

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Special Called Meeting Minutes – February 9, 2026

Members

Mack McCluskey
David Taylor
Debbie Lowe

Nick Hays
Chris Crowell

John Lankford
Chad Williams

Ronnie Kelley
Chuck Daley

Staff

Kristy Barhite
Andy Wright

Joshua Stahle

Kathleen Vail

Mattie Neely

Call to Order

Chairman Mack McCluskey called the meeting to order at 5:00PM.

Staff conducted the Election of Officers.

Election of Officers

A motion was made by Chad Williams and seconded by Chuck Daley to elect Mack McCluskey as Chairman. Motion carried. Mack McCluskey will be the Chairman.

A motion was made by Chad Williams and seconded by Chuck Daley to elect Adrian Kelley as Vice Chairman. Adrian Kelley was not in attendance to either accept or reject the nomination. Motion was void.

A motion was made by David Taylor and seconded by Chad Williams to elect Nick Hays as Vice Chairman. Motion carried. Nick Hays will be the Vice Chairman.

A motion was made by Mack McCluskey and seconded by Chad Williams to elect Staff as Secretary. Motion carried. Staff will be the Secretary.

Public Comments

William McCaskill of 529 Scarlet Oak Road spoke on NB #7-9. He said that he understood that Suncrest may be in a difficult position because of the airport however, the commercial development was going to be next to Hartmann Drive with the residential being in the back. He said that now they are putting in homes next to a storage unit which may be up to three stories high with security lighting. He said that he is not convinced that this is the appropriate route to go and he does not want to see this become a pattern with Suncrest with exceptions.

Public Hearing

This is a continuation of a public hearing that was convened back on the 27th of January.

1. *Public Hearing on the proposed amendment to the Future Land Use Plan for about 7.92 acres at 541 Bartons Creek Road (Tax Map 81 Parcel 122) from FLH4-Residential 4 Units Per Acre & FLH8-Residential 8 Units Per Acre to DXU-Downtown Mixed Use & FLH8-Residential 8 Units Per Acre in the South Hartmann Overlay in Ward 3*

William McCaskill of 529 Scarlet Oak Road said that having narrow homes next to a three- or four-story storage unit seemed out of character.

2. **Public Hearing** on the proposed Plan of Services for about 5.04 acres at 1544 Rutledge Lane (Tax Map 59 Parcel 17.01) near Ward 1

Derek Dodson of 106 Chapman Drive said that buffer space runs right through this property and DR Horton developed the houses close to a major road and he felt this item should be deferred.

Ward 1 City Councilor Joey Carmack said that after talking with Staff, he is in favor of the item.

3. **Public Hearing** on the proposed amendment of the Future Land Use Plan of about 10.82 acres at unaddressed properties on Central Pike (Tax Map 101 Parcels 26.01 & 26.06) from RPO – Rural Preservation/Open Space to IL – Light Industrial in the UGB

Thurman Mullins of 15970 Central Pike said that Central Pike is narrow, and it is not designed for semi-trucks. He held up pictures for the commission to show road issues. He concluded by stating that the road needed a lot of work.

Gus Gregor of 319 Dunaway Road said that he lives in the County and the decisions that this commission makes affect their quality of life. He said that managing traffic, school taxes, infrastructure, etc., should be put in place before construction. He is against this project and asked the commission to vote against it.

4. **Public Hearing** on the proposed amendment of the Future Land Use Plan of about 17.78 acres at 478 and unaddressed W Old Laguardo Road (Tax Map 48 Parcel 58.07 & Map 55 Parcel 35.01) from FLH2 – Residential 2 Units Per Acre to FLH16 – Residential 16 Units Per Acre in the UGB

No public comments.

5. **Public Hearing** on the proposed amendment of the Future Land Use Plan of about 0.67 acres at 4517 Highway 109 N (Tax Map 48 Parcel 47.04) from FLH3 – Residential 3 Units Per Acre to CMO – Office/Medical in the UGB from FLH2 – Residential 2 Units Per Acre to FLH16 – Residential 16 Units Per Acre in the UGB

No public comments.

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

Approval of Minutes

A motion was made by Chad Williams and seconded by David Taylor for approval of the December 15, 2025, Planning Commission minutes. Motion carried.

A motion was made by Chad Williams and seconded by David Taylor for approval of the January 20, 2026, Preliminary Planning Commission. Motion carried.

