

**CITY OF LEBANON**  
**MUNICIPAL REGIONAL PLANNING COMMISSION**  
**Meeting Minutes – Sept 20, 2016**  
**Town Hall Meeting Room – 4:00 PM**

**Members Present:**

|              |              |                |               |
|--------------|--------------|----------------|---------------|
| Kathy Adams  | Pam Black    | Beulah Garrett | Larry Hubbard |
| David Taylor | Ensley Hagan | Jesse Gilliam  | Bernie Ash    |

**Others Present:**

|                 |                |                    |
|-----------------|----------------|--------------------|
| Paul Corder     | Kathleen Vail  |                    |
| Richard Donovan | Regina Santana | Shahad Abdulrahman |

Chairperson David Taylor called the meeting to order at 4:00 p.m. Commission member Beulah Garrett opened with the invocation and also led the Pledge of Allegiance.

Chairperson Taylor explained the order of proceedings and noted that the meeting needed to be completed by 5:45 p.m. for the City Council meeting to begin at 6:00 p.m.

**CHANGES TO THE AGENDA**

Item #5 had been deferred by the owner until November.

**PUBLIC HEARINGS**

1. Public Hearing on proposed amendment to Subdivision Regulations Article III: General Requirements & Minimum Standards of Design, Section B. Blocks, 1. Length and 2. Width
2. Public Hearing on proposed amendment to Subdivision Regulations Article III: General Requirements & Minimum Standards of Design, Section J. Access Management Plan

Planner Richard Donovan explained whereas the public hearings were scheduled for tonight that there would not be any vote on these two items because they are still in a draft language.

**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 August 23, 2016 Planning Commission meeting. Motion carried unanimously.

**OLD BUSINESS**

1. Request by Peggy Keel and Bobby McMillen for rezoning approval for 5.08 acres at 1743, 1747 and 1751 West Main Street (Tax Map 57 Parcels 33, 34 and 35) from RS20 to CG in Ward 6

Planner Richard Donovan noted the both the zoning and that the Future Land Use Plan for this area are identified as Residential Mixed Use. He reminded the commission that this would be a recommendation to City Council.

A motion was made by Kathy Adams and seconded by Pam Black to approve the rezoning to City Council. Motion carried 7-0 with Larry Hubbard abstaining for reason of conflict.

2. Request by Staff to approve the Cumberland University Historic Preservation District on about 92 acres including 108, 110, 111, 114, 115, 118, 119, 122, 123, 124, 125, 126, 127, 128, 129, 130 and 132 Castle Heights Avenue; 233, 235 and 236 Cumberland Drive; 106, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 119, 120, 122, 124, 208, 209, 210, 212, 213, 214, 217, 218, 219, 221, 222, 224, 225, 226, 227, 228 and 229 Pennsylvania Avenue; 107, 108, 111, 113, 114, 117, 118, 119, 121½, 122, 123, 125, 126, 127, 128, 129, 130, 131, 132, 133, 201, 203, 205, 209, 211, 213 & 250 South Greenwood Street; 105, 107, 109, 110, 111, 112, 113, 114, 115, 116, 117, 120, 121, 124, 125, 128, 129, 132, 133 and 134 South Hatton Avenue; 105, 106, 108, 109, 110, 111, 112, 113, 114, 115, 116, 119, 120, 123, 124, 126, 202, 206, 210, 214, 218, 302 and 310 South Tarver Avenue; 237 University Avenue; 234 and 238 West Gay Street; and 238, 309, 311, 313, 315, 317, 405, 409, 413, 417, 421, 425, 429, 505, 507, 508, 509, 514, 515, 516, 519, 520, 606, 608, 612, 612B, 613, 614, 615, 616, 617, 619, 621 and 624 West Spring Street (Tax Map 68E Group K Parcels 14 and 16; Tax Map 68E Group L Parcels 1, 2, 3, 22, 23, 24, 25, 26, 27, 28, 29 and 30; Tax Map 68E Group M Parcels 1, 2, 32, 32.01, 33, 34, 35 and 36; Tax Map 68F Group A Parcels 8, 11, 12, 13, 14, 15, 23, 24.01, 24.02, 25, 26, 27, 28, 29, 30 and 31; Tax Map 68F Group B Parcels 5, 6, 7, 8, 9 and 10; Tax Map 68F Group C Parcels 9, 10, 11, 12, 13, 14, 15, 20, 20.01, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32 and 33; Tax Map 68F Group D Parcels 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 and 28; Tax Map 68F Group E Parcels 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35; Tax Map 68F Group F Parcels 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 14, 15, 16 and 17; Tax Map 68F Group F Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 30, 31, 32, 33, 34, 35, 36 and 37; Tax Map 68G Group H Parcels 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20; and Tax Map 68L Group A Parcels 19, 20, 21, 22, 23, 24 and 30) in Ward 3

