and improvements.

Brad Soldwede, owner of Dunlap RV Center located on Safari Camp Road, said that he is opposed to the closure of Safari Camp Road.

A motion was made by Pam Black and seconded by Kathy Adams to recommend to approval of the final plat. Motion carried unanimously

2. Request by Duke Realty Limited Partnership for site plan approval for Park 840 Business Center, Building 200, a development of 22.82 acres at 200 Duke Drive (Tax Map 11 Parcel 35.24) zoned IP in Ward 4

Planner Richard Donovan noted that this site would be required to have 205 spaces and the applicant is requesting only 162 parking spaces which is significantly less. Also under the Zoning Code, 21 spaces of off street unloading would be required. The applicant is proposing 177 spaces which is significantly above the requirement. Staff has had discussions with the developer's engineer and made them aware of our landscaping and screening requirements. In this location there is a water line as well as power lines in the right-of-way where the City requires a 10 ft. buffer between that area and unloading area. The developers are expected to meet the easements as well as meet our code. Staff also did not receive an updated site plan.

Civil and Environmental Consultants' Burt Morton responded that regarding the landscaping plan they have had discussions with the Gladeville Utility District and with the owner and they will do what they can to meet the City's code requirements. If possible, they asked if they could sign a document stating that the developer is responsible for all or any replacement of landscaping that might be required to maintain or to replace the lines.

Commissioner Pam Black inquired about the parking spaces because of the disparity.

Mr. Morton replied that the developer does not have an intent or use yet. They are a nationwide developer in their experience that this is the ratio that they have used other locations across the country. The developer is hoping to draw in a long time tenant who needs more loading spaces and not quite as many parking spaces for a transportation type of use. There are areas for flex spaces that can be used for parking.

A motion was made by Bernie Ash and seconded by Kathy Adams to recommend approval of the site plan. Motion carried unanimously

3. Request by Humane Association Wilson County, Inc. for site plan approval for New Leash on Life, a development of 1.19 acres at 507 Jim Draper Boulevard (Tax Map 58N Group B Parcel 32.03) zoned IL in Ward 1

Planner Richard Donovan pointed out this does not meet our masonry standard of 75% brick, stone or approved masonry product on the side. He reminded the commissioners that in the past the Planning Commission has approved split faced block and HardiePlank as a suitable masonry product.

	<u>Front</u>	<u>Side (East)</u>	<u>Side (West)</u>	<u>Rear</u>
HardiePlank	74%	87%	10%	53%
Split face CMU/CUM	26%	13%	90%	47%

The dumpster location was also discussed in the preliminary meeting because its location in the front yard faces the City of Lebanon's new dog park. The site plan shows that the dumpster has moved and now meets the criteria in our code. For parking, they are providing 25 spaces, which is more than is required through the parking reductions that the commission recommended to City Council last month.

Dean Design Group's Charlie Dean explained that they were able to move the dumpster. They added a significant amount of landscaping around it, including nine additional bushes and a tree. He also mentioned that they did lose a parking space moving the dumpster, so it is now 24 10-ft. wide parking spaces.

A motion was made by Bernie Ash and seconded by Kathy Adams to recommend approval of the site plan. Motion carried unanimously

4. Request by Tim McClure for a minor master plan amendment for the River Oaks Planned Unit Development, a 171 lot subdivision of about 104.3 acres at 4090 Lebanon Road (Tax Map 56 Parcel 12.05) zoned RS20 with PUD overlay in Ward 6

Planner Richard Donovan noted that staff just received an updated digital Master plan amendment, so the layout is the same as the one shown the preliminary meeting. The applicant made adjustments and decreased the lot width, which compensates for some of the lost lots. The adjustments vary from lot to lot, but the largest decrease in width is from 85 ft. to 72 ft. An additional 1.8 acres of open space will be provided to total 27.2 acres.

Civil Site's Jim Harrison agreed with everything staff said. He explained that what they are trying to do is increase the open space but also adapt this to suit the homebuilders. They have added in a couple of roundabouts to two intersections which enhances the appearance of the subdivision as you enter.

A motion was made by Larry Hubbard and seconded by Pam Black to recommend approval of the minor master plan. Motion carried unanimously

5. Request by Water's Hill Homeowners Association for a master plan amendment to the Water's Hill Planned Unit Development, a 28 lot subdivision of about 17.5 acres on West Main Street (Tax Map 57 Parcel 103, Tax Map 57J Group D Parcels 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Tax Map 57J Group E Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14) zoned RS20 and CN with a PUD overlay in Ward 6

Planner Richard Donovan presented the email from councilmember Rick Bell noting that he supports these changes to the master plan. Staff has been working with the homeowner's association to complete the subdivision after the developer went bankrupt. The applicant is requesting to remove from the PUD: the internal sidewalks, an ornamental pond, two decorative roadway islands, the walkway connection and three pavilions. The removal of the existing ornamental pond was also requested. The applicant also requested that they not be required to replace the 2 parking spots that were lost due to an amendment to the PUD ordinance last year.