Consent Agenda

1. *Request by DRP TN 1, LLC for final plat approval for Waverly Phase 15, a 31-lot conservation-subdivision on about 6.2 acres at unaddressed property on Martha Leeville Road (Tax Map 70 Parcel 83) zoned RS9 in Ward 4 (PN 1981107)*
2. *Request by DRP TN 1, LLC for final plat approval for Waverly Phase 16, a 25-lot conservation-subdivision on about 5.46 acres at unaddressed property on Martha Leeville Road (Tax Map 70 Parcel 83) zoned RS9 in Ward 4 (PN 1981122)*
3. *Request by Clean Harbors Environmental Services for site plan approval for Clean Harbors Bulk Storage Distribution Terminal, a non-residential development on about 1.75 acres at 234 Knoxville Avenue (Tax Map 68L Group E Parcel 5) zoned IH in Ward 2 (PN 1927327)*
4. *Request by Stewart Knowles Construction for site plan approval for Alhambra Dr HPR, a 5-unit residential development on about 0.79 acres at 1416 Alhambra Drive (Tax Map 58 Parcel 15.5) zoned RD9 in Ward 1 (PN 1933227)*

A motion was made by Chad Williams and seconded by Nick Hays for approval of the consent agenda items. Motion carried 9-0.

New Business

- 1-2. *Request by Dewey Lineberry for future land use plan amendment approval from RPO to IL and rezoning approval for about 10.82 acres at unaddressed properties on Central Pike (Tax Map 101 Parcels 26.01 & 26.06) from A-1 to I-1 in the UGB*

Staff comments:

- This property is indicated as Rural/Preservation Open Space on the Future Land Use Plan which would not support this rezoning request. The requested future land use designation of Light Industrial would support this request.
- Proposed use of the site is a truck washing facility. This industrial use would require connection to sanitary sewer and for that, it would need to be annexed in the city.

Staff recommended denial because this development would require sewer access, it is not within city limits, and it does not follow the Future Land Use Plan.

Chairman Mack McCluskey asked Staff for further clarification.

Staff pointed out that all the city departments review the project submissions and the Utilities Department commented that it would need to connect to City sewer if they are located in our Urban Growth Boundary.

A motion was made by Chad Williams and seconded by Chuck Daley for a negative recommendation of the Future Land Use Plan amendment and rezoning to City Council and to the County. Motion carried 8-0. Chris Crowell abstained.

- 3-4. *Request by Steve Moor for future land use plan amendment approval from FLH2 to FLH16 and rezoning approval for about 17.78 acres at 478 and unaddressed W Old Laguardo Road (Tax Map 48 Parcel 58.07 & Map 55 Parcel 35.01) from A-1 to R-3 in the UGB*

Staff comments:

- This property is indicated as Residential 2 units per acre on the Future Land Use Plan which would not support this rezoning request. The requested designation of Residential 16 units per acre would support this request.
- This type of residential development would require sewer and would need to be annexed into the city.

Staff recommended denial because this development will require sewer access, it is not within city limits, and it does not follow the Future Land Use Plan.

Owner Steve Moor said that he understood the recommendation of denial by Staff, but the current FLU plan no longer reflects the reality of what is on the ground. He is not asking for development approval, rezoning, plan of services or an annexation. The property is landlocked by city decisions with commercial in the front and multi-family in the back which created a land use island with the city surrounding it and single family is not a viable option. He said that sewer capacity is important consideration, but it belongs in the site plan/development stage, Changing the FLU Plan does not authorize development and he said it does not obligate the city for services. He requested the commission's recommendation for approval.

Ward 6 City Councilor Phil Morehead said that he met with the folks on a number of occasions, and they wanted to come in the city as high density and he asked the commission to support Staff's recommendation for denial. He explained that it is not in the City, would need to be on city services, the FLU does not support this and at this time, he does not see any benefit by bringing this into the City.

A motion was made by Chad Williams and seconded by David Taylor for a negative recommendation of the Future Land Use Plan amendment and rezoning to City Council and to the County. Motion carried 9-0.

5-6. Request by Brad Henderson for future land use plan amendment approval from FLH3 to CMO and rezoning approval for about 0.67 acres at 4517 Highway 109 N (Tax Map 48 Parcel 47.04) from A-1 to CO in the UGB

The applicant requested this item be deferred indefinitely to pursue annexation.

The commission was confused as to why they would need to vote on it if was the applicant's request and Staff explained that this was a special-called meeting and the agenda could not be changed once it was published so it had to stay on the agenda.

A motion was made by David Taylor and seconded by Chad Williams to defer this item per the applicant's request. Motion carried 9-0.

