

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – March 28, 2023

Members

David Taylor	Mack McCluskey	Adrian Kelley	Chris Crowell
Chad Williams	Lisa Noble	John Lankford	

Staff

Kristy Barhite	Joshua Stahle	Kathleen Vail	Paul Corder
Mattie Neely	Andy Wright		

Call to Order

Chairman Mack McCluskey called the meeting to order at 5:00PM. Commission member Chris Crowell opened with the invocation and led the Pledge of Allegiance.

Chairman's Comments

Chairman Mack McCluskey said that they had talked at the SP and Annexation Committee and how they make decisions on annexations. It is indeed a judgement call and an opinion so he said that he would give his opinion and that is that annexation is totally what is best for the City of Lebanon, and it is not best for the landowners, realtors, or developers. He said that annexations want access to the sewer, however, he is not aware of any annexation that had added net value to the city only net cost. For him, he said that it is a straightforward decision, except in the case where there is a strategic need for the city, and generally the mayor lets the commission know about that.

Staff Reports

1. Sidewalks Report - Staff said that all of the 78 sidewalk permits are being installed for this month.

Committee Reports

1. SP & Annexation Committee Report – No report.
2. Historic Preservation Committee Report – No meeting.
3. Sidewalk, Bike, and Trails Committee Report –The committee met the consultants working with the parks plan.
4. Zoning Committee Report – No report.
5. Residential Development Committee – Chad Williams reported that there was a meeting, but nothing was accomplished.
6. Training Committee Report – Mack McCluskey said that there is a plan and ongoing training meetings will be scheduled.

Changes to the Agenda

- 2.-4. *Request by Al Neyer for future land use plan amendment from RXH to IL, plan of services, annexation, and zoning to IP approval for about 14 acres at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) to be added to Ward 3*

This item was deferred indefinitely.

Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 1.2 acres at 121 Rocky Road (Tax Map 68A Group B Parcel 33) from CXU to IL in Ward 5*

Seeing as there were no comments, the public hearing was closed.

Approval of Minutes

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the February 28, 2023 Planning Commission minutes. Motion carried.

Old Business

1. *Request by Walnut Ridge for preliminary plat approval for Walnut Ridge, a 151-lot conservation subdivision on about 61.24 acres at an unaddressed property on Manchester Boulevard (Tax Map 56 Parcel 14.01) zoned RS12 in Ward 6 (PN 945375)*

Staff comments:

- From the most Southwest cul-de-sac to the 4-way intersection at Knightsbridge Lane and Loma Vista Drive is measured at 2,096 linear feet. Connecting the cul-de-sacs is required or a block length variance must be requested.
 - A variance has been requested for the block length requirement.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with eliminating the cul-de-sacs and connecting them.

Lose Design's Mike Wrye was available to answer any questions. He said that there were complications with the connection it can be done however, it forces them into another watershed, etc.

Commissioner Chris Crowell asked if there was a watershed issue with all of them.

Mike Wrye said no, and his understanding of what Staff is asking for is that there be a connection and a stub with the open space.

Staff explained that the connection is to just connect the two cul-de-sacs.

Upon further discussion it was discovered that there was a confusion about what connection the developer thought Staff wanted but still asked for the variance.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the preliminary plat with the variance for the block length.

Roll Call vote:

John Lankford	No
Adrian Kelley	Yes
Chad Williams	Yes
Mack McCluskey	Yes
Chris Crowell	No
Lisa Noble	Yes
David Taylor	Yes

Motion continued. Motion carried 5-2.

2.-4. Request by Al Neyer for future land use plan amendment from RXH to IL, plan of services, annexation, and zoning to IP approval for about 14 acres at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) to be added to Ward 3

This item was deferred indefinitely.

New Business

1. Request by Land Solutions Company for final plat approval for Stratford Station – Phase 2A, a 54-lot subdivision on about 17.6 acres at an unaddressed property on Horn Springs Road (Tax Map 57 Parcel 27.01) zoned CN in Ward 5

Staff comments:

- Several minor notes need to be corrected.
- A site plan will be required for the units proposed within the townhome lots.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with the minor corrections made.

