

CITY OF LEBANON  
MUNICIPAL REGIONAL PLANNING COMMISSION  
Remote Meeting Minutes – January 26, 2021

Members

David Taylor  
Ronnie Kelley  
Chuck Daley

Mack McCluskey  
Robert King

Chad Williams  
Camille Burdine

Jesse Gilliam  
Nick Hays

Staff

Seth Harrison  
Regina Santana

Matt Schenk  
Jeff Baines

Kathleen Vail

Paul Corder

Call to Order

Staff called the meeting to order at 5:00 PM.

A roll call was taken for quorum assurance. Planner Seth Harrison explained how the meeting would proceed.

*Request by Staff to hold a remote meeting because the health of the public requires it*

A motion was made by Chad Williams and seconded by Jesse Gilliam to approve the remote meeting.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

Election of Officers

Chairman

Mack McCluskey nominated David Taylor. Seconded by Chad Williams.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes

Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried. David Taylor is Chairman.

Vice Chairman

David Taylor nominated Mack McCluskey. Seconded by Jesse Gilliam.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried. Mack McCluskey is Vice Chairman.

Secretary

David Taylor nominated Staff. Seconded by Jesse Gilliam.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried. Staff is Secretary.

Changes to the Agenda

- Request by Cody Joe Haynes for site plan approval for Bluebird Road Development, a development of 23 units on about 2.01 acres at 1301 Bluebird Road (Tax Map 67 Parcels 40.27 and 40.28) zoned RM6 in Ward 2*

This item was deferred by applicant.

Public Hearing

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 28 acres at an unaddressed property on Southeast Tater Peeler Road (Tax Map 81 Parcels 77, 77.01, and 77.02) from C to IC in Ward 3 (Planning Commission Resolution 21-01)*
2. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 5.82 acres at an unaddressed property on Leeville Pike (Tax Map 79 Parcel 51.15) from RMU to IC in Ward 4 (Planning Commission Resolution 21-04)*

There were no public comments. The public hearing was closed.

Consent Agenda

1. *Request by CDA Global Management for final plat approval for Five Oaks Phase 1 Amendment Area, a 3-lot subdivision on about 1.34 acres at an unaddressed property on Five Oaks Boulevard (Tax Map 47 Parcel 39) zoned HDRPUD in Ward 6*
2. *Request by Development Management Group, LLC for final plat approval for Hickory Ridge Shopping Center, a 6-lot subdivision on about 58.97 acres at 6674 Hickory Ridge Road (Tax Maps 70 and 79 Parcels 43 and 69.06) zoned CS in Ward 4*
3. *Request by Meritage Homes of Tennessee, Inc. for site plan approval for McMillen Amenity, a non-residential development on about 0.94 acres at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 32.02) zoned CN in Ward 6*
4. *Request by Crown Castle USA for site plan approval for 831313 Crown Castle Tower-705 Briskin Ln, a non-residential development on about 1.94 acres at 705 Briskin Lane (Tax Map 82 Parcel 9) zoned IL in Ward 2*

A motion was made by Chad Williams and seconded by Robert King for approval of the consent items.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

## Old Business

1. Request by L&E Properties Developers for final plat approval for Hartsville Pike Subdivision, a 9-lot subdivision on about 5.05 acres at an unaddressed property on Hartsville Pike (Tax Map 59 Parcel 33) zoned RD9 in Ward 2

This project was discussed in the preliminary meeting. It was originally approved at the May 2020 Planning Commission meeting; however, Staff needed the commissioners to provide an interpretation of the minutes as to whether the proposed driveways, as shown in the attached drawing, is what was stated at the meeting or if the design that follows the Subdivision Regulations providing an access driveway along an arterial road of highway.

The images (See Exhibit A) provided were:

Image #1 – Proposal currently by developer.

Image #2 – What it would look like after Hartsville Pike is widened to four lanes.

Image #3 – Staff rendering with the access driveway.

TTL's Randy Laine was available to answer any questions. He said that he never saw Image #3 before now and had provided Image #2 to Staff before the meeting that showed an interpretation of what they discussed it might look like.

Staff said that Planning Commission can make a motion to approve the site plan as originally shown or one of the other proposals.

Commissioner Mack McCluskey said that he accepts the original design but has concerns about the cuts onto the roadway. However, he said that the way to deal with that issue is through the Comprehensive Plan and not in the middle of working on a development.

A motion was made by Mack McCluskey and seconded by Chad Williams to accept the site plan design with the five access points. (Image #1)

Commission Camille Burdine said that her interpretation was more like a private drive as in Image #3 and when Hartsville Pike gets widened, it will shorten the buffer and driveways and it will be back to being a Hickory Ridge situation.

