

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – August 22, 2023

Members

Mack McCluskey	Chuck Daley	David Taylor	Adrian Kelley
Chris Crowell	John Lankford	Nick Hays	Chad Williams
Lisa Noble	Ronnie Kelley		

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. There was a moment of silence for the passing of the former commission member Jesse Gilliam who served for over a decade.

Public Comments – None.

Staff Reports

1. Sidewalks Report - Staff said that all the 87 sidewalk permits are being installed for this month.

Committee Reports

1. SP and Annexation Committee – Chuck Daley reported that there was one item heard at the special called meeting and that item met all the criteria and is on the planning commission agenda.
2. Residential Subcommittee – No meeting.
3. Training Committee Report – Nick Hays reported that session two of training will be held on August 30th at 9:30AM.

Changes to the Agenda

10-11. Request by Danny Nicely for future land use plan amendment approval from RXH to CXU and rezoning approval from R-1 to C-1 in the County for about 3.9 acres at 5425 E Division Street (Tax Map 78 Parcel 41.01) in the UGB

These items were deferred by the applicant.

Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 1.57 acres at 516 Hartsville Pike (Tax Map 58M Group J Parcel 14) from RXH – Mixed Housing to CS – Commercial Service*

2. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 5.81 acres at unaddressed property on Hartmann Drive (Tax Map 58 Parcel 28.02) from RPO – Rural Preservation/Open Space to IL – Light Industrial*
3. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 2 acres at 100 & 102 Hartmann Commerce Drive (Tax Map 81 Parcel 87.1 & 87.11) from CMO – Office/Medical to CI – Interchange Commercial*
4. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 3.9 acres at 5425 E Division Street (Tax Map 78 Parcel 41.01) from RXH – Mixed Housing to CXU – Commercial Mixed Use*

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

Approval of Minutes

A motion was made by Chris Crowell and seconded by David Taylor for recommended approval of the July 25, 2023 Planning Commission minutes. Motion carried.

Consent Agenda

1. *Request by Tridon Development for preliminary plat approval for Tridon Development & Streams Edge Properties, a 2-lot subdivision on about 5.01 acres at an unaddressed property on South Hartmann Drive (Tax Map 81 Parcels 111.02 & 122.07) zoned CG in the South Hartmann Overlay in Ward 3*
2. *Request by Tridon Development for final plat approval for Tridon Development & Streams Edge Properties, a 2-lot subdivision on about 5.01 acres at an unaddressed property on South Hartmann Drive (Tax Map 81 Parcels 111.02 & 122.07) zoned CG in the South Hartmann Overlay in Ward 3*
3. *Request by Huddleston Steele Engineering, Inc. for final plat approval for 2nd Resubdivision of Lot 22, Eastgate Business Park, a 3-lot subdivision on about 9.06 acres at 6100, 6110 & 6120 E Division Street (Tax Map 79 Parcel 69.15) zoned IP & IH in Ward 4*
4. *Request by Century Communities of Tennessee, LLC for final plat approval for Carver Creek, Phase 3, a 27-lot conservation-subdivision on about 20.7 acres at an unaddressed property on Subban Court (Tax Map 45 Parcels 53.01) zoned RS20 in Ward 1*
5. *Request by Jack Bell for site plan approval for Hamilton Square, a 201-unit mixed-use development on about 10 acres at an unaddressed property on Gaston Park Drive (Tax Map 57 Parcel 8.04) zoned HSSP in Ward 6*

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the Consent Agenda items. Motion carried 10-0.

Old Business

Request by Noyaa, Inc. for site plan approval for Country Inn & Suites by Radisson, a non-residential development on about 3.37 acres at an unaddressed property on South Hartmann Drive (Tax Map 68A Group F Parcel 1.05) zoned CG in the South Hartmann Overlay in Ward 5

Staff comments:

- Block length exceeds the 600 ft max allowed in the South Hartmann Overlay.
 - A variance has been requested. Bartons Creek is a stream order 5 in this location which is a valid hardship.
- Block perimeter exceeds the 5,700 ft max allowed.
 - A variance has been requested. Bartons Creek is a stream order 5 in this location which is a valid hardship.
- The AS-SC subdistrict of the Overlay limits building height to 3 stories.
 - A variance has been requested. The flood plain on this property is a valid hardship unique to the property.
- First story commercial requires 30% transparency and 10% on upper stories.
 - The applicant has requested a variance to provide 15.9% on the first story and 21.1% on the upper stories. The applicant has stated the floodplain is a hardship. While this can be a valid hardship. This is not a valid hardship for this request.
- The applicant has suggested moving the trail easement from the north property line to the south property line as the north property line has a ditch.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with the trail easement on the south and east property lines and with block length, block perimeter, and building height variances, as they have valid hardships, and with the transparency meeting the code.