A motion was made by David Taylor and seconded by Adrian Kelley for recommended approval of the final plat with the minor notes corrected. Motion carried 6-1. Chad Williams voted against.

2. Request by Empower Me Center for site plan approval for Empower Me Center, a nonresidential development on about 25.45 acres at an unaddressed property on S Hartmann Drive (Tax Map 81 Parcel 113.01) zoned CS in the South Hartmann Overlay in Ward 3

Staff comments:

- One bike parking spot is needed for every 25 vehicle parking spaces provided. The plan proposes 367 vehicle parking spaces, which would require 15 bike parking spaces.
 - The applicant has requested a variance to provide 4 bike parking spaces.
- The AS-OM subdistrict of the S Hartmann Overlay has a build to line of 80 ft.
 - The applicant has requested a variance to not meet the build to line with any of their buildings.
- The S Hartmann Overlay requires all buildings to front on a street or open space.
 - The applicant has requested a variance to not front their buildings on streets or open spaces.
- 30% transparency is required on first story non-residential uses in this zoning district.
 - The applicant has requested a variance allow for 12% transparency on Building A and 16% transparency on the Education Center.
- Fiber cement is limited to 25% on primary and 50% on secondary façades. Metal panel and manufactured stone veneer are not permitted building materials in this district.
 - The applicant has requested a variance to allow for all façades to consist of a combination of those three building materials.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval and while no valid hardship exists on this property to support any of the variance requests, Staff does acknowledge the sensitive nature of the proposed use and is not opposed to any of the variances.

Lose Design's Mike Wrye was available to answer any questions.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the site plan with all the variances. Motion carried 7-0.

3. Request by Stonelake Capital for gate approval at 501 & 994 Hixson Boulevard (Tax Map 116 Parcel 9) and zoned IP in Ward 4

Staff comments:

- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the gate request. Motion carried 7-0.

4 & 5. Request by Carson's Towing for future land use plan amendment from CXU to IL and rezoning approval CN to IL for about 1.2 acres at 121 Rocky Road (Tax Map 68A Group B Parcel 33) in Ward 5

Staff comments:

- The Future Land Use Plan identifies this area as Commercial Mixed Use which would not support this request. The requested Future Land Use designation as Light Industrial would support this request.

Staff recommended denial because this request does not fit the Future Land Use Plan.

A motion was made by Chad Williams and seconded by John Lankford for a negative recommendation of amendment to the Future Land Use Plan and rezoning to City Council, due to the recommendation by Staff and because it is a request in a residential area. Motion carried 7-0.

6 & 7. Request by Manse Stanfield for plan of services, annexation, and zoning approval for about 90.2 acres of the 7855 Hickory Ridge SP Annexation project at 7855 Hickory Ridge Road (Tax Map 78 Parcel 39.01) and zoning to 7855HRSP to be added to Ward 4

Staff comments:

- The properties to the North, South & West are indicated as R-1 in the County and to the East as RD9. The Future Land Use Plan identifies this area as Mixed Housing which would support this request.
- The applicant is proposing the dedication of land they own in front of Spence Creek Subdivision for a future park. The city traffic engineer had requested road improvements from the site back to Highway 109 be included in this SP.

Staff recommended denial because the needed road improvements are not being included in this SP.

Steven Brown of 8143 Hickory Ridge Road said he understands progress but felt that they should be able to construct a home without pulverizing the ground with 400 blasts sometimes twice a day for a year

and a half. He said that he is tired of the blasting and felt the blasting company could use help because the company does not understand how to set his charges.

Chairman Mack McCluskey said that blasting is state regulated, and he understood the concerns.

Steven Brown said he will be back with his lawyer if anything happens to his foundation or anything else.

