

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – August 24, 2021

Members

Mack McCluskey
Ronnie Kelley
Nick Hays

Chuck Daley
Robert King

Jesse Gilliam
Chad Williams

Chris Crowell
Mike Walls

Staff

Joshua Stahle
Andy Wright

Angela Fantom
Sarah Haston

Paul Corder
Jeff Baines

Regina Santana

Call to Order

Vice Chairman Mack McCluskey called the meeting to order at 5:00 PM. Commissioner Jesse Gilliam opened with the invocation and led the Pledge of Allegiance.

Changes to the Agenda

13. Request by Noyaa, Inc. for a future land use plan amendment for about 2.56 acres on the Proposed Rezoning of Parcels 13.03 and 13.04 at unaddressed properties on Lebanon Road (Tax Map 56 Parcels 13.03 & 13.04) from RSL to IC in Ward 6

The applicant has requested deferral to the September 28, 2021 Planning Commission meeting.

14. Request by Noyaa, Inc. for rezoning approval for about 2.56 acres on the Proposed Rezoning of Parcels 13.03 and 13.04 at unaddressed properties on Lebanon Road (Tax Map 56 Parcels 13.03 & 13.04) from RS20 to CG in Ward 6

The applicant has requested deferral to the September 28, 2021 Planning Commission meeting.

Public Hearing

- 1. Public Hearing on the proposed amendment to the Future Land Use Plan for about 2.56 acres at unaddressed properties on Lebanon Road (Tax Map 56 Parcels 13.03 & 13.04) from RSL to IC in Ward 6 (Planning Commission Resolution 21-20)*
- 2. Public Hearing on the proposed amendment to the Future Land Use Plan for about 0.21 acres at 1920 Coles Ferry Pike (Tax Map 58 Group C Parcel 26) from RPO to RLD and RLD to RPO in Ward 1 (Planning Commission Resolution 21-21)*

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

Approval of Minutes

Regular Called July 27, 2021 Planning Commission Meeting

The minutes were approved 9-0.

Consent Agenda

1. *Request by Al Neyer, LLC for preliminary plat approval for The Vincent Cason Estate Property, Lots 9A, 9B, 10 & 11, a 2-lot subdivision on about 38.29 acres at an unaddressed property on Alligood Way and unaddressed properties on SE Tater Peeler Road (Tax Map 81 Parcels 77.00, 77.01, 77.02, and 77.14) zoned IP in Ward 3*
2. *Request by Clayton Properties Group, INC. for final plat approval for The Preserve at Belle Pointe Phase 1A4, a 59-lot subdivision on about 13.3 acres at an unaddressed property on Cairo Bend Road (Tax Map 47 Parcel 10) zoned RS20 with a PUD overlay in Ward 6*
3. *Request by DR Horton for final plat approval for Villages of Hunters Point – Phase 6, a 98-lot subdivision on about 17.77 acres at 1501 Hunters Point Parkway (Tax Map 58 Parcel 68) zoned RS6 in Ward 1*
4. *Request by Goodall Homes for final plat approval for Stonebridge Phase 33, a 73-lot subdivision on about 14.39 acres at 4735 Leeville Pike (Tax Map 79 Parcel 52) zoned RS12 with a PUD overlay in Ward 4*

The consent items were approved 9-0.

New Business

1. *Request by Pulte for preliminary plat approval for Lynnwood, a 126-lot subdivision on about 62.47 acres at an unaddressed property on Hartsville Pike (Tax Map 59 Parcels 111.26 and 111.27) zoned RS12 in Ward 2*

Staff reported that the plat meets the code requirements. There is a City Council Resolution 17-2068 that disallows additional connections to the Johnson Heights subdivision. Staff is not opposed to the plat as it is.

City Attorney Andy Wright advised that basically, ordinances have the rule of City law and resolutions are expressions of intent or declarations. Therefore, this resolution does not negate the City's Subdivision Regulations. Ultimately, the Planning Commission can approve the plat with or without the connectivity.

Staff was not opposed to the connections.

Civil Site Design Group's Ryan Lovelace was available to answer any questions. He explained that the actual entrance is onto Hartsville Pike (the new roadway) and the connections are more like backdoor entrances. There is an option to put emergency gates at those connections, and the applicant is okay with installing them.

Commissioner Chad Williams said the number is typically 124 units in a subdivision before two entrances are required and asked if emergency gates would help.

Staff replied that they are physical stubs, gated or not.