Warren and Associates Kramer Tuggle was available to answer any questions. He said that the hardship is the floodplain for the transparency variance. They said that they are providing twenty-one percent more glass than required on the entire façade.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the site plan with the variances for the block length, block perimeter, building height, and transparency and moving the trail easement to the south. Motion carried 10-0.

New Business

1. *Request by David Clement for site plan approval for On the Road Coach, a non-residential development on about 2.8 acres at 885 Cainsville Road (Tax Map 82 Parcel 2.01) zoned IL in Ward 2*

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 Chuck Daley for recommended approval of the site plan. Motion carried 10-0.

2. *Request by Lifestyle Communities for site plan approval for LC Lebanon, a 590-unit mixed-use development on about 50.86 acres at 1850 Franklin Road (Tax Map 80 Parcel 48) zoned CN in the South Hartmann Overlay in Ward 3*

Staff comments:

- Fifteen percent of the building area needs to be commercial.
 - The applicant has requested a variance to provide 5%.
- Blocks shall not be greater than 600 ft long in the S Hartmann Overlay. Additional connections needed are as follows:
 - 3 north – This property is bordered by I-40 to the north which is a valid hardship.
 - 1 west – no valid hardship has been found.
 - 1 east – The new Bates Ford site is to the east and presents a valid hardship due to existing development pattern.
 - Variances for the missing connections have been requested.
- Block perimeter exceeds max of 5,700 feet.
 - A variance has been requested. Needing to cross I-40 is a valid hardship.
- A development of 590 units requires 5 connection points. At least 3 need to be built and 2 can be stubs. 3 are being built but are all currently connecting to the same road and 1 stub to the west is being provided.
- One street furnishing is needed for every 100 feet of street frontage. These are not being shown.
 - A variance has been requested to provide 1 furnishing per 300 feet of frontage.
- Multiple building façades do not meet provide the minimum amount of 75% masonry on primary façades.
 - A variance has been requested to provide 45%.
- Minor note corrections are needed.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with variances for the commercial percentage, block length to the north and east, and block perimeter. A variance for building materials applying only to frontages not facing Franklin Road or the interstate. An additional connection to the Hall and/or Brown property. All other comments meeting the code.

Chairman Mack McCluskey asked the applicant what their justification was for not meeting the 15% commercial.

CSDG's Joe Haddix was available to answer any questions. He said that during the preliminary meeting it was discussed that the commercial percentage needed to be under roof. This development group hosts volleyball tournaments and leagues as well as introducing a pickleball league and for comparison, the Mt Juliet facility has over 400 teams in their volleyball league. He said that they discussed whether they included the two courts if that would get us above 15% because that does serve more as a commercial use, it is just not under roof.

Mack McCluskey said that sounded like a real stretch to him.

Joe Haddix continued. He said that this facility would offer a sit-down restaurant, a morning ritual coffee shop, a live-work space and with the current workforce, a lot of the tenants want to work around others when they are working from home. He said that there is more commercial space in this facility than most of the others. After talking with Staff, he said that they looked at the façade requirement and came up with anything fronting Franklin Road and the Interstate can meet the 75% masonry requirement. He said that this developer offers abundant street furnishings, they are just at the end of the blocks, so they requested one furnishing per 300 feet of frontage. Additionally, they have added one stub to the western property and the concern is not knowing how that particular property would develop interacting with their commercial and they requested a variance for the second connection to the West.

Lifestyle Communities' Steve Younger said that they do not refer to their communities as apartment complexes, they are trying to provide a walkable environment and they are one of the few apartment builders that have a sit-down restaurant in their community and that is why they went with the commercial neighborhood zoning and that their other option would have been to subdivide and have commercial and multifamily options. He said that they have the stub for the West at the commercial area of the property and if that other property becomes commercial, then two commercial properties interacting would be great however, the other stub would be to the back of retail and that could become a safety issue.

Commissioner Chad Williams said that he had a whole lot of heartburn with taking 1/3 of what they recommended of commercial, 2/3 would be easier for him to swallow and support. He said he had no problem with the rest of the variances except the building materials and he wanted to follow the code because he liked the look of the buildings in Mt Juliet, and he is not a big fan of the Hardie.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the site plan with variances for the connection points, block length, street frontages, and block perimeter with 10% commercial needed and 75% masonry required.

Commissioner Lisa Noble asked why the commission would want to accept the 10% instead of the 15%.

Chad Williams said to give them a little bit of a variance because he could understand being able to double the size of a restaurant, but he doesn't not think that tripling it is maintainable in that size building.

There was continued discussion on what qualified as commercial.

Commissioner John Lankford asked the developer how this project would differ from the Mt Juliet property.