CSDG's Ryan Lovelace was available to answer any questions. He said that there have been many discussions about this project, and they have adjusted their plans based on the comments. He said that they know the sentiment of some regarding annexation and that was made clear in the comments. He said that this fits the Future Land Use Map. He noted that it is hard with residential to pinpoint what the benefit is to the city and that is the rooftops and the retail and commercial that follows. He added that they spoke with Traffic Engineer Kristen Rice, and they told her that they would do the Hickory Ridge Road improvements, nearly two miles of widening, to Highway 109. He asked for approval.

Andy German of 7737 Hickory Ridge Road said that he has young children, and he is looking forward to the improvements and the road improvement that was mentioned by the developer.

David Elrod of 132 Bluegrass Circle said that he just finished building his home and understood needing housing however, there are plenty of places that the city already has, and it does not need to annex any more. He noted that the road widening sounded nice but the whole road needed it.

Mack McCluskey said that a critical point that was pointed out was the road improvement is two miles.

Commissioner Chris Crowell abstained.

A motion was made by Chad Williams and seconded by Adrian Kelley for a negative recommendation for the plan of services, annexation, and zoning to City Council, due to there being no benefit to the City.

Roll Call vote:

John Lankford	No
Adrian Kelley	Yes
Chad Williams	Yes
Mack McCluskey	Yes
Chris Crowell	Abstain
Lisa Noble	Yes
David Taylor	Yes

Motion carried 5-1. John Lankford voted against.

8. *Request by National Indoor RV Centers for SP Amendment approval for about 20.1 acres of the SP-C-NIRV, Specific Plan Amendment, Signage, and exterior project at 1000 Aubrey Drive (Tax Map 81 Parcel 110) zoned NIRVSP in Ward 3*

Staff comments:

- The amendment changes the following:
 - Adding two LED highway signs measuring 800 sq. ft. and 300 sq. ft. respectively.
 - Increasing permitted max height of the monument sign on South Hartmann Drive from 6ft to 12ft and to allow for internal illumination.

- Wall signs changed from 240 sq. ft. total for all signs to 180 sq. ft. for each sign, limit 14 signs.

Staff recommended approval with no digital signs and one interstate-oriented sign no larger than 775 sq. ft. and one monument sign near the interstate no larger than 75 sq. ft.

National Indoor RV's Patrick Wilkerson was available to answer any questions. He said that he wanted to mention three things.

- The monument sign would be at the South Hartmann Drive entrance, and they are asking for a 12ft tall sign instead of 8ft because it is not easily visible, and he showed a similar sign that is 25ft tall on Hartmann as well.
- The wall signage would be for the other entrances around the building.
- Currently there are four billboard signs, and they would like two signs instead.

He said that they can also promote Lebanon activities on that sign (highway).

Chairman Mack McCluskey asked Staff to compare the signs with the new sign code.

Staff said that whereas the city is not allowing any new billboards, they have grandfathered billboards on the site, and they are trying to keep it around the same size and use it for on-site advertising.

Mack McCluskey stated that they are not in compliance then.

Staff said that they are trying to change it.

Mack McCluskey said that this will glut the new city ordinance before the ink gets dry.

Commissioner Lisa Noble asked about the billboard sign and if it would be okay if it was advertising something else rather than their own business.

Staff said that they are allowed to have billboards and it would be legal to have it a little bit smaller. The applicant is asking for 800 sq. ft., and we would allow 775 sq. ft. but we do not allow digital billboards.

There was a discussion.

Commissioner Chad Williams said that he does not have a problem with digital billboards other than it is not in our sign ordinance.

There was continued discussion regarding digital billboards.

Mack McCluskey asked the opinion of the City Councilors present regarding their feelings of the ordinance just passed.

Commissioner Chris Crowell said that this is a Specific Plan, which he is a big fan of because you can have a negotiation, so if they are talking about the city and the community being able to use it for promotion then there would need to be a question to be negotiated, another time, regarding the time limit, charges to the city, etc. He said that would be one of the things he would be interested in hearing about when it gets to City Council. He said that he also liked the fact that the number of signs is reduced. He wondered if there was a way to agree with the sign ordinance as much as possible and that would be helpful. If we worked it down to one exception and that exception is the LED sign and we work out a deal about that, then he said that he is open to hearing about that.