A motion was made by Chad Williams and seconded by Chuck Daley for approval of the preliminary plat. Motion carried 9-0.

2. *Request by Brock Rust for a minor master plan amendment for Five Oaks Phase 5 Sections 3, 4, and 5, a 124-lot subdivision on about 37.2 acres at unaddressed properties on Five Oaks Boulevard and Rosenhaven Court (Tax Map 46H Parcel 43 and Tax Map 47 Parcels 39.00, 39.01) zoned HDRPUD with a PUD overlay in Ward 6*

Staff recommends approval because the max density allowed in the Five Oaks Master Plan is 7 units/acre and this amendment is less than the maximum density. This will also complete the roadway network in Phase 5.

Applicant Brock Rust was available to answer any questions.

Five Oaks of Wilson County Homeowners' Association Vice President Michael Landy, of 507 Glenway Cove, presented a handout and read it to the commissioners (see Exhibit A). He spoke in opposition to the proposed modification of the proposed project.

Civil Site Design Group's Joe Haddix was available to answer any questions. He advised that the revision on the screen removed the Villa units and is now for all single-family lots, with 22 estate lots being along Callaway Drive. Mr. Haddix asked for approval of the additional 87 lots. He estimated that the homes will be about 200 to 300 square feet larger than the current Goodall project, with a price point of around \$425,000 to \$525,000 for smaller lots; the estate lots should be between \$225,000 to \$250,000 just for the lots only. The applicant feels this is a good transition coming east to west out of the Goodall project. Currently, Goodall's connectivity dead-ends, and this will fully create the loop from Five Oaks Boulevard. It allows for better traffic flow as well as emergency operations. Mr. Haddix added that these lots will contribute to the new traffic signal at Highway 70. He explained that the request does not exceed the original approved density.

Staff read a letter from Robert Doby III, one of the owners of Five Oaks Golf & Country Club. The letter endorsed the project (see Exhibit B).

Tony Caracciolo, of 102 Five Oaks Circle and a board member of the Five Oaks of Wilson County Homeowners' Association, said 87 additional houses compared to the original 49 will increase traffic significantly. He believes that most of the neighbors are unaware of this proposal because there has been very little communication. Many of the residents are concerned, as they believe it will have a negative impact on their neighborhood.

Sam Hatcher of 631 Five Oaks Boulevard advised that he is one of the sellers of this property. He has spoken with several people in Five Oaks, and it seems that some misinformation about this plan was distributed. Mr. Hatcher just found out about the misinformation Thursday night when he received communication regarding the estate lots being replaced with small duplexes, which is not true. Additionally, the revision on the plan was pointed out by a planning commissioner and made the properties in the back detached homes instead of attached homes. Mr. Hatcher explained that Mr. Haddix was being a little modest regarding the prices of the homes. He requested approval of the item, as he feels it would present a different lifestyle in Five Oaks.

Commissioner Chad Williams has had multiple phone calls from Five Oaks residents who are concerned about the extra density and extra traffic. He disclosed that he is friends with Sam Hatcher. Commissioner Williams expressed concern that doubling or tripling the number of houses in the development would decrease the value of the existing homes.

A motion was made by Chad Williams and seconded by Chuck Daley for denial of the amendment to the minor master plan.

Commissioner Chris Crowell asked if there is a connection being proposed and is it \$25,000 that goes to the traffic signal contribution, which over all is how much.

Staff affirmed that there will be two internal connections, one to Five Oaks Boulevard and one to the Goodall section.

Engineering Services Director Regina Santana said that it is part of that agreement when the apartments came in.

Traffic/Transportation Engineer Kristen Rice advised that the estimated total for the traffic signal, which should be complete in October, is \$270,000.

Commissioner Crowell believes that some of the comments about home values are valid. He acknowledged that growth does come with concerns but pointed out that there are also positives to consider, as additional residents would mean additional contributions toward the HOA's improvements to the community.

Commissioner Nick Hays has received calls from Five Oaks residents who are in favor of the amendment.

Commissioner Robert King said he also received calls in favor of this project.

Commissioner Mike Walls commented that this project tries to match the Goodall property and the original Five Oaks property, and he can't find any fault with it.

Vice Chairman Mack McCluskey said that having to fill in for the Chairman's position, he thinks there is an advantage to having a variety of housing and there clearly is a variety in Five Oaks, citing the townhouses and apartments there as well as 1200 units being built by Goodall to the west. He stated he will not make motions and he will not second motions, but he has the opportunity to make comments.