Jeff Hurtle of 107 Waters Hill Circle is available to answer any questions.

Commissioner Larry Hubbard asked whether the streets were public or not.

Planner Donovan replied that the streets are private and internal to the subdivision and will not be dedicated to the city. The HOA is responsible for maintaining the roads.

A motion was made by Pam Black and seconded by Kathy Adams to recommend approval of the master plan. Motion carried unanimously.

6. Request by Carolyn Eakes, Stephen Piercey and Billy Huff for rezoning approval, for about 38.78 acres at unaddressed West Main Street (Tax Map 57 Parcel 25.04) from RS20 to CN in Ward 5

Item deferred by applicant.

7. Request by Margie Harris and Sally Cotten for rezoning approval, for about 9.67 acres at 125 and 129 Blair Lane (Tax Map 69D Group A Parcel 30, Tax Map 69 Parcel 24, Tax Map 57 Parcel 91.02 and Tax Map 69D Group A part of Parcel 5) from RS20 to RS9 and RD9 in Ward 6

Planner Richard Donovan reminded the commission that this is a recommendation to City Council. The properties to the North are zoned RS20 and RD9, properties to the East and South are zoned RD9 and those to the West are zoned RS20. There is a small piece of property connected to this that would have stayed RD20, but will be zoned RD9 to be continuous with what the rest of the properties are zoned.

Crockett Survey's Paul Crockett, representing Margie Harris and Sally Cotton, was available to answer any questions. He pointed out that this is just a continuation of the existing zone.

Donnie Winfree, of 1622 Woodhaven Court, mentioned that he was misled when he bought his home a year ago, they were told this piece of land was landlocked and nothing would ever be built on this property. He wanted to know, if it is developed, what kind of houses will go there, and what size they will be. What would this zoning mean?

Planner Richard Donovan replied that it is a residential area with 9000 sq. ft. lots. The City does not restrict what size houses go on the lots, because they are protected by state regulations. That is done through either deed restriction, HOA, or something of that nature. This is a zone that does not allow duplexes, only single-family.

A motion was made by Pam Black and seconded by Kathy Adams to recommend approval of the rezoning. Motion carried unanimously.

8. Request by Doug McDowell for plan of services approval for about 89.17 acres at unaddressed Odum Lane (Tax Map 116 part of Parcel 20) in Ward 4

Planner Richard Donovan read the POS with the total appraised property value for the parcel in the annexation area, about **\$302,563**. This equals an assessed value of about **\$121,025** for a commercial property. The property tax generation from this property as an industrial property in the City would be about **\$736** per year. The estimate cost to serve this area is **\$8,844**. This is a county road. The county has had discussions with city, and will not allow truck traffic from industrial use. He reminded the commission that this request will go to City Council.

Civil Site Design Group's Jim Harrison explained that this piece of property will be connecting to the driveways to the north side of the property. So traffic will be carried to the north. He presented an exhibit to the city for the record to show that he had no intent of connecting any traffic to Odum Lane. He stated he had that conversation with the county as well. This is just a continuation of the current zoning and meets the FLU plan.

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

9. Request by Doug McDowell for annexation and zoning approval for about 89.17 acres at unaddressed Odum Lane (Tax Map 116 part of Parcel 20) and IP zoning in Ward 4

Planner Richard Donovan noted that the properties nearest to this property that are in the City are zoned IP. It also meets the FLU Plan.

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

14. Request by Staff for an amendment to the Major Thoroughfare Plan to amend Project #7: Interstate 40 Frontage Road to connect Leeville Road to Sullivan Bend Road

Item deferred by Staff.

15. Request by Staff for an amendment to the Major Thoroughfare Plan to amend Project #8: Sullivan Bend Extension One to extend Sullivan Bend Road West to Beckwith Road

Item deferred by Staff.

16. Request by Staff for an amendment to the Major Thoroughfare Plan to amend Project #22: Hartmann Drive/Maddox Simpson Parkway Extension to add a frontage road spur along Sparta Pike

Planner Richard Donovan said that this project would provide access to Phelan Drive and remove that intersection from Sparta Pike and move it farther away from the interchange.