7-9. Request by Suncrest Real Estate & Land for future land use plan amendment approval from FLH 4 & FLH8 to DXU & FLH8, South Hartmann Overlay amendment approval from AS-SFD & WU-SFAD to WU-SFAD & WU-TCMx/TCR, and rezoning approval for about 7.92 acres at 541 Bartons Creek Road (Tax Map 81 Parcel 122) from RPO to Barton Village North SE Hybrid Specific Plan in the South Hartmann Overlay in Ward 3

Staff comments:

- This is a request to rezone the subject property from RPO to Hybrid SP for 30 single family homes, a self-storage building, and usable open space.
- The reference zoning district is being called out on the west side is RS6 (WU-SFAD) and east side is CXU (WU-TCMx).

- This site is in the direct flight path of the airport and was in front of the Airport Commission at their December meeting. The Commission supported the new layout. Staff recommended the SP text be amended to require a minimum of 40-foot-wide single family lots. Staff recommended approval of the requests with the amendment. Staff had a presentation showing the difference between a 22ft wide product and a 30ft wide product on 40ft width lots. (See Exhibit A)

William McCaskill of 529 Scarlet Oak Road said that they would really do not get a good view of how tall this storage unit would be and with the lights on the top levels lighted up in the nighttime. He said good luck selling those houses if that is the look you are going for and if the commission does approve this, they need to screen it on Barton's Creek Road.

Kimley Horn's Josh Rowland was available to answer questions. He said that they met with Staff and the city councilor and the did hear some of the same concerns at their community meeting. He explained that the airport commission has limited their residential to the west side of their property. He said that the commercial to limited to three stories. He explained that any light issues would be on the East and North sides of the building and will meet the light and landscaping requirements and they are sensitive to the single family environment. He said that they would prefer to do townhomes and requested the commission's consideration for 32ft wide lots, but they are open to amending that language.

A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the amendment to the Future Land Use Plan, amendment to the South Hartmann Drive Overlay and rezoning to City Council with the amendment to the SP of 40-foot-wide single family lots.

Commissioner Chris Crowell said that he appreciated this gentleman coming out and he will be sympathetic to those living close by regarding the screening and he would like to see some aggressive screening.

Commissioner David Taylor was concerned about the light pollution.

Chairman Mack McCluskey reminded everyone that there are light standards and they meet them.

David Taylor said that he would like to see them exceed those standards.

The motion continued 7-1. Chris Crowell abstained.

10. Request by Mid Tenn Powersports, LLC for SP amendment approval for about 5.47 acres at 6050 Leeville Pike (Tax Map 79 Parcel 51.15) zoned Leeville Pike Commercial Specific Plan in Ward 4

Staff were not opposed to this request if no neighbor opposition was expressed.

Chairman Mack McCluskey asked about the proposed amendment for the signage.

Staff said that the signage being proposed would be on the front of the building and on the rear along the existing retaining wall facing I-40. They are required to advertise, and they have worked with the Sign Administrator and will be held to the maximum signage standards. The language for the amendment to the SP is included in the Staff Report.

Witts Sign Company's Ben Williams was available to answer questions.

A motion was made by Chad Williams and seconded by David Taylor for a positive recommendation of the amendment to the SP to City Council.

Commissioner Chris Crowell said that they had a neighborhood meeting and there were no objections.

Ben Williams said this will help them get their OEM Discounts from the manufacturers.

The motion continued. Motion carried 9-0.

11-13. Request by Elizabeth Johnson for plan of services, annexation, and zoning approval for about 5.04 acres at 1544 Rutledge Lane (Tax Map 59 Parcel 17.01) zoning to RD9 in Ward 1

Staff comments:

- There are no future development plans for this parcel.

Staff recommended approval because the requested zoning fits the Future Land Use Plan, is compatible with the surrounding area, and this property will benefit the City by contributing to the planned extension of Hartmann Drive to Hartsville Pike.

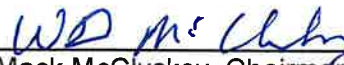
Derek Dodson of 106 Chapman Drive said that he spoke with City Councilor Joey Carmack and was assured that this had been worked out with Kristen Rice and retracted his previous concerns.

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the annexation, rezoning and the plan of services to City Council. Motion carried 9-0.

Comments - None.

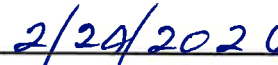
Adjourn

The meeting was adjourned at 5:49PM.



Mack McCluskey, Chairman
Nick Hays, Vice Chairman

Date



2/24/2026



Kathleen Vail, Recording Secretary

Date



2/24/2026

All Specific Plans, rezonings, annexations, plan of services, as well as amendments to PUDs, SPs, future land use plans and zoning code items are recommendations to the City Council. The expected City Council reading for these items from this meeting are as follows:

1st Reading = March 3, 2025

Public Hearing = March 3, 2025

2nd Reading = March 17, 2025

Exhibit A