Commissioner Ronnie Kelley has also received calls. He asked what staff's recommendation is.

Staff explained that you can change the master plan. Staff is recommending approval because it matches the original PUD.

The motion to deny the amendment to the minor master plan failed 2-7.

A motion was made by Chris Crowell and seconded by Robert King for approval of the amendment to the minor master plan as recommended by staff. Motion carried 7-2.

3. *Request by Brock Rust for preliminary plat approval for Five Oaks Phase 5 Sections 3, 4, and 5, a 124-lot subdivision on about 37.2 acres at unaddressed properties on Five Oaks Boulevard and Rosenhaven Court (Tax Map 46H Parcel 43 and Tax Map 47 Parcels 39.00, 39.01) zoned HDRPUD in Ward 6*

Staff reported that Road A is more than 1200 feet from Five Oaks Boulevard, and a variance has been requested. Staff recommends approval because it is less than the maximum density and completes the network of Phase 5. Staff recommends approval based on the positive motion of New Business Item #2.

A motion was made by Chris Crowell and seconded by Robert King for approval of the preliminary plat. Motion carried 7-2.

4. *Request by DR Horton for final plat approval for Villages of Hunters Point – Phase 5A, an 80-lot subdivision on about 20.24 acres at 1501 Hunters Point Parkway (Tax Map 58 Parcel 68) zoned RS6 in Ward 1*

Staff advised of the need to label the open space parcels in the same format as the buildable parcels in sequential order and label them as non-buildable open space. These revisions were agreed to and will be made prior to engineering submittal. The walking trail needs to be shown on parcel labeled as OS 601. The revisions were agreed to and will be made prior to engineering submittal. The newly adopted Comprehensive Plan calls for a multi-use trail along this section of Hartmann Drive. This was agreed to add if in previously established right-of-way. Staff recommends approval with the agreed upon revisions.

A motion was made by Chad Williams and seconded by Jesse Gilliam for approval of the final plat with the agreed upon revisions. Motion carried 9-0.

5. *Request by DR Horton for final plat approval for Villages of Hunters Point – Phase 5B, a 48-lot subdivision on about 14.41 acres at 1501 Hunters Point Parkway (Tax Map 58 Parcel 68) zoned RS6 in Ward 1*

Staff advised of the need to label the open space parcels in the same format as the buildable parcels in sequential order and label them as non-buildable open space. These revisions were agreed to and will be made prior to engineering submittal. The newly adopted Comprehensive Plan calls for a multi-use trail along this section of Hartmann Drive. This was agreed to add if in previously established right-of-way. Staff recommends approval with the agreed upon revisions.

A motion was made by Chad Williams and seconded by Chuck Daley for approval of the final plat with the agreed upon revisions. Motion carried 9-0.

6. *Request by John Blackwell for minor site plan approval for 631 CL Manier Street, a 3-unit residential development on about 0.33 acres at 631 CL Manier Street (Tax Map 67H Group G Parcel 10) zoned R2 in Ward 2*

Staff advised of the need to show the proposed stormwater runoff control and provide building elevations. The site plan shows sidewalks which are required. Staff recommends approval of Site Plan Version 1 with stormwater runoff control and building elevations being provided.

Mary McAdoo Harris, of 629 C L Manier Street, lives adjacent to the subject property which used to be a single-family dwelling, but it burned down. Ms. Harris was notified that there was going to be three shotgun houses to be built. She said most of the people there have lived in the area for over 50 years and have worked very hard, and it is one of the nicer neighborhoods in our African American areas. Ms. Harris called the commission and was informed that nothing was brought yet to be approved; however, there is lumber and an electric pole on the property. The homeowners are disgusted and feel that they were in the dark about any changes made. Ms. Harris talked with the Planning Director who said that the owner is in compliance, and nothing is to be done until approval and permits have been received. Ms. Harris indicated that several disgusted homeowners were present and would like to know the procedure to make sure this does not happen to others. Ms. Harris and the homeowners will not sit back and not fight for their area because the project is not like the houses there. Ms. Harris requested that the project not happen. She asked if anyone wanted to come up and say anything.

Vice Chairman Mack McCluskey advised the neighbors present that they could stand to show support of Ms. Harris's statements and they could speak if they did not repeat what she already stated.