Chairman David Taylor said that he liked Image #2 better.

Randy Laine said that the access road creates some problems, like having a private drive managed by seven households that is not a public street and the trash still has to go out to Hartsville Pike. They do not think it is the best solution.

Commissioner Chad Williams said that when this was presented and discussed about Hickory Ridge, Mr. Laine assured them that the drives would be longer and that is why it was approved, as it had room to back out and not on the major throughfare.

Randy Laine said that the driveways on Hickory Ridge are 30ft and these are 60ft to the face of the house. These homes will be \$300,000-\$400,000 and the cars will probably park in the garages. If they do park in the driveway, there will be 20X20 paved areas to back into. There are a lot of opportunities to turn around.

Commissioner Robert King asked how much room there would be to the stub outs after Hartsville Pike widens.

Randy Laine said that it is about 40ft off the ROW line and 30ft off the set back line.

Commissioner Ronnie Kelley said he is good with it as long as it is not like Hickory Ridge Road.

Roll call vote

Camille Burdine	No
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 8-1.

New Business

1. *Request by DS Woodbridge Glen Subdivision for preliminary plat approval for Woodbridge Glen Subdivision-Phase 3 & 4 Single Family, a 215-lot subdivision on about 52.50 acres at an unaddressed property on Callis Road (Tax Map 94 Parcel 14.05) zoned RS6 in Ward 4*

The Code states the minimum block length is 800ft and the block length on Banded Lane, Harlequin Pointe, and Woodbridge Boulevard is between 428ft and 671ft. The applicant has requested a variance. Staff recommended approval with the variances for block length minimum.

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

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

- Request by Fleming Homes for preliminary plat approval for Rowland Farms, a 58-lot subdivision on about 19.44 acres at an unaddressed property on Leeville Pike (Tax Map 80 Parcel 6) zoned RS9 in Ward 4*

Staff recommended approval based on compliance with the City of Lebanon Zoning Code.

A motion was made by Camille Burdine and seconded by Robert King for approval of the preliminary plat.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

- Request by Fleming Homes for final plat approval for Rowland Farms, a 58-lot subdivision on about 19.44 acres at an unaddressed property on Leeville Pike (Tax Map 80 Parcel 6) zoned RS9 in Ward 4*

Staff recommended approval based on compliance with the City of Lebanon Zoning Code.

A motion was made by Chad Williams and seconded by Jesse Gilliam for approval of the final plat.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

- Request by Tri Star Equipment, Truck and Auto Sales for site plan approval for 1229 South Hartmann, a non-residential development on about 1.99 acres at 1229 South Hartmann Drive (Tax Map 81 Parcel 86.14) zoned CG in Ward 3*

This project was originally submitted in September 2020 prior to the approval of the South Hartmann Gateway Overlay. Street tree calculation is required to be shown on plans. Maintenance and warranty

landscaping notes are required. Cross access is required to the property to the east however due to the location of a creek at the eastern property line, applicant may have a valid hardship providing this connection. Sidewalks will be required along South Hartmann Drive and the payment-in-lieu of amount would be \$16,303.33. Sidewalks are shown on the site plan. Staff recommended approval with landscaping meeting zoning code requirements, a variance for cross access to the eastern property due to the stream location, and the payment-in-lieu of sidewalks. Staff explained that sidewalks are already shown on the site plan and Staff would rather the PILO be required from the driveway on the western property to the guardrail and because it is too close to the creek and there is a guardrail in the way, and it would be easier for the City to deal with that in the future.

Commissioner Mack McCluskey asked if the developer is prepared to build that sidewalk, why does the City need to be involved.

Staff said that the way the developer would build it would interfere with the guardrail on the street and if not, there is not enough room on the backside of the guardrail and the options they have right now are not what the City would want.

Mack McCluskey noted that the developer is committed to work that out with the City, and he sees no reason to withhold that sidewalk. He said to have them build it and work through the problem.

Commissioner Chad Williams said that according to the article in the Wilson Post, Mayor Bell is trying to get several miles of sidewalk approved in the City and if we are going to stop the sidewalk there, we might as well not have any sidewalks at all on Hartmann Drive. So, if we are going to stop it there, he thinks we need to think about where we want sidewalks in the city.

Engineering Services Director Regina Santana explained that Sinking Creek is there and there is a big bridge and if they put the sidewalk in front of the guardrail, it will be up against the pavement and that is not safe and if they put the sidewalk behind the guardrail, it gets into the creek. (See Exhibit B)

Mack McCluskey said that he thought this would have been resolved with the discussions and why if so, and get the sidewalk built now rather than wait.