Steve Younger said that they are pretty much the same however Mt Juliet has more brick on the front and in the development, it has the Hardie, but this project has the morning ritual coffee shop and a co-working area. He said that the wellness area is also larger, and that membership is open to everyone not just that community. He talked about the four communities that are in Middle Tennessee with volleyball at every one of their facilities.

Commissioner Nick Hays asked if the commercial at the other facilities is also 5%.

Steve Younger affirmed that it was.

Commissioner Adrian Kelley asked if Staff's recommendation for approval was with the 5% commercial.

Staff said that they consider that percentage appropriate based on the track record and what they are seeing in other communities. There is a gym, a co-working space, and the coffee shop that would all count towards that 5% and there is also the volleyball court, pickle ball court and a kiosk that does not count.

Commissioner Chuck Daley asked if they are adding the gym and everything towards the commercial.

Staff said that there is a gym, a co-working space, restaurant, and the coffee shop that would all count towards that 5% and there is also the volleyball court, pickle ball court and a kiosk that does not count.

Commissioner Chris Crowell said that the concept of what they have seen at The Goat in Mt Juliet is something that he would like to see here and typically he would fully support the 15% requirement but, in this case, he would be comfortable with something different.

The motion continued.

Roll call vote:

John Lankford	No
Ronnie Kelley	No
Adrian Kelley	No
Chuck Daley	Yes
Chad Williams	Yes
Mack McCluskey	Yes
Chris Crowell	No
David Taylor	Yes
Nick Hays	Yes
Lisa Noble	Yes

Motion carried 6-4.

3-4. Request by Lauren Huff for future land use plan amendment approval from RXH to CS and rezoning approval from R2 to CS for about 1.57 acres at 516 Hartsville Pike (Tax Map 58M Group J Parcel 14) in Ward 2

Staff comments:

- The properties to the north, east & south are indicated as Mixed Housing and to the west as Public/Institutional/Residential on the Future Land Use Plan.
- All adjacent properties are zoned R2.

Staff recommended denial because the requested future land use amendment is not compatible with the existing adjacent uses nor for the future plans for this corridor.

K&A Surveying's Brian Keith was available to answer any questions. He said that they purpose of the rezoning is to accommodate the existing commercial building on that property. He said that he knows

the zoning is residential, but they want to use this building as a commercial type of use. He said that hopefully, the future plans would be for residential use in the front.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended denial of the amendment of the Future Land Use Plan and the rezoning to City Council as recommended by Staff.

Commissioner Adrian Kelley asked what the current use of the building was.

Staff said that it was hard to tell what the use was when they went to check it out several times.

The motion continued. Motion passed 10-0.

5-6. Request by Hayden White for future land use plan amendment approval from RPO to IL and rezoning approval from RS20 to Hartmann Industrial Text SP for about 5.81 acres at an unaddressed property on Hartmann Drive (Tax Map 58 Parcel 28.02) in Ward 1

Staff comments:

- The properties to the north are indicated as Light Industrial & Rural Preservation/Open Space, to the east as Rural Preservation/Open Space, to the south as Public/Institutional/Residential, and to the west as Light Industrial on the Future Land Use Plan.
- The properties to the north are zoned IP & RS20, to the east as RR & CG, to the south as RR & RS20, and to the west as IP.
- The interior paving plan will need Engineering approval.

Staff recommended approval.

Dean Design Group's Charlie Dean was available to answer any questions. He said that they are proposing something that would fit the surrounding area that is across from heavy industrial.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the amendment of the Future Land Use Plan and the rezoning to City Council. Motion carried 10-0.

7-9. Request by West Hartmann Group for future land use plan amendment approval from CMO to CI, South Hartmann Overlay amendment approval from AS-OM to AS-IC, and rezoning approval from CN to CG for about 2 acres at 100 & 102 Hartmann Commerce Drive (Tax Map 81 Parcels 87.1 & 87.11) in the South Hartmann Overlay in Ward 3

Staff comments:

- All adjacent properties are indicated as Office/Medical on the Future Land Use Plan.
- All adjacent properties are indicated as AS-OM in the South Hartmann Overlay.
- The properties to the north & east are zoned CG to the south as CN, and to the east as RR & CG.

Staff recommended approval.

Dean Design Group's Charlie Dean was available to answer any questions. He said that they wanted to change the zoning from CN to CG to match the continued development of that property with flex space buildings.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the amendment of the Future Land Use Plan and the rezoning to City Council. Motion carried 10-0.

10-11. Request by Danny Nicely for future land use plan amendment approval from RXH to CXU and rezoning approval from R-1 to C-1 in the County for about 3.9 acres at 5425 E Division Street (Tax Map 78 Parcel 41.01) in the UGB

These items were deferred by the applicant.