Ms. Harris continued by saying that she did not know she would be the only one to speak but she expressed herself from the heart. She added that they had a lot of things happen to them especially with certain areas in this community. If this contractor can change his mind and put in something that blends with the area, Ms. Harris said she would certainly appreciate it.

Derek Dodson of 106 Chapman Drive commented that there are some things on tonight's agenda that make him angry, including this item. He questioned how the proposed project can be considered a minor site plan.

Staff explained that a minor site plan has less than four units on a property and is normally approved by staff. This item is on the agenda due to comments and requested received by staff.

Applicant John Blackwell of 800 Callis Road advised that contractor Ben Stacey had ordered some trusses and set them out on the property early, and he didn't realize it. They bought the lumber because of the prices fluctuating and got a little bit ahead, which is what got everyone a little bit stirred up. Mr. Blackwell thinks his project is a benefit to the community and requested approval.

Commissioner Chris Crowell asked about the density.

Staff replied the property is zoned R2 and around 13 units per acre.

Commissioner Chad Williams asked if Mr. Blackwell had done everything that is required.

Staff recommends approval of Site Plan Version 1 with stormwater runoff control and building elevations being provided.

Commissioner Ronnie Kelley stated that he is very familiar with the area and the stormwater floods there a lot. He has been in this situation before and moved because of people putting things over there, which is really not a good thing to do with that neighborhood. Commissioner Kelley expressed that it would be great if the applicant could put in something that is similar to what is already there. He understands that the developer wants to put in something that makes money, but the neighborhood is the only black neighborhood that has been there for a long, long time. If Commissioner Kelley were a builder, he would

go to the residents first to talk to them. He thinks that this item should be reconsidered because it is one thing making money but another thing taking people's pride away. Commissioner Kelley believes these plans look like shotgun houses.

Vice Chairman Mack McCluskey reminded Commissioner Kelley that the item has been brought to the commission to make a decision and commissioners are not being told what to do. Commissioners don't have to agree with the project, so Commissioner Kelley can express his opinion in the form of a motion.

Some members of the audience wanted to speak, but the public comment period had already closed.

A motion was made by Chad Williams and seconded by Ronnie Kelley to recommend that Mr. Blackwell meet with neighborhood residents and to defer the minor site plan to next month's meeting. Motion carried 9-0.

7. *Request by Randal 109 Partnership, LLC for site plan approval for 3325 Highway 109 North, a non-residential development on about 1.24 acres at 3325 Highway 109 North (Tax Map 55 Parcels 51 and 52.01) zoned CG in Ward 6*

Staff advised that the dumpster needs to be behind the principal structure. A variance has been requested. Staff recommends approval with the dumpster meeting the location requirement. There are hardships identified on the property, but they do not dictate the placement of the dumpsters as much as the self-imposed restrictions.

A motion was made by Jesse Gilliam and seconded by Robert King for approval of the site plan with the variance for the dumpster. Motion carried 9-0.

8. *Request by Dawson Lane Partners for site plan approval for Leeville Pike Townhomes, a development of 101 units on about 18.5 acres at unaddressed property on Leeville Pike. (Tax Map 68 Parcel 13.02) zoned RD9 in Ward 4*

Staff advised that the street tree requirements are missing, and the applicant needs to provide an access easement and remove the stub to the west. Staff recommends approval with meeting the street tree requirements and the revision of the access to the west.

Civil Site Design Group's Ryan Lovelace was available to answer any questions. The applicant will work through staff's comments.

A motion was made by Chad Williams and seconded by Nick Hays for approval of the site plan with the street trees meeting requirements and with the revision of the access to the west.

Commissioner Chris Crowell asked if the applicant is buffering the existing neighbors.

Mr. Lovelace asked if it is the properties owned by Mr. Tello and Mr. Phillips and advised if there isn't a buffer, one can be added.

The motion to approve the site plan with the street trees meeting requirements and the revision of the access to the west was amended to include the buffer to the north. Motion carried 9-0.

9. Request by JCF Residences for site plan approval for Urban Silos of Lebanon-Amenity Center, a non-residential development on about 44.38 acres at 6750 Franklin Road (Tax Map 101 Parcel 16) zoned CN in Ward 4

Staff advised of the need for building elevations for the amenity center. Staff recommends approval subject to the elevations meeting the code requirements.

Lose Design's Mike Wrye was available to answer any questions. The client has authorized to move the amenity center to the north/further away from the neighbor and everyone was in agreement.