Regina Santana said that the options to get it built to the property line now would be to go between the guardrail and the edge of the pavement and the only way to get it to go to the back is to do basically a bridge project.

Mack McCluskey said that maybe his sentence needs to be worded differently; again, he said he thinks we are all in agreement that we want a sidewalk at that location and if that is the case, then let us go through the negotiations and build it.

Chairman David Taylor asked Mack McCluskey if he meant for the developer to build the sidewalk up to that bridge and have a partial PILO for the balance because that would be a workable solution with the City taking the creek.

Mack McCluskey replied that it was not what he was saying. He said that we need to go through whatever negotiations now and build the sidewalk.

Chad Williams said that if we do not require a sidewalk all the way across that creek, we might as well not have sidewalks on the project at all because it would just end there and there is no point to having a sidewalk that just ends somewhere.

Commissioner Camille Burdine asked if the guardrail was necessary there.

Regina Santana said yes, that if someone ran off the road it could be serious.

Mack McCluskey said he agreed with Chad Williams and wants a sidewalk along South Hartmann and emphasized that we do not need to be the ones designing it.

Commissioner of Public Services Jeff Baines said that he thinks what they are saying is that it is the City's place to design sidewalks. But that area by the guardrail, he suggested that we take that money and build somewhere else rather than have them build it and then must tear it up.

There was continued discussion regarding the guardrail and the sidewalk.

Regina Santana explained that we would need to widen the bridge to do it right, it is a big project and not a simple fix.

Mayor Rick Bell said that he understands what Jeff Baines and Regina Santana are saying about this bridge access, it is a major project, and there is no place for the sidewalk. He said he is big on sidewalks and talks a lot about connectivity. The Hartmann Drive corridor is important to the City and he said that we want it to be walkable once things start to be built out there. He said he knows that Jeff Baines said to abandon sidewalks until we are ready, but he does not think that is the way to go. This location has issues but there may be other areas on Hartmann Drive that do not have issues and he asked Engineering what would be easier, to have people build sidewalks as they develop or have the City do it later.

Jeff Baines said that the Mayor was correct in saying that there will be areas with issues and this area has a little bit of a conflict and should have a PILO. In this case, there is a legitimate reason to stop at the guardrail. They know there will be bridgework there and he said he would rather take the money rather than it being built then taken out. Either way the sidewalk will end in a dead-end.

Mayor Rick Bell said he does not want this one bridge to go and affect a lot of things. Obviously, this is an issue, but this is only one piece of property, this is only one development. The City wants sidewalks there, sidewalks all up Hartmann Drive and all throughout the entire area out there. He said to the engineers that they know how to build and design things and from his end, if you say that a sidewalk cannot be built there then we do not need to make them build it but he does think that at some point, that we as a City to need to look at finishing this because we need a sidewalk that connects.

There was continued discussion.

There was a Facebook comment from Drysdale Wheaton that said to move the sidewalks further in the property and have a pedestrian bridge.

McCaskill and Associates' Tim McCaskill said they will build however the City wants and if they want a PILO they can do that.



Staff said that amount on the report of \$16,303.33 is for the full length of the sidewalk to the guardrail. Where the guardrail is shown, the partial payment in lieu of sidewalk amount would be \$6,880.00.

A motion was made by David Taylor and seconded by Robert King for approval of the site plan with the variances for cross access and landscaping meeting code and the payment in lieu of \$16,303.33 for sidewalks.

Jeff Baines asked David Taylor to amend his motion to include requiring the grade for the future sidewalk. Chairman Taylor amended the motion to include the grading in his motion.

There was further discussion regarding the sidewalks and guardrail.

Roll call vote

Camille Burdine	No
Chad Williams	No
Jesse Gilliam	Yes
Mack McCluskey	No
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	No
Chuck Daley	No

Motion failed 4-5.

A motion was made by Camille Burdine and seconded by David Taylor for approval of the site plan with the sidewalk up until the guardrail and accept the partial payment-in-lieu of amount of \$6,880.00 and with a variance for the cross access to the East and with landscaping meeting code.

Roll call vote

Camille Burdine	Yes
Chad Williams	No
Jesse Gilliam	Yes
Mack McCluskey	No
Ronnie Kelley	No
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	No

Motion carried 5-4.

Tim McCaskill said that they want to do whatever it takes to make the city happy.

- 5. Request by Cody Joe Haynes for site plan approval for Bluebird Road Development, a development of 23 units on about 2.01 acres at 1301 Bluebird Road (Tax Map 67 Parcels 40.27 and 40.28) zoned RM6 in Ward 2*

This item was deferred by applicant.