Richard Jones of 1243 Sparta Pike thanked the commission for letting him come before them to address them, as well Paul Corder for sitting down with him to explain everything. The land that the commission is talking about is his family farm and this has been in his family for years. He does not think it is fair for someone to arbitrarily plan to put a road in and take part of his land away. He was forced to sell some of his land when they did the Maddox-Simpson project. Somewhere along the line, he believes they will try to widen Sparta Pike and take more land. He does not want to fight the City and he knows that a lot of it comes from TDOT but he doesn't want to lose any more of his land. He would appreciate the commission's consideration about this situation. This road closure is not like the closure of Safari Camp Road, there is no land that is being sold over there. He is not selling any land but there is this motion to arbitrarily just cut through his land. He feels that it should have been designed better when the City made the interstate. He pays city taxes but gets no city services, all he gets his trash, fire and police protection. He just wants to be left alone and he hopes for the denial of this request.

Commissioner Pam Black asked if this request is by the City or TDOT and if it could possibly be moved.

Planning Director Paul Corder replied that this is just allows the City, if the land ever does develop, to ask the developer to put that road in and help with safety issues along Sparta Pike.

Commissioner Pam Black asked why this cannot just be done when it gets developed.

Planning Director Corder explained that if it is not in Major Thoroughfare Plan, the City would not have as much authority in its development.

Chairman David Taylor, in reference to the map, asked whether the green line labeled #22 would be extended to their property or is it just going to stop through Sparta Pike.

Planner Richard Donovan noted that Project #22 was already established in the Major Thoroughfare Plan, and it wraps around towards the northern part of the City in connection with Hartmann Drive. It was approved in 2008. The small green line represents the new proposed road.

Richard Jones respectfully told the commission that he does not want to have a “plan” hanging over his head. He reminded the commission that he does not any plans to sell this property and can just leave him alone until the time that he does plan to sell it. Respectfully, he asked that the commission deny the request.

Chairman David Taylor asked if there was any timeline for the state widening that section of Route 70.

Planning Director Paul Corder replied that they had a conversation with Paul Diggs and learned that if there were a plan to start it, would take about 12 years to get on the ground.

Commissioner Larry Hubbard asked if the Major Thoroughfare Plan is like the Future Land Use Plan, where changes and amendments are made to it all the time. This is not something that would going to effect immediately, and is just the change to the plan that affects future development. Is that correct?

Planning Director Paul Corder replied yes, it allows us to plan major roads for when a developer comes in. If it is on plan, then the City has the ability to make them do it. Hunters Point Pike is a good example. If that comes back with a plat, then the City can tell them that it has to be a major road.

Commissioner Hubbard remarked that is the commission’s duty to make the future plans, to put them in place for the future, not today. That plan from 2008 is already there and it was the forethought of the people prior to us to put that into place.

Planning Director Paul Corder reminded everyone that the plan from 2008 had a different economy and there are many things on the plan that will never be built.

Commissioner Black pointed out that Mr. Jones is not selling his land and nobody else has bought any of the land around him, so if something were to go in there that would have to be built by a developer.

Planning Director Paul Corder noted that the City’s position is that it is either going to be built by a developer or by TDOT.

Commissioner Bernie Ash noted that the person who owns the property has no intention of selling and inquired about the likelihood of future development.

Planning Director Paul Corder remarked that it is a safety mechanism to make that a safer intersection.

Commissioner Ash made a motion to deny the amendment to the Major Thoroughfare Plan. Pam Black seconded.

Chairman David Taylor called for a roll call vote:

Larry Hubbard	No
Mike Walls	No
Beulah Garrett	Yes
Pam Black	Yes
David Taylor	No
Bernie Ash	Yes
Jesse Gilliam	No
Kathy Adams	No

Vote is 3-5. Motion to deny failed.

Commissioner Larry Hubbard made a motion to approve the amendment to the Major Thoroughfare Plan.

Larry Hubbard	Yes
Mike Walls	Yes
Beulah Garrett	No
Pam Black	No
David Taylor	Yes
Bernie Ash	No
Jesse Gilliam	Yes
Kathy Adams	Yes

Vote is 5-3. Motion to approve the amendment to the Major Thoroughfare Plan. Motion carried.

17. Request by Staff for an amendment to the Major Thoroughfare Plan to amend Project #27: Safari Camp Road Improvements

TDOT has requested that Safari Camp at 109 be closed to allow access at First Avenue, which will be part of the Wilson Farms Development. This amendment would also improve safety at the Safari Camp intersection by moving it further south.

Gary Nokes of 1765 Nokes Road asked if there would be houses on both sides of the road. He asked about the possibility of stop signs or a traffic light because people will be using the road as a bypass when traffic is backed up.