Vice Chairman Mack McCluskey asked about having a note included about open space.

Mr. Wrye affirmed that they did.

A motion was made by Chuck Daley and seconded by Chad Williams for approval of the site plan subject to staff's comments.

Commissioner Chris Crowell expressed his appreciation of the developer for working out a plan with the neighbor, Ms. Anna Fay Leeman.

Staff briefly reviewed an email to Ms. Leeman from the applicant; the email summarizes discussion points made during their August 17 meeting.

The motion to approve the site plan subject to staff's comments carried 9-0.

10. Request by Request by Mark Lee for a right-of-way abandonment for about 0.08 acres on the 640 S Cumberland project of an unnamed right-of-way located at 640 South Cumberland Street in Ward 3

Staff reported that this is a request to abandon approximately 0.08 acres of public right-of-way at 640 South Cumberland Street. No public interest in this ROW has been identified.

Staff recommends approval. This is a recommendation to City Council. The expected City Council reading for this ordinance are as follows: 1st Reading = September 7, 2021; 2nd Reading = September 21, 2021. Dates could change at the request of the applicant or City Council.

Lee and Lee Attorneys' Mark Lee spoke on behalf of the owner. This is a leftover alley from the Shady Acres subdivision that was created in 1954. It has not been used.

A motion was made by Chuck Daley and seconded by Chad Williams to recommend City Council approval of the right-of-way abandonment. Motion carried 9-0.

11. Request by Wayne Hancock for a future land use plan amendment for about 0.21 acres on the FLU Hancock Tract- Coles Ferry project at 1920 Coles Ferry Pike (Tax Map 58 Group C Parcel 26) from RPO to RLD and RLD to RPO in Ward 1

Staff reported that the properties to the North are indicated as Light Industrial, Rural/Opens Space, and Low Density Residential; to the East are indicated as Suburban Commercial, Low Density Residential, and

Medium Density Residential; to the South are indicated as Public/Institutional/Residential, Rural/Open Space, and Low Density Residential; and to the West are indicated as Rural/Open Space and Public/Institutional/Residential on the Future Land Use Plan.

Staff recommends approval. This is a recommendation to City Council. The expected City Council reading for this ordinance are as follows: 1st Reading = September 21, 2021; Public Hearing = September 21, 2021; 2nd Reading = October 5, 2021. Dates could change at the request of the applicant or City Council.

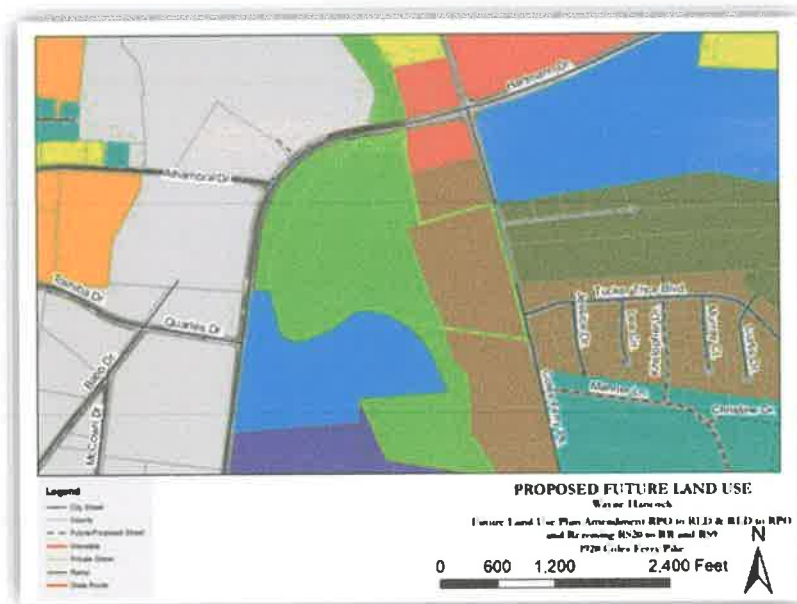
Civil Site Design Group’s Ryan Lovelace was available to answer any questions. He pointed out the lot to be changed. Mr. Lovelace explained that essentially, the applicant is moving 1.5 acres to straighten up the line to where the back of the lots would be. He noted that the City has a brand-new Future Land Use Map and when his clients come to him to ask where they can build, he can point out areas where the City wants development. The following item is a rezoning, and the applicant is not asking for anything different than what the new Future Land Use Map advises.