6. *Request by Goodall Homes for Minor Master Plan Amendment to the Stoney Farms PUD at an unaddressed property on Cairo Bend Road (Tax Map 47 Parcel 10) zoned RS20 with a PUD Overlay in Ward 6*

Staff recommended approval with the planting strip relocated to be alongside the road and on street parking encroaching 1ft into the curb and gutter, as shown on cross section. A new drawing was submitted. Staff recommended approval as shown on the drawing (See Exhibit C).

A motion was made by Camille Burdine and seconded by Robert King for approval of the amendment to the PUD.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

7. *Request by DR Horton for rezoning approval for about 10.80 acres at an unaddressed property on North Castle Heights Avenue (Tax Map 58 Parcel 46.02) from RS20 to RM6 in Ward 1*

The Future Land Use Plan identifies this area as RMU – Residential Mixed Use, which would support the rezoning request to RM6. Staff recommended approval based on compliance with the Future Land Use Plan.

DR Horton's Patrick Pitts said that this property has not fully developed plans for it yet since it was just acquired and possibly it would be new townhome product with most of the units having garages. He said it will be a bit more upscale than what they have done in Lebanon so far but all that will be worked out in the site plan stage. He said that they are committed to work with the City.

CSDG's Ryan Lovelace said that this is a residential mixed use land use policy and they looked all over Lebanon for an area for additional expansion for their townhome communities on behalf of DR Horton and they worked with the City to locate where these townhome products would work. He said that they have a townhome project on the other side of the road as well as the property to the south that is already zoned for townhomes and expand. He said that this rezoning supports the Future Land Use Plan and are excited and asked for approval.

A motion was made by Chad Williams and seconded by Jesse Gilliam to recommend approval of the rezoning to City Council.

Commissioner Camille Burdine questioned the traffic and whether this was an extenuation of a project of what they have across the street.

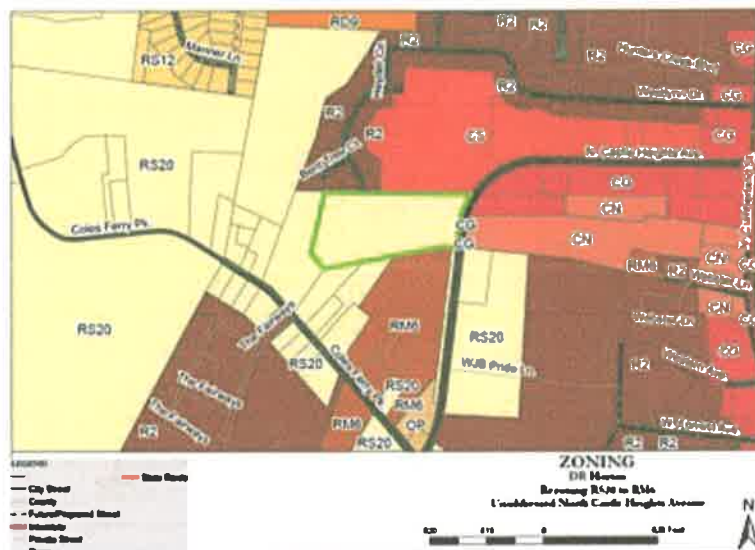
CSDG's Ryan Lovelace said that they have a townhome connection to Castle Heights Avenue there, and they are still a long way out from doing a site plan approval. He said their intentions are to tie into Castle Heights Avenue there and they would work with Staff to make that happen. There is also a subdivision to the north although they do not know whether they will connect to that development or stay disconnected. They said they could work through those details at a later date.

Commissioner Burdine said that she is concerned with the RM6 zoning, the density adding right there to that school traffic and being connected to the school. She asked if there was any way to do it with the zoning there is there now.

CSDG's Ryan Lovelace said that the RM6 area to the south of this project is also under contract, so they have some options to connect to Coles Ferry Pike, Castle Heights, as well as the property to the north and to the west. The traffic would be worked on through the site plan package and traffic study.

Ward 1 City Councilor Joey Carmack said that when he talked to Patrick Pitts, he said that this would go out to Coles Ferry and the entrance on the side of the school would be minimal. He asked if what he had heard now changed.

CSDG's Ryan Lovelace stated that they got his comments, and they are working to revising their plan as they need to and will contact him. He said that their original plan, where it says CG on Castle Heights Road, said that is where their road connection to the townhomes is today for the townhomes to the right and it will make a connection to the same point there and nowhere further to the south. He said that if they need to make everyone happy by going to Coles Ferry Pike, that they can look into that and work with you. They are still in the preliminary stage of layout currently and have not devolved into the final details of what the road connection would be. He finished saying that it will also depend on the traffic study and what Engineering wants as well.