On the southern side, there will be 720 apartments and TDOT has asked the City to look at the access to Leeville Road. A connection will exist to Callis Road.

Brad Soldwedel is the owner of Dunlap RV and he opposes this request as well as the request to close Safari Camp Road. Recreational Vehicles (RVs) are pulled on that road and he invested in

that property for the ease of his customers. The smallest RV is 48ft long, and the longest are 65ft long. He has 1500 units a year hauled in by a factory in addition to customer traffic.

Ron Libby of 2100 Safari Camp Road is the owner of the KOA campground and wants to know with 50 RVs arriving and departing, why both roads could not be kept in use.

Lois and Associates' Mike Wrye said that he would have been fine with both roads. However, TDOT wants the road. The safety on route 109 is a priority for TDOT.

Ron Libby pointed out that RV traffic will be heavy through Wilson Farms.

Brad Soldwedel thinks that there will be severe safety concerns with traffic, as there are many first-time buyers of RVs, which may be unsafe.

Commissioner Pam Black asked if the traffic study took the campground and RV traffic into consideration.

Mike Wrye replied that the traffic study did take those into account and they will be commercial standard streets. He does not think the closure will happen until late 2017.

Planner Richard Donovan reminded everyone that access to Safari Camp Rd will not close until First Avenue is established.

Commissioner Larry Hubbard said it was the most beneficial and feasible way for Lebanon to develop, along with benefits like sidewalks and lighted exits for safety.

A motion was made by Kathy Adams and seconded by Jesse Gilliam to recommend the amendment of the Major Thoroughfare Plan. Motion carried unanimously.

18. Request by Carrol Homes to close Safari Camp Road at Highway 109 and reroute Safari Camp as a part of First Avenue (part of the Wilson Farms Development) in Ward 4

Planner Richard Donovan noted that this is the request to close Safari Camp Road and reroute traffic to the Wilson Farms development to increase safety on state Route 109.

A motion was made by Jesse Gilliam and seconded by Pam Black to recommend approval of the Zoning Code amendment. Motion carried unanimously.

19. Request by Staff for Zoning Code Amendment to Title 14 Chapter 6 Section 14.602 D. CG – Commercial General and Appendix B: Land Use Activity Classification Table to remove Transport & Warehousing from the allowed conditional uses

Planner Richard Donovan noted that the conditional use of transport and warehousing is causing issues for the City, so this is an amendment to the Zoning Code to remove them.

A motion was made by Pam Black and seconded by Jesse Gilliam to recommend approval of the Zoning Code amendment. Motion carried unanimously.

20. Request by Staff for Zoning Code Amendment to Title 14 Chapter 6 Section 14.602 D. CG – Commercial General and Appendix B: Land Use Activity Classification Table to add Financial, Consultative and Administrative uses to the permitted uses

Planner Richard Donovan mentioned that, upon review of the Zoning Code, it was found that lawyers, banks and financial institutions were not allowed in the permitted uses. This is an amendment to add them.

A motion was made by Kathy Adams and seconded by Larry Hubbard to recommend approval of the Zoning Code amendment. Motion carried unanimously.

21. Request by Staff for Zoning Code Amendment to Title 14 Appendix A: Rules for Construction of Language and Definitions to amend the definition of Dwelling, Multi-Family

Planner Richard Donovan said that this amendment is to clarify the language in the zoning code wherefore more dwelling units does not allow for triplex, according to the interpretation. Two homes may exist on some lots where the duplex is allowed.

Elizabeth Steward Spencer of 226 E Spring Street said that she wants to follow the law by being compliant and she is favor of this amendment.

A motion was made by Kathy Adams and seconded by Larry Hubbard to recommend approval of the Zoning Code amendment. Motion carried unanimously

COMMISSIONER COMMENTS – None.

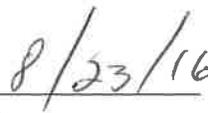
PLANNING DIRECTOR COMMENTS

Planning Staff will be attending the TAPA Conference in from September 21 to 23. This will accelerate the September Planning Commission schedule slightly. Submittals will be due August 24th, the Preliminary Meeting will be September 13th and The Regular Meeting will be September 20th at 4:00PM. A City Council Meeting will follow at 6:00PM. In addition, Common Ground will hopefully be at the Preliminary Planning meeting on September 13th to present some design standards for residential housing. The Planning Staff also introduced Alex Schyljuk, an Urban Planning intern, to the commission.

ADJOURN

There being no further business to come before the commission, the meeting was adjourned at 7:32 p.m.


Chairperson, David Taylor


Date