Derek Dodson of 106 Chapman Drive asked if the development is going to go on the brown area or the green area of the property.

Mr. Lovelace replied that it will go on the brown area.

Mr. Dodson commented that this is a beautiful thing because this is probably the most flooded property in the City.

A motion was made by Chad Williams and seconded by Chuck Daley to recommended City Council approval of Future Land Use Plan amendment. Motion carried 9-0.



12. *Request by Wayne Hancock for rezoning approval for about 55.88 acres on the Hancock Tract project at 1920 Coles Ferry Pike (Tax Map 58 Group C Parcel 26) from RS20 to RR and RS9 in Ward 1*

Staff advised that the properties to the North are zoned IP, RS20, and CG; to the East as CG and RD; to the South and West as RS20. The Future Land Use Plan identifies this area as Rural/Open Space and Low Density Residential, which would support the rezoning request to RR and RS9.

Staff recommends approval. This is a recommendation to City Council. The expected City Council reading for this ordinance are as follows: 1st Reading = September 21, 2021; Public Hearing = September 21, 2021; 2nd Reading = October 5, 2021. Dates could change at the request of the applicant or City Council.

Civil Site Design Group's Ryan Lovelace was available to answer any questions.

A motion was made by Chad Williams and seconded by Chuck Daley to recommend City Council approval of the rezoning. Motion carried 9-0.

13. *Request by Noyaa, Inc. for a future land use plan amendment for about 2.56 acres on the Proposed Rezoning of Parcels 13.03 and 13.04 at unaddressed properties on Lebanon Road (Tax Map 56 Parcels 13.03 & 13.04) from RSL to IC in Ward 6*

The applicant has requested deferral to the September 28, 2021 Planning Commission meeting.

14. *Request by Noyaa, Inc. for rezoning approval for about 2.56 acres on the Proposed Rezoning of Parcels 13.03 and 13.04 at unaddressed properties on Lebanon Road (Tax Map 56 Parcels 13.03 & 13.04) from RS20 to CG in Ward 6*

The applicant has requested deferral to the September 28, 2021 Planning Commission meeting.

15. *Request by Phil Near LLC for rezoning approval for about 1.6 acres on the Interstate Drive at an unaddressed property on Interstate Drive (Tax Map 81 Parcel 122.04) from RR to CG in Ward 3*

Staff advised that the properties to the North are zoned CS; to the East RR and CN; to the South and West CG. The Future Land Use Plan identifies this area as Interchange Commercial, which would support the rezoning request to CG.

Staff recommends approval. This is a recommendation to City Council. The expected City Council reading for this ordinance are as follows: 1st Reading = September 21, 2021; Public Hearing = September 21, 2021; 2nd Reading = October 5, 2021. Dates could change at the request of the applicant or City Council.

615 Design Group's CJ Murrell was available to answer any questions.

A motion was made by Chad Williams and seconded by Chuck Daley to recommend City Council approval of the rezoning. Motion carried 9-0.

16. Request by John Blackwell for rezoning approval for about 1.72 acres on the 1688 Callis Road project at 1688 Callis Road (Tax Map 79 Parcel 56.02) from RS20 to IL in Ward 4

Staff advised that the properties on all sides of this project are zoned CG. The Future Land Use Plan identifies this area as Light Industrial, which would support the rezoning request to IL.

Staff recommends approval. This is a recommendation to City Council. The expected City Council reading for this ordinance are as follows: 1st Reading = September 21, 2021; Public Hearing = September 21, 2021; 2nd Reading = October 5, 2021. These dates are subject to change.

Applicant John Blackwell was available to answer any questions.

Derek Dodson of 106 Chapman Drive expressed his support of the rezoning.

A motion was made by Chad Williams and seconded by Robert King to recommend City Council approval of the rezoning. Motion carried 9-0.

17. Request by Suncrest Real Estate & Development for a South Hartmann Gateway Overlay Amendment for about 27.07 acres of the Barton Village North project at unaddressed properties on South Hartmann Dr (Tax Map 81 Parcel 122.02) from WU-TCMx and AS-OM to WU-TCMx/TCR in Ward 3

Staff advised that this is just a minor change to the South Hartmann Gateway Overlay.

Staff recommends approval. This is a recommendation to City Council. The expected City Council reading for this ordinance are as follows: 1st Reading = September 21, 2021; Public Hearing = September 21, 2021; 2nd Reading = October 5, 2021. These dates are subject to change.