City Councilor Joey Carmack said that the entrance would come out right next to the where the school buses come out so he is not sure how that would work with traffic and he does not think anyone would be able to get out of their complex unless they change something and give them another alternative to

get out on Coles Ferry Pike. Patrick Pitts and he had a very detailed Zoom conference last week and that was his understanding of what it would be.

Ryan Lovelace said point taken and they will make it happen.

Allison Nash of 969 Coles Ferry Pike sent a comment regarding the blasting since the blasting across the street is causing concern and this will be closer and is also worried about the increased traffic.

Ryan Lovelace stated that there are certain state requirements regarding blasting that they will follow. They also will be required to have a traffic study before they submit whatever the road connections are, their traffic study will dictate what they are required to do.

Staff said that there is potential here that they can actually help the traffic there on Castle Heights that you can help with it. The planning Commission has gone through a process about this area and came up with some ideas that they would like to discuss with you. We definitely think that this could have a traffic issue however this could be a part of a solution and not part of a problem.

Ryan Lovelace said there a quite a few options to alleviate the traffic.

There was continued discussion.

Commissioner Chad Williams said that he talked with one of the representatives associated with this project and told him that he had heard through the grapevine that Scott Bowen would not want a traffic jam associated with this since there are three schools within close proximity. They, the representatives, assured him that they would put in an emergency crash gate/pedestrian only on Castle Heights since they are going to have access to Coles Ferry Pike and to the north.

City Council Joey Carmack said that he agreed with what Chad Williams said since he had a similar conversation and that has changed with a week.

Motion continued.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

- 8. Request by Cameron Hunt for rezoning approval for about 37.50 acres at 522 Crowell Lane and an unaddressed property on Hickory Ridge Road (Tax Map 69 Parcels 51.05 and 61.01) from RR to RS12 in Ward 4*

The Future Land Use Plan identifies this area as MDR – Medium Density Residential which would support the rezoning request to RS12. Staff recommended approval based on compliance with the Future Land Use Plan.

Civil Site Design Group’s Ryan Lovelace was available to answer any questions. He said that they are in the medium density land use policy and they are asking for RS12, they could have asked for RS9.

Kirk Guillot of 523 Crowell Lane said he moved there three years ago and wanted to know the price of the houses being built there and concerned with the amount of traffic they have there currently. He noted that it is already dangerous pulling out of his driveway. He also asked if the road would be widened and whether their mailboxes, which are currently across the street, can be moved back to their side.

Ryan Lovelace said that as they continue with the process, they will come back to Planning Commission with a preliminary plat. He said that they will be providing a traffic study not only at the intersection of Crowell Lane but on Hickory Ridge Road and Leeville Pike and if improvements are necessary there, they will be required to do it if turn lanes are required. There is also a ROW connection to the Timber Ridge subdivision and there is a planned road connection there for interconnectivity and eventually this subdivision will tie back to Hickory Ridge Road at the Blair Lane intersection.

Steve Beins of 521 Crowell Lane asked if there has been any consideration for doing an RS20 because the traffic is very bad and Hickory Ridge Road worse if they are planning on dumping traffic there.

Ryan Lovelace said the land use there provides for medium density residential which allows RS12 and RS9, RS20 is low density land use and that is not what this area is. They feel they are consistent with doing what the city asked them to do regarding zoning.

There was continued discussion.

Delaine Smith of 529 Crowell Lane asked what the square footage of the homes would be.

Ryan Lovelace responded that they still do not have any homebuilders.

A motion was made by Mack McCluskey and seconded by Jesse Gilliam to recommend approval of the amendment of the Future Land Use Plan to City Council.

Commissioner Camille Burdine recused herself from voting.

Commissioner Chad Williams said he has no issue because it is next to the same zoning.

Roll call vote

Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 8-0.

9. *Request by Al Neyer, LLC for a future land use plan amendment for about 28 acres at an unaddressed property on Southeast Tater Peeler Road (Tax Map 81 Parcels 77, 77.01, and 77.02) from C to IC in Ward 3*

The Industrial/Commercial Future Land Use Category would support the requested IP zoning in New Business Item #10. Staff recommended approval as the adjacent properties have existing industrial uses.

Warren and Associates' Jerry Warren was available to answer any questions.