12. Request by Ronaldo & Tamikia White for rezoning approval for about 0.43 acres at 706 East Main Street (Tax Map 67H Group F Parcel 10) from CG to White's Food Court Text SP in Ward 2

Staff comments:

- The properties to the north, east and west are zoned as CG, and to the south as RS9.
- This property is indicated as Commercial Mixed Use on the Future Land Use Plan.

Staff recommended approval because this request is supported by the Future Land Use Plan.

Dean Design Group's Charlie Dean was available to answer any questions. He said they supplied a sketch tonight to help give a little bit of the concept of what they are proposing even though this is a Text SP. He said that at the SP and Annexation Committee there was discussion of the plan, and they felt that this would be a continued redevelopment of Ward 2 and an asset to that side of town.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the rezoning to City Council. Motion carried 10-0.

13. Request by Hammer Enterprises for rezoning approval for about 1.24 acres at 529 W Baddour Parkway (Tax Map 58N Group B Parcel 32.05) from IL to CS in Ward 1

Staff comments:

- The properties to the north, east and west are zoned as IL and to the south as RP2.
- This property is indicated as Suburban Commercial on the Future Land Use Plan.

Staff recommended approval because this request is supported by the Future Land Use Plan.

Dean Design Group's Charlie Dean was available to answer any questions. He said that they wanted to change the zoning to a commercial use which would allow a broader tenant base.

A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the rezoning to City Council. Motion carried 10-0.

14. Request by Trigate-Suncrest Blue Hickory for rezoning approval for about 2.73 acres at an unaddressed property on Hickory Ridge Road (Tax Map 68 Parcel 10.01) from RR to RS9 in Ward 4

Staff comments:

- The properties to the north are zoned as RS20 to the east & west as RR and Blue Hickory SP and to the south as Blue Hickory SP.
- This property is indicated as Residential 4 Units per Acre on the Future Land Use Plan.

Staff recommended approval because this request is supported by the Future Land Use Plan.

CSDG's Kyle Griffin was available to answer any questions. He said that these parcels are just the two out parcels that the seller had intended to retain. He said that the request is compliant with the Future Land Use Plan.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the rezoning to City Council. Motion carried 10-0.

15. Request by Ensley Hagan for rezoning approval for about 102 acres at an unaddressed property on S Hartmann Drive (Tax Map 81 Parcel 2) from CG to Hagan Property Text SP in Ward 4

Staff comments:

- The properties to the north are zoned RS20, to the east as CG, and to the south & west as CS.
- The applicant and City are working on a memorandum of understanding regarding the right-of-way dedication.

Staff recommended approval with an approval of the memorandum of understanding.

Lose Design's Kristen Adamson-Telesz was available to answer any questions.

Chairman Mack McCluskey said that it is alright for them to deal with this contingent on the right-of-way dedication.

Planning Director Paul Corder said that that the memorandum of understanding is what is planned so it is appropriate.

Commissioner Chad Williams asked for Ensley Hagan if can they change an SP to make it longer if the SP expired.

Planning Director Paul Corder replied that they could not, but they could renew it.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the rezoning to City Council. Motion carried 10-0.

16. Request by the Residential Development Committee for a zoning code amendment to remove fiber cement siding/shingles/trim and composite siding from List 1 in table 14.808-1b Single-Family and Two-Family Residential Permitted Materials

Staff recommended denial because City Council recently passed an ordinance regulating these materials on single-family homes and two-family homes.

Chairman Mack McCluskey said that as a point of order, the commission is not bound by what the City Council has passed, the commission can make recommendations to them.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the amendment of the Zoning Code to City Council.

Commissioner Nick Hays asked for clarification if this would be taking Hardie out of the materials.

Commissioner Chad Williams replied that it would keep them from having the big apartment buildings and that thing on Horn Springs Road that does not look appealing to the eye.

Commissioner Chris Crowell noted that being on both the Planning Commission and City Council, and as something that is city-wide, there are some structures that either have been built or might be built in certain areas, where it (Hardie) may fit more in the neighborhood.

Chad Williams noted that they could always get a variance.

The motion continued.

Roll call vote:

John Lankford	No
Ronnie Kelley	Yes
Adrian Kelley	Yes
Chuck Daley	Yes
Chad Williams	Yes
Mack McCluskey	Yes
Chris Crowell	No
David Taylor	Yes
Nick Hays	No
Lisa Noble	Yes

Motion carried 7-3.

Directors Comments

May Jesse Gilliam’s memory be eternal.
Commissioner Training session next Wednesday, August 30th at 9:30AM.

Adjourn

The meeting was adjourned at 5:44PM.



Mack McCluskey, Chairman

David Taylor, Vice Chairman

09-26-2023

Date



Kathleen Vail, Recording Secretary

9/27/2023

Date