Civil Site Design Group's Ryan Lovelace was available to answer any questions. He explained that the request is really just cleaning up an area.

Derek Dodson of 106 Chapman Drive asked where the definition of acronyms such as WU-TCMx could be found online. He searched the City website but could not find the definitions.

Staff replied that these acronyms are in the South Hartmann Gateway Overlay regulations.

Mr. Dodson expressed that this item makes him angry and addressed Commissioner Chris Crowell, as he is a native of Lebanon. In this development, street names include Tortugas Road, Saguaro Lane, and Yosemite Drive. Mr. Dodson questioned how any of the street names relate to Lebanon. He guessed that this is an example of an outside developer coming into this city and not knowing anything about it; the street names are probably used in some development on the west side of the country. Mr. Dodson finds it repulsive that people are using stupid, generic names for streets in the City.

A motion was made by Chad Williams and seconded by Chuck Daley to recommend City Council approval of the amendment to the South Hartmann Gateway Overlay. Motion carried 9-0.

18. Request by Suncrest Real Estate & Development for rezoning approval for about 124.5 acres of the Barton Village North project at unaddressed properties on South Hartmann Dr (Tax Map 81 Parcel 122.02) from CN, CO & RM6 to BVSP in Ward 3

Staff advised that the properties to the North are zoned as CG, CN, and RR; to the East as CS; to the South as RS6; and to the West as RR, RM6, and CG. The Future Land Use Plan indicates this area as Mixed Housing, Downtown Mixed Use, and Medium Density Residential and does not support this SP.

The following items need more detail and/or more references:

- Use and structure provisions
- Uses permitted
- Prohibited uses
- Bulk, yard, and density regulations
- Architecture
- Facades
- Roofs
- Attachments
- Signage
- Parking
- Access
- Landscaping

Missing Items:

- Water, sewer, stormwater management, including natural gas, electric, streetlights and other infrastructure standards.
- The detailed development plan does not match the regulations. (Usable open space, frontages, street connections)
- Information related to drainage patterns and preliminary plans for drainage, including preliminary detention calculations.
- Detailed development and phasing plan.

Information from the Zoning Code:

C. Processing.

1. The Planning Director will refer a complete application to the Planning Commission. The Planning Commission will then process the application using the Amendment Procedure outlined in Chapter 12, Section 14.1209.

2. The Planning Director will return an incomplete application to the applicant along with an explanation of the deficiencies.

Staff has identified 18 items that changing numbers or percentages of those items the average requested deviation from the South Hartmann Overlay is 82% change. This complies with the South Hartmann Overlay 28% where changes are requested. There are also changes to the written intent of the South Hartmann Overlay.

Staff explained that the Planning Commission can determine that this is an incomplete application to be returned to the applicant, or the commission can make a recommendation to City Council. If the commission chooses to make a recommendation, staff recommends denial because the rezoning does not meet the Future Land Use Plan and is not following the intent of the South Hartmann Overlay.

The expected City Council reading for this ordinance are as follows: 1st Reading = September 21, 2021; Public Hearing = September 21, 2021; 2nd Reading = October 5, 2021. These dates are subject to change.

Civil Site Design Group's Ryan Lovelace was available to answer any questions. The commission has seen and discussed the plan a number of times. Mr. Lovelace feels that this plan is close to meeting the intent of the South Hartmann Overlay. He requested approval of the item, explaining that the outstanding comments can be worked out with staff before the City Council meeting.

Agee & Tinsley Attorney Neal Agee expressed that the plan is good, and differences with the City can be resolved. He noted that the project will provide a great benefit to the City, as there would be an agreement with the City to expand sewer that is desperately needed. The applicant is trying to work with neighbors that include Empower Me Day Camp. Mr. Agee advised that the development's appearance will match the overlay and the City would be proud to have it. He asked for the commissioners' consideration.

Commissioner Chad Williams commented that he likes the drawings although the plan is not exactly what was in the gateway study. He agreed with Mr. Agee's remark that no development will ever be perfect. Commissioner Williams likes that the duplex section has been removed from the plan. He advised that he can support the item if the applicant can work out the outstanding issues with staff.

There was a discussion regarding what actions the commission could take.

Vice Chairman Mack McCluskey expressed that the plan bothers him because it is a long way from being in compliance with the South Hartmann Overlay.