Planner Richard Donovan summarized the Historic Preservation Commission meeting that met on September 13, after the Planning Commission felt that they and the citizens needed another meeting to have their questions answered. In attendance were five commissioners from the Planning Commission. At that meeting, the Historic Preservation Commission unanimously voted in favor of a motion to approve the Cumberland University Historic District recommendation to the Planning Commission as well as to remove a vacant lot and a property addressed as 302 S Tarver Avenue and 310 S Tarver Avenue from the proposed District. Planner Donovan reminded the Planning Commission that those properties would need to be removed by a specific motion and that it would be a recommendation to City Council.

Forrest Shoaf, of 409 W Spring Street, felt that this plan was unnecessarily restrictive for the homeowners and that it devalued the homes. He asked that the commission reject the plan which was well-intentioned but flawed.

Jerry Warren, of 109 Pennsylvania Ave, reiterated his request to be removed from the district stating that his house is zoned CN. He cited the Design Guidelines.

A motion was made by Pam Black to remove the properties addressed as 302 and 310 S Tarver and to approve the Cumberland University Historic District to City Council. Bernie Ash seconded and moved to amend the motion by including the property of 109 Pennsylvania Ave. Motion carried 8-0.

3. Request by Staff to amend the Future Land Use Plan for about 5.95 acres at unaddressed Highway 109 North (Tax Map 56 Parcels 60.04) from RMU to IC

Planner Richard Donovan mentioned that this FLU also affects items #4 and #5 on the agenda and he reminded the commission that this would be a recommendation to City Council. Staff met with the owner and explained that because of the access control on Route 109, this property would not have any direct outlet. The owner would have to meet with the neighbors to get access for the road.

Richard Poulton, of 710 Martha Leeville Road, mentioned that his property backs up to this proposal and wondered if it would change the zoning of his property.

Planning Director Paul Corder explained that the zoning only pertains to this particular property and it would not change his zoning.

A motion was made by Ensley Hagan and seconded by Kathy Adams to not recommend the Future Land Use Plan to City Council.

Donald Crabtree spoke up and asked for this item to be deferred.

Commissioner Ensley Hagan withdrew his original motion.

A motion was made by Ensley Hagan and seconded by Jesse Gilliam to accept the deferral. Motion carried 8-0.

4. Request by Donald Crabtree for plan of services approval for about 5.95 acres at unaddressed Highway 109 North (Tax Map 56 Parcels 60.04) and zoning to CS and IP in Ward 6

Item was deferred by applicant.

5. Request by Donald Crabtree for annexation and zoning approval for about 5.95 acres at unaddressed Highway 109 North (Tax Map 56 Parcels 60.04) and zoning to CS and IP in Ward 6

Item was deferred by applicant.

A motion was made by Ensley Hagan and seconded by Kathy Adams to defer items #4 and #5. Motion carried 8-0.

**NEW BUSINESS**

1. Request by Carroll Homes for final plat approval for Wilson Farms Phase 2, a 3 lot subdivision at Highway 109 and Interstate 40 (Tax Map 79 Parcel 57 and 61.02) zoned CG, RM6 and RS20 in Ward 4

Planner Richard Donovan noted that this item had been reviewed by Staff and meets the criteria in the Zoning Code except for needing a few minor setback corrections and a note clarification.

Carroll Homes' Mike Wrye 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 8-0.

2. Request by CMH Parks, Inc. for a subdivision sign approval for The Grove at Five Oaks Entrance Signage located at the intersection of Ridgecrest Lane and Five Oaks Boulevard (Tax Map 46H Group C Parcel 1) zoned HDRPUD in Ward 6

Planner Richard Donovan remarked that Staff and Engineering examined at the location for the sign and the site was appropriate.