A motion was made by Ronnie Kelley and seconded by Jesse Gilliam to recommend approval of the amendment of the Future Land Use Plan to City Council.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

10. *Request by Al Neyer, LLC for a rezoning approval for about 28 acres at an unaddressed property on Southeast Tater Peeler Road (Tax Map 81 Parcels 77, 77.01, and 77.02) from CG to IP in Ward 3*

The Future Land Use Plan Amendment to IC – Industrial/Commercial would support the rezoning request. Staff recommended approval because it complies with the future land use plan and the adjoining uses.

Warren and Associates' Jerry Warren was available to answer any questions.

A motion was made by Chad Williams and seconded by David Taylor to recommend approval of the rezoning to City Council.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes

Chuck Daley                      Yes

Motion carried 9-0.

*11. Request by Steven Gruver for a future land use plan amendment for about 5.82 acres at an unaddressed property on Leeville Pike (Tax Map 79 Parcel 51.15) from RMU to IC in Ward 4*

The Industrial/Commercial Future Land Use Category would support the requested SP zoning in New Business Item #12. Staff recommended denial because the desired industrial use does not match the character of the surrounding properties.

Dean Design Group's Charlie Dean was available to answer any questions. He disputed Staff's statement that this does not match the character of the surrounding properties. He pointed out that on the zoning map, this property is in the middle of a run of businesses that have use designations intended for industrial zoning. The properties next to Mr. Gruver have transport warehousing and vehicular craft designations that are only allowed in industrial zonings and when the zoning map was changed it became non-conforming. He submitted that this area should have a commercial land use policy and they are requesting such.

A motion was by Chad Williams and seconded by Mack McCluskey to recommend approval of the amendment to the Future Land Use Plan to City Council because it fits the area.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

*12. Request by Steven Gruver for rezoning approval for about 5.82 acres at an unaddressed property on Leeville Pike (Tax Map 79 Parcel 51.15) from CS to SP in Ward 4*

The Current areas of concern in the SP for staff were:

- The look of the rear of the building facing the interstate.
- Landscape screening along the interstate.
- Primary façade should have 75% of materials from List 1.
- Loading docks should not be visible from ROW or interstate.
- Cross access should be provided to adjoining uses.
- Transparency requirement should be at least 20%.

Staff recommended approval based on Staff considerations and removing the transport and warehouse use from the desired uses on the SP.

Dean Design Group's Charlie Dean was available to answer any questions. He said that they cannot accept removing the transport and warehouse as he made the case with the previous item as these types of uses are in keeping with the area. The staff comments as the current areas of concern shown were generated after the preliminary meeting. He said he went over these items with the developer and they can agree to comply with those. What he wants to make clear that they cannot remove the transport and warehouse use from this facility. Basically, there are three items that revolve around the look from the interstate, the developer is willing to commit to an evergreen buffer with 10 foot on center spacing along the interstate. He said that at the rear of the building facing the interstate at loading docks visibility evergreen buffer should satisfy those concerns. They said that they can adjust the narrative to accept transparency requirement of 20%. They are willing to accept the cross access stipulation and the primary façade materials can be complied with as well. They said they just need to keep transport and warehousing in the SP.

A motion was made by Mack McCluskey and seconded by David Taylor to recommend approval of the rezoning to City Council subject to Staff's comments and with the exception for the removing the warehouse and transport use.

Motion clarification - The motion is to amend the SP to include landscaping buffering along the rear of the property along the interstate with evergreens with a 10ft buffer to prevent the view of the loading docks from the interstate, 20% transparency, to provide cross access easement to the adjoining properties, and the primary façade materials being 75% of List 1.

Commissioner Camille Burdine said that economic development wise, she likes that it is an SP, but is that what our future land use plan calls for, this industrial type.

Economic Developer Sarah Haston said that her concern with the land use is she wanted to make sure that we have best purpose for it. She said because it has interstate access and it was referenced that it is next to the boating, which is typical to have product like that off the interstate, but the boating still has retail component. She just wants to make sure that everyone fully understands the opportunities and the limits with the opportunity because she does not know if the warehouse is the best product for interstate visibility.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

*13. Request by Todd and Jenna Stark and Suncrest Real Estate & Land for plan of services approval for about 11.40 acres at 720 and 960 Bartons Creek Road (Tax Map 81 Parcels 124 and 124.01) and zoning to RS6 to be added to Ward 3*



Staff recommended approval because this will bring the remaining section of Bartons Creek Road into the City and matches the neighboring annexed area.

Civil Site Design Group's Ryan Lovelace was available to answer any questions He said that the property along the southern portion of Bartons Creek Road is being brought in to RS6, this is a cleanup process because the house is now under contract. He asked for approval.