A motion was made by Chuck Daley and seconded by Ronnie Kelley to send the SP rezoning application back to the applicant as an incomplete application. Motion carried 9-0.

19. Request by Prologis, LP for plan of services approval for about 129.88 acres of the Haskell Evans Farm project at unaddressed properties on Central Pike and Franklin Road (Tax Map 101 Parcels 23.03 & 25.00) and zoning to SP to be added to Ward 4

Staff presented the Plan of Services. The total appraised property value for this parcel in the annexation area is about \$607,703.68. This equals to an assessed value of about \$243,081 for an industrial property. The property tax generation from this property as an industrial property in the City would be about \$1,666 per year. The estimated cost to serve this area is around \$4,880,740 to \$4,903,604.

The applicant has agreed to work with the City and Wilson County Schools regarding the school system's need for a secondary access for students coming to and from the Wilson Central High School.

Staff recommends approval. This is a recommendation to City Council. The expected City Council reading for this ordinance are as follows: 1st Reading = September 21, 2021; Public Hearing = September 21, 2021; 2nd Reading = October 5, 2021. These dates are subject to change.

Anna Faye Leeman of 6800 Franklin Road said she is not opposed to this project; however, as a substitute teacher for Wilson Central High School, she expressed that traffic on Wildcat Way is horrible. Ms. Leeman asked if traffic would be rerouted to come out in front of her house as a part of this plan and noted that everything around the high school is warehouses.

There was a discussion about different possibilities for connections. Engineering Services Director Regina Santana advised that the main connection would be Bridgestone Parkway, not Wildcat Way.

Kimley-Horn's Josh Rowland was available to answer any questions. The applicant is trying to work out the road issues with staff. Multiple connections have been added to the plan to ensure options are available in the future as development occurs.

Prologis' David Bailey expressed his appreciation of the feedback received during the work session and subsequent meeting with Planning Director Paul Corder regarding the investment the applicant is making in the Lebanon community.

A motion was made by Chad Williams and seconded by Chuck Daley to recommend City Council approval of the Plan of Services. Motion carried 9-0.

20. Request by Prologis, LP for annexation and zoning approval for about 129.88 acres of the Haskell Evens Farm project at unaddressed properties on Bridgestone Parkway (Tax Map 101 Parcels 23.03 & 25.00) and zoning to SP to be added to Ward 4

Staff advised that the nearest properties in the City are zoned RS20 and IP. The Future Land Use Plan identifies this area as Light Industrial.

Staff recommends approval. This is a recommendation to City Council. The expected City Council reading for this ordinance are as follows: 1st Reading = September 21, 2021; Public Hearing = September 21, 2021; 2nd Reading = October 5, 2021. These dates are subject to change.

Prologis' David Bailey was available to answer any questions.

A motion was made by Chad Williams and seconded by Chuck Daley to recommend City Council approval of the annexation and zoning. Motion carried 9-0.

21. Request by Staff for a sign code amendment to Title 20 Chapter 1 Section 20-124 Prohibited Signs and Other Regulations to add requirements for utility boxes

Staff presented the draft ordinance which amends the side code as follows:

(7) Utility Box Wraps shall comply with the following standards: (a) Utility box wrappings shall contain only images and may only contain text that is incidental to the image and not intended to be read from the road; and (b) No part of any utility box wrappings shall extend beyond the building wall on which it is affixed; and (c) Utility box wrappings shall be affixed directly to the utility box façade; and (d) All applications for utility box wrappings shall include written consent from the property owner giving permission to place the utility box wrapping; and (e) A utility box wrapping shall be removed or replaced no later than four years after the date of it is placed on the box; and (f) Sign permit fees shall comply with Section 20-120 Subsection 3.

Staff referred to Mt. Juliet's requirements for utility box wrappings when drafting the ordinance and added some text to their images.

This is a recommendation to City Council. The expected City Council reading for this ordinance are as follows: 1st Reading = September 21, 2021; Public Hearing = September 21, 2021; 2nd Reading = October 5, 2021. These dates are subject to change.

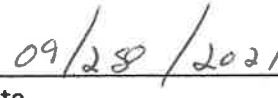
A motion was made by Chad Williams and seconded by Chuck Daley to recommend City Council approval of the sign code amendment. Motion carried 9-0.

Adjourn

A motion was made by Chad Williams and seconded by Chuck Daley to adjourn. The meeting adjourned at 6:37 PM.




Chairman, David Taylor



Date



Angela Fantom, Recording Secretary



Date