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

A motion was made by Kathy Adams and seconded by Jesse Gilliam to approve the subdivision sign. Motion carried 8-0.

3. Request by MP Lebanon, LLC. for site plan approval for My Place Hotel, a development of 1.72 acres at 1004 Cumberland Center Boulevard (Tax Map 81E Group A Parcel 3) zoned CG in Ward 3

Planner Richard Donovan reminded the commission about the items that were discussed in the preliminary meeting. They were:

- 1) Landscaping – the landscaping was resolved.
- 2) Elevations – the masonry is still not met.

|                           | Stone  | Hardie Siding |
|---------------------------|--------|---------------|
| Front (Cumberland Center) | 24.23% | 75.77%        |
| East Side (Boot Barn)     | 28.44% | 71.56%        |
| West Side                 | 18.23% | 81.77%        |
| Rear (Interstate)         | 24.23% | 75.77%        |

However, the commission has approved Hardie Siding to meet the masonry standards in the past. This body has the ability to extend the fourth side, facing the interstate.

- 3) Orientation – the commission desires to have the building front the public street and the updated elevations provided still do not front the street. The elevations do show a porte-cochere as a false front which has been approved in the past.
- 4) Parking – Whereas this meets the parking standards, the commission discussed concerns of

the majority of the parking being in front of building and the long spaces location, which would park trailers, recreational vehicles, or U-hauls.

MP Lebanon's Eric Myers was available to answer any questions. He mentioned that the building was setback for visibility to the interstate. He mentioned that the parking was designed to basically accept campers or a pickup with a boat behind it which typically would be parked at night.

There was a discussion concerning the orientation of the building and it not facing Legends Drive, whether trailers would be parked in the front of the building all day, and whether there was enough masonry on the building.

Larry Hubbard made a motion to approve with the side shown with the porte-cochere on the recent update, Jesse Gilliam seconds.

Chairman David Taylor called for a roll call vote:

|                |     |
|----------------|-----|
| Larry Hubbard  | yes |
| Ensley Hagan   | no  |
| Beulah Garrett | no  |
| Pam Black      | no  |
| David Taylor   | yes |
| Bernie Ash     | no  |
| Jesse Gilliam  | yes |
| Kathy Adams    | no  |

Vote is 3-5. Motion failed. Reason for no vote is the building does not meet the City's masonry standards and it does not address the street.

Mr. Myers queried the commission whether increasing the masonry by going up one additional story, on the side that had 28% (an increase of approximately 45%) would be acceptable.

Mayor Philip Craighead spoke about this filling one of the housing situations that the City is short of, for people coming in the City to work.

After a lengthy discussion, Chairman David Taylor called for a Special Called Meeting regarding the My Place Hotel on Tuesday, October 4, at 4:00 p.m.

4. Request by David Mobley for rezoning approval for 2.4 acres at 107 Carver Lane (Tax Map 57 Parcel 71) from CG to CN in Ward 5

Planner Richard Donovan noted that the CN zoning district would allow for multi-family housing and if it is approved, a maximum of 40 units could be placed on the parcel. Mr. Donovan reminded the commission that this would be a recommendation to City Council.

David Mobley, the property owner, remarked that he met with the City's engineers and he

contacted his neighbors and he was met with no resistance to the change. He only wants to put in 10 to 15 townhomes with no intentions to have apartments because he owns property nearby.

A motion was made by Kathy Adams and seconded by Pam Black to recommend approval of the rezoning to City Council. Motion carried 8-0.

5. Request by DeAnna Dodd for rezoning approval for 1.66 acres at 3230 Lebanon Road (Tax Map 57 Parcel 111.01) from RS20 to CN in Ward 6

Item was deferred by applicant.

6. Request by Staff to amend the Future Land Use Plan for about 12.65 acres at unaddressed Peyton Road (Tax Map 82 part of Parcel 23.03) from CO to HDR

Planner Richard Donovan noted that this request is to change the Future Land Use Plan classification for property on Peyton Road from Commercial Office to High Density Residential. This change to the Future Land Use Plan would allow for the requested rezoning for New Business Item #7. He reminded the commission that this would be a recommendation to City Council.

