

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, FEBRUARY 28, 2023 AT 5:00 PM IN THE TOWN HALL MEETING ROOM AT 200 NORTH CASTLE HEIGHTS AVENUE

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

CHAIRMAN'S COMMENTS

STAFF REPORTS

Sidewalks

COMMITTEE REPORTS

1. SP & Annexation
2. Historic Preservation
3. Sidewalk, Bike, and Trails
4. Zoning
5. Residential Development
6. Training

CHANGES TO THE AGENDA

PUBLIC HEARING

1. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 14 acres at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) from RXH to IL near Ward 3
2. **Public Hearing** on the proposed amendment to the Future Land Use Plan about 130.24 acres at 2575, 2665, 2763, 2765, 2801 & unaddressed property on SE Tater Peeler Road (Tax Map 92 Parcels 27.01, 27.04, 27.05, 28, 28.01 & 28.02) from RPO and FLH8 to IL
3. **Public Hearing** on the proposed amendment to the Future Land Use Plan for about 3.2 acres at 305 & 310 S Cumberland Street (Tax Map 87L Group D Parcel 28) from IH to DMU

APPROVAL OF MINUTES

Regular called January 24, 2023 Planning Commission Meeting

CONSENT AGENDA

1. Request by Lebanon Ventures, LLC for preliminary plat approval for One Lebanon Place Phase 1 Preliminary Plat – Revision, a 91-lot subdivision on about 9.7 acres at 1 Outlet Village Boulevard (Tax Map 81Parcel 95) zoned CN in the South Hartmann Overlay in Ward 3 (PN 935885)
2. Request by Fred Yates for preliminary plat approval for Preliminary Plat of Section 3 Manor View Subdivision, a 14-lot subdivision on about 3.63 acres at an unaddressed property on Classic View Drive (Tax Map 57 Parcel 54) zoned R2 in Ward 5 (PN 940318)
3. Request by DR Horton for final plat approval for Woodbridge Glen – Phase 2, Section 1, a 26-lot subdivision on about 4.44 acres at an unaddressed property on Pintail Pointe (Tax Map 94 Parcel 14.07) zoned RS6 in Ward 4 (PN 922621)
4. Request by Clayton Properties for final plat approval for The Preserve at Belle Pointe, Phase 1C, a 15-lot subdivision on about 2.13 acres at an unaddressed property on Fiona Drive (Tax Map 47 Parcel 10) zoned RS12 (The Preserve PUD) in Ward 6 (PN 940325)
5. Request by M/I Homes for final plat approval for Hawks Landing Phase 2, a 29-lot subdivision on about 17.04 acres at 312 Carver Lane (Tax Map 58 Parcel 1.02) zoned RS20 in Ward 1 (PN 930287)
6. Request by Southern Bank Equipment & ATMs for site plan approval for Wells Fargo ATM - Lebanon, a non-residential development on about .85 acres at 603 S Cumberland Street (Tax Map 68M Group E Parcel 1) zoned CG in Ward 2 (PN 940372)
7. Request by Wilson County Government for site plan approval for Proposed Tie Barn and Drainage Improvements - James E. Ward Agricultural Center, a non-residential development on about 22.5 acres at 945 E Baddour Parkway (Tax Map 67 Parcels 80 & 88.02) zoned RD9 & CS in Ward 2 (PN 924802)
8. Request by Mark Vastola for site plan approval for Averitt Landing, a 77-unit residential development on about 31.93 acres at 722 & unaddressed Hancock Lane (Tax Map 58 Parcel 32.03 & 32.10) zoned HCSP in Ward 1 (PN 952168)

OLD BUSINESS

1. Request by Servus Properties for site plan approval for Ballard Point Reserve, a residential development on about 1.1 acres at 271 & 289 Trousdale Ferry Pike (Tax Map 67G Group A Parcels 10 & 11) zoned R2 in Ward 2 (PN 917710)
2. Request by Kimbel Mengelberg for future land use plan amendment approval for about 49.37 acres of the Remington Grove project at unaddressed properties on Trousdale Ferry Pike and Bluebird Road (Tax Map 67 Parcels 40.37 & 48) from FLH2 to FLH4 and FLH16 (PN 753034)

3. Request by Kimbel Mengelberg for plan of services approval for about 49.37 acres of the Remington Grove project at unaddressed properties on Trousdale Ferry Pike and Bluebird Road (Tax Map 67 Parcels 40.37 & 48) and zoning to RM6 & RD9 to be added to Ward 2 (PN 744605)
4. Request by Kimbel Mengelberg for annexation and zoning approval for about 49.37 acres of the Remington Grove project at unaddressed properties on Trousdale Ferry Pike and Bluebird Road (Tax Map 67 Parcels 40.37 & 48) and zoning to RM6 & RD9 to be added to Ward 2 (PN 744605)

NEW BUSINESS

1. Request by Journey Church for site plan approval for Journey Church, a non-residential development on about 10.70 acres at 1240 Leeville Pike (Tax Map 68 Parcel 11.03) zoned RR in the South Hartmann Overlay in Ward 4 (PN 936063)
2. Request by Al Neyer for future land use plan amendment approval for about 14 acres at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) from RXH to IL near Ward 3 (PN 931511)
3. Request by Al Neyer for plan of services approval for about 14 acres of the Comer Park II project at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) and zoning to IP to be added to Ward 3 (PN 929317)
4. Request by Al Neyer for annexation and zoning approval for about 14 acres of the Comer Park II project at an unaddressed property on Murfreesboro Road (Tax Map 92 Parcel 53.01) and zoning to IP to be added to Ward 3 (PN 929317)
5. Request by Tony and Pamela Adams for rezoning approval for about 3.49 acres at 1930 W Old Murfreesboro Road (Tax Map 81K Group A Parcel 17) from RR to RM6 in the South Hartmann Overlay in Ward 3 (PN 887295)
6. Request by Camille Burdine for a Zoning Code amendment to add Transient Habitation as a permitted use in the CD district.
7. Request by Staff for a Zoning Code amendment to add residential maximums and commercial minimum requirements in the CN and CS districts.

DIRECTORS COMMENTS

ADJOURN