A motion was made by David Taylor and seconded by Mack McCluskey to recommend approval of the plan of services to City Council.

Commissioner Chad Williams asked if this would leave a donut hole.

Staff said that this area had already been annexed a few weeks ago.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

*14. Request by Todd and Jenna Stark and Suncrest Real Estate & Land for annexation and zoning approval for about 11.40 acres at 720 and 960 Bartons Creek Road (Tax Map 81 Parcels 124 and 124.01) and zoning to RS6 to be added to Ward 3*

The requested Future Land Use of RMU – Residential Mixed Use would support the zoning to RS6. Staff recommended approval because this will bring the remaining section of Bartons Creek Road in the City and matches the neighboring annexed area.

A motion was made by Chuck Daley and seconded by Jesse Gilliam to recommend approval of the amendment of the Future Land Use Plan to City Council.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

*15. Request by Staff for an amendment to the Residential Infill Overlay*

A motion was made by Chad Williams and seconded by Chuck Daley to recommend approval of the amendment of the Residential Infill Overlay to City Council.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

*16. Request by Staff for a Zoning Code Amendment to Title 14 Chapter 8 Section 14.805 Subsection G Fences, Walls, and Hedges to provide for requirements for the finished side of wood plank fences*

A motion was made by Chad Williams and seconded by Jesse Gilliam to recommend approval of the amendment of the Zoning Code to City Council.

Roll call vote

Camille Burdine	Yes
Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

*17. Request by Staff for a Zoning Code Amendment to Title 14 Chapter 10 Section 14.1005 DMU – Downtown Mixed Use Subsection 5 Commercial and Multi-family Material Standards to amend the design guidelines*

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

Roll call vote

Camille Burdine	Yes
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Chad Williams	Yes
Jesse Gilliam	Yes
Mack McCluskey	Yes
Ronnie Kelley	Yes
Robert King	Yes
David Taylor	Yes
Nick Hays	Yes
Chuck Daley	Yes

Motion carried 9-0.

Planning Comments

Staff welcomed Nick Hays to the Planning Commission and Planning Commissioner Jesse Gilliam will be the representative to the Historic Preservation Commission.

Adjourn

A motion was made by David Taylor and seconded by Chad Williams to adjourn. The meeting was adjourned at 6:55 PM.