A motion was made by Larry Hubbard and seconded by Kathy Adams to approve the Future Land Use Plan to City Council. Motion carried 7-1 with Bernie Ash voting no.

7. Request by Angel Arroyo for rezoning approval for 12.65 acres at unaddressed Peyton Road (Tax Map 82 part of Parcel 23.03) from CG to RM6 in Ward 2

Planner Richard Donovan reminded the commission that this would be a recommendation to City Council and that the RM6 zoning district would allow for multi-family housing. If approved, a maximum of 219 units could be placed on the parcel. He mentioned that the owner has the senior facility located there and is looking to extend it.

Bryan Gill, representing the development, was available to answer any questions.

A motion was made by Kathy Adams and seconded by Ensley Hagan to approve the rezoning to City Council. Motion carried 8-0.

8. Request by SRM Concrete for rezoning approval for 9.06 acres at 6100 East Division Street (Tax Map 79 Parcel 69.15) from IP to IH in Ward 4

Planner Richard Donovan noted that the Future Land Use Plan identifies this area as Industrial. While the IP district is an industrial district, it does allow some commercial uses in the district, as well as industrial uses that are contained to the building. He defined the differences between an IP district and an IH district. The commission was reminded that this would be a recommendation to City Council.

Clyde Roundtree was available to answer any questions. He noted that Smyrna Ready Mix

Concrete is a concrete mixing facility. With this facility, there would be a yard manager available to keep the dust watered down and a building that looks like commercial building in the front of the operation to ensure it not being a nuisance.

After a brief discussion, a motion was made by Kathy Adams and seconded by Pam Black to recommend denial to City Council. Motion carried 8-0.

9. Request by Williams and Son Properties, LLC for plan of services approval for about 0.68 acres at unaddressed Bluebird Road North (Tax Map 67G Group C Parcels 27.01 and 29) and zoning to RM6 in Ward 2

Planner Richard Donovan read the plan of services with the total appraised property value for the parcel in the annexation area being about \$28,600. This equals an assessed value of about \$7,150 for a residential property. The property tax generation from this property as an industrial property in the City would be about \$43 per year. The estimate cost to serve this area is \$0. This would be a recommendation to City Council.

A motion was made by Jesse Gilliam and seconded by Bernie Ash to recommend approval of the plan of services to City Council. Motion carried 8-0.

10. Request by Williams and Son Properties, LLC for annexation and zoning approval for about 0.68 acres at unaddressed Bluebird Road North (Tax Map 67G Group C Parcels 27.01 and 29) and zoning to RM6 in Ward 2

Planner Richard Donovan noted that this zoning and annexation is related to the plan of services.

A motion was made by Jesse Gilliam and seconded by Bernie Ash to recommend approval of the annexation and rezoning to City Council. Motion carried 8-0.

11. Request by Staff for site plan approval for Fire Hall Number 4, a development of 1.53 acres at unaddressed East Division Street (Tax Map 79 Parcel 69.21) zoned IP in Ward 4

Planner Richard Donovan pointed out that the elevations and a site plan were included in the commissioner packets. This is the new location. The commission saw this project back in January and this now has a slight change in the site plan.

A motion was made by Jesse Gilliam and seconded by Kathy Adams to recommend approval of the site plan. Motion carried 8-0.

**COMMISSIONER COMMENTS – None.**

**PLANNING DIRECTOR COMMENTS**

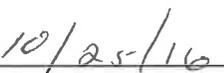
Planning Staff reminded the commission that both Planning Director Paul Corder and Planner Richard Donovan would be attending the TAPA Conference in Knoxville on September 21<sup>st</sup>, 22<sup>nd</sup> and 23<sup>rd</sup> for training.

Planning Director Paul Corder officially invited the Planning Commission to attend the presentation by Joseph Minicozzi for the City Council on October 4, 2016 at 5:00 p.m. A schedule of the meetings was provided in the packets and The Planning Commission can attend one of the other meetings listed. Joseph Minicozzi would be giving a report on the City of Lebanon and Wilson County and the public would be invited as well.

**ADJOURN**

There being no further business to come before the commission, the meeting was adjourned at 5:36 p.m.

  
Chairperson, David Taylor

  
Date