

AGENDA

THE CITY OF LEBANON REGIONAL PLANNING COMMISSION WILL HAVE A REGULAR MEETING ON TUESDAY, JULY 25, 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

PUBLIC COMMENTS

STAFF REPORTS

Sidewalks

COMMITTEE REPORTS

SP & Annexation

Residential

Training

CHANGES TO THE AGENDA

PUBLIC HEARINGS

- 1. Public Hearing** on the proposed amendment to the Future Land Use Plan for about 88.88 acres at 117 properties in the West View Acres subdivision from FLH4 – Residential 4 Units per Acre to FLH2 – Residential 2 Units per Acre
- 2. Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.42 acres at 219 Pennsylvania Avenue (Tax Map 68F Group G Parcel 34.01) from RXH – Mixed Housing to UC – University Campus
- 3. Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.36 acres at unaddressed South Tarver Avenue (Tax Map 68F Group G Parcel 20) from RXH – Mixed Housing to UC – University Campus
- 4. Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.58 acres at 225 University Avenue (Tax Map 68E Group M Parcel 29) from RXH – Mixed Housing to UC – University Campus
- 5. Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.56 acres at 229 University Avenue (Tax Map 68E Group M Parcel 30) from RXH – Mixed Housing to UC – University Campus

- 6. Public Hearing** on the proposed amendment to the Future Land Use Plan for about 0.34 acres at 312 Martin Avenue (Tax Map 68K Group E Parcel 15) from RXH – Mixed Housing to UC – University Campus

APPROVAL OF MINUTES

Regular called May 27, 2023, Planning Commission Meeting

CONSENT AGENDA

1. Request by Forestar Real Estate Group, Inc. for preliminary plat approval for Walnut Ridge, a 143-lot conservation-subdivision on about 60.5 acres at an unaddressed property on Manchester Boulevard (Tax Map 56 Parcel 14.01) zoned RS12 in Ward 6 (PN 945375)
2. Request by DRP TN 1, LLC for final plat approval for Waverly Subdivision – Phase 8, a 26-lot conservation-subdivision on about 6.57 acres at an unaddressed property on Pleasant Ridge Run (Tax Map 70 Parcels 83) zoned RS9 in Ward 4 (PN 1057441)
3. Request by Pulte Group for site plan approval for Barton Village – Sales Center, a non-residential development on about 1.17 acres at an unaddressed property on Bartons Creek Road (Tax Map 92 Parcel 88.14) zoned RS6 in Ward 3 (PN 1025523)

NEW BUSINESS

1. Request by Rick Hayes for final plat approval for Phase 10 Farmington Woods, a 37-lot conservation-subdivision on about 21.91 acres at an unaddressed property on Brook Trail (Tax Map 45 Parcels 12.01) zoned RS20 in Ward 1 (PN 1059321)
2. Request by Lebanon Ventures, LLC for site plan approval for One Lebanon Place Phase 1 Site Plan, an 84-unit residential development on about 9.7 acres at 1 Outlet Village Boulevard (Tax Map 81 Parcel 95) zoned CN in the South Hartmann Overlay in Ward 3 (PN 935903)
3. Request by MSI Homes for site plan approval for The Courtyards at Hwy. 109, a 76-unit mixed-use development on about 6.12 acres at 2565 Highway 109 N (Tax Map 16 Parcel 565) zoned CS in Ward 6 (PN 1001414)
4. Request by Mothanah Awad for site plan approval for 7649 Eastgate Boulevard Project, a non-residential development on about 17.6 acres at 7649 Eastgate Boulevard (Tax Map 79 Parcel 72) zoned IP in Ward 4 (PN 1022675)
5. Request by 101 Construction Management, LLC for site plan approval for Retail Space – Eastgate Boulevard, a non-residential development on about 0.9 acres at 6750 Eastgate Boulevard (Tax Map 79 Parcel 69.2) zoned IP in Ward 4 (PN 1028247)

6. Request by BL Bennett & Associates for site plan approval for Cedar Creek Lane, a 420-unit residential development on about 47.45 acres at an unaddressed property on Betis Road (Tax Map 94 Parcel 31.08) zoned CCLSP in Ward 4 (PN 1045345)
- 7-8. Request by Councilor Chris Crowell for future land use plan amendment approval from FLH4 to FLH 2 & rezoning approval from RD9 to RS20 for about 88.88 acres at 117 properties in the West View Acres subdivision in the South Hartmann Overlay in Ward 4 (PN 1047687 & 1047765)
- 9-22. Request by Cumberland University for future land use plan amendment approval from RXH to UC for about 2.27 acres at 219 Pennsylvania Avenue, unaddressed property on S Tarver Avenue, 225 University Avenue, 229 University Avenue & 312 Martin Avenue (Tax Map 68E Group M Parcels 29 & 30, Tax Map 68F Group G Parcels 20 & 34.01, and Tax Map 68K Group E Parcel 15) and rezoning approval for about 3.39 acres from RD9 to UC at 219 Pennsylvania Avenue, unaddressed property on S Tarver Avenue, 225 University Avenue, 229 University Avenue & 312 Martin Avenue (Tax Map 68E Group M Parcels 29 & 30, Tax Map 68F Group G Parcels 20 & 34.01, and Tax Map 68K Group D Parcels 4, 9, 13 & 19, and Group E Parcel 15) in Ward 3 (PN 1044773, 1044784, 1044803, 1044807, 1044827, 1044833, 1044850, 1044855, 1044865, 1044872, 1044877, 1044882, 1044885, 1044896)

DIRECTOR'S COMMENTS

ADJOURN