David Taylor  
Chairman, David Taylor

03-23-21  
Date

Kathleen Vail  
Kathleen Vail, Recording Secretary

3/25/2021  
Date

EXHIBIT A  
Old Business Item #1  
Image #1

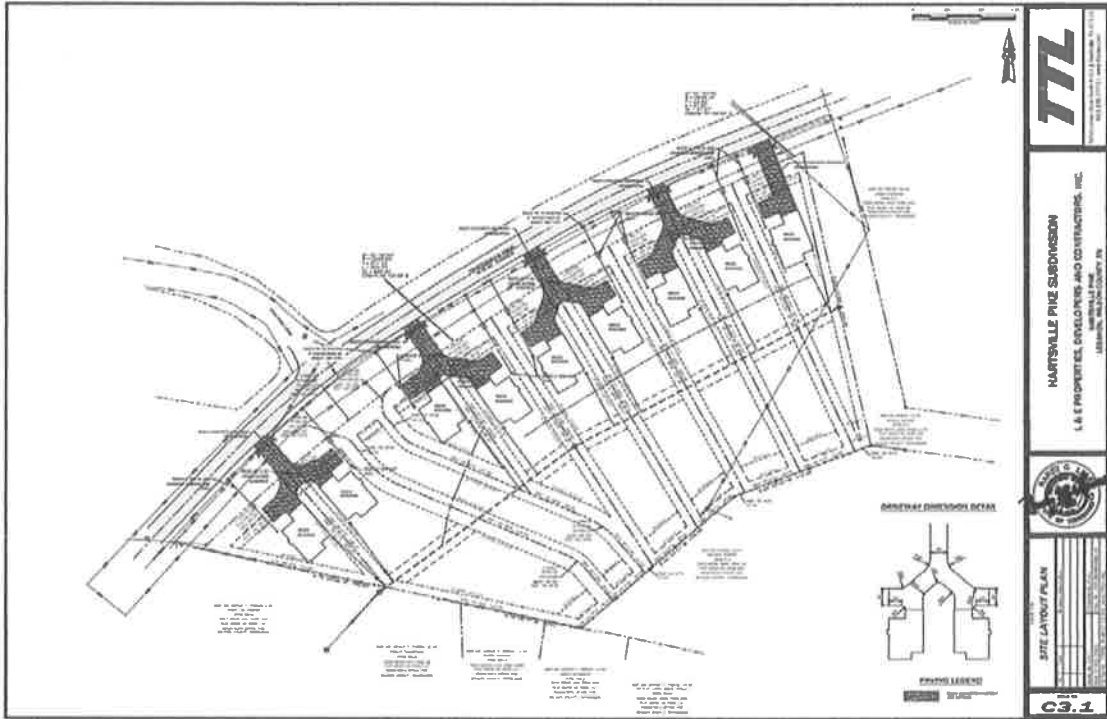
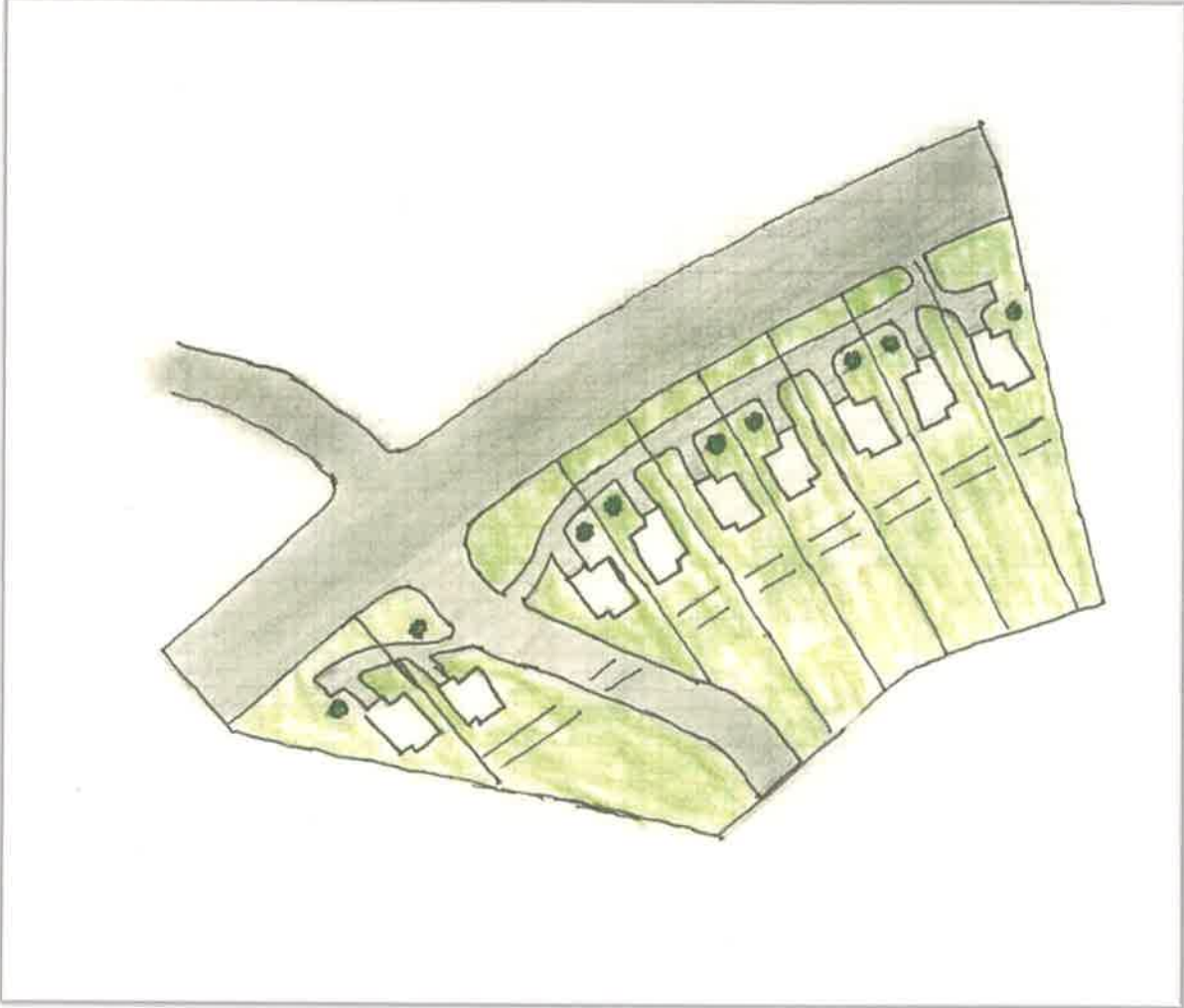


Image #2



Image #3



**EXHIBIT B**



**EXHIBIT C**  
**New Business Item #6**