Chairman Mack McCluskey called on City Councilor Phil Morehead who was sitting out in the audience and asked him to express his opinion.

City Councilor Phil Morehead had no comment.

Commissioner David Taylor said that the 800 sq. ft. versus the 775 sq. ft. is basically 20 X 40.

Patrick Wilkerson said that is the way they come but they said that they could make it 775 sq. ft.

David Taylor said that if they could make it 775 sq. ft., then he agreed with Chris Crowell and let us have that negotiation with the City Council.

A motion was made by David Taylor and seconded by John Lankford for recommended approval of the amendment to the Specific Plan to City Council.

Commissioner Chad William asked about the size, height, and width to make a sign that size.

The answerer was not identified and on the microphone.

Motion carried 6-1. Mack McCluskey voted against.

9. *Request by B.L. Bennett & Associates for SP Amendment approval for about 40 acres of the Cedar Creek Lane SP project at an unaddressed property on Bettis Road (Tax Map 94 Parcel 31.08) and zoned CCLSP in Ward 4*

Staff comments:

- On the final version of the SP, the number of units in each section shall be given.

Staff recommended approval because this master plan provides important road connections for the City and the changes are consistent with the initial intent of the approved master plan.

Ryan Lovelace of CSDG spoke about the amended project and was there to answer any questions.

A motion was made by Chad Williams and seconded by Chris Crowell for recommended approval of the amendment to the Specific Plan to City Council. Motion carried 7-0.

10. *Request by Staff for a Zoning Code amendment to Chapter 2, Section 3, Subsection B to remove drive thru as a condition of determining qualification for a minor site plan review*

The amendment would change drive thrus to be reviewed as a minor for staff review.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the amendment to the Zoning Code to City Council. Motion carried 7-0.

11. *Request by Staff for a Zoning Code amendment to Chapter 2, Section 3 to add Subsection C to allow for gate approval applications to be approved by City Staff*

This amendment would change gate approvals to be reviewed as a minor for staff review.

A motion was made by John Lankford and seconded by Chad Williams for recommended approval of the amendment to the Zoning Code to City Council. Motion carried 7-0.

12. Request by the Residential Development Committee for a Zoning Code amendment to add single-family and two-family design standards

This amendment would be a requirement for all new single family and two-family developments.

Ryan Lovelace of CSDG was concerned about projects being potentially "grandfathered" into the old code if they were approved prior to the code change. He requested a list of "grandfathered" projects.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the amendment to the Zoning Code to City Council without the stucco and fiber cement. Motion carried 7-0.

13. Request by the Residential Development Committee to adopt the building material standards for single-family and two-family design standards

This statement is required by State Law - The proposed ordinance requires certain materials to be restricted in the construction of buildings.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the amendment to the Zoning Code to City Council without the stucco and fiber cement.

Commissioner Lisa Noble asked for clarification as to the purpose of this ordinance.

Commissioner Chad Williams said that they are trying to make the building standards better for Lebanon and not have a bunch of houses that are not sided with things that are not appealing to the eye.

Chad Williams went over how current houses look with siding that gets moldy.

Lisa Noble asked if the builders were informed, does the process change to get a permit, will an engineer have to look at it for approval.

Chad Williams replied that as long as they have the right percentage of building materials on the four sides then it will go through like it does now.

Planning Director Paul Corder said that they reached to some builders and given them opportunity to comment. He said that it would be a more extensive process and we would have to look at more things than currently. He also noted that we would not be able to handle the capacity of the work that would be required and the City would have to hire more Staff.

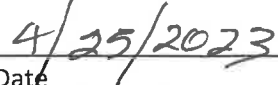
The discussion continued.

The motion continued. Motion carried 7-0.

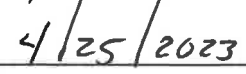
Adjourn

The meeting was adjourned at 5:53PM.


Mack McCluskey, Chairman


Date


Kathleen Vail, Recording Secretary


Date