

CITY OF LEBANON  
MUNICIPAL REGIONAL PLANNING COMMISSION  
Meeting Minutes – February 24, 2026

Members

Mack McCluskey	Adrian Kelley	John Lankford	David Taylor
Chris Crowell	Chuck Daley	Ronnie Kelley	Chad Williams
Debbie Lowe	Nick Hays		

Staff

Joshua Stahle	Kristy Barhite	Kathleen Vail	Mattie Neely
Andy Wright	Sarah Haston		

Call to Order

Chairman Mack McCluskey called the meeting to order at 5:00PM. Commission member Chris Crowell opened with the invocation and led the Pledge of Allegiance.

Public Comments – None.

Staff Reports

Staff provided all approved items and sidewalks as an addition to the commissioners' staff report packets. (See Exhibit A)

Committee Reports - None

Changes to the Agenda - None.

Public Hearing

***Public Hearing on the proposed amendment to the Future Land Use Plan of about 11.46 acres at 519 Maple Hill Road (Tax Map 46 Parcel 19.03) from RXH-Mixed Housing to RPO-Rural Preservation/Open Space in Ward 1***

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

Approval of Minutes

A motion was made by Chad Williams and seconded by David Taylor for the approval of January 27, 2026, Planning Commission minutes. Motion carried.

A motion was made by Chad Williams and seconded by John Lankford for the approval of February 9, 2026, Special Called Planning Commission minutes. Motion carried

A motion was made by Chad Williams and seconded by John Lankford for the approval of February 17, 2026, Preliminary Planning Commission minutes. Motion carried.

## Consent Agenda

1. Request by DRP TN 1, LLC for final plat approval for Waverly Phase 11B, a 59-lot conservation subdivision on about 13.16 acres at an unaddressed property on Pleasant Ridge Run (Tax Map 70 Parcel 83) zoned RS9 in Ward 4
2. Request by DRP TN 1, LLC for final plat approval for Waverly Phase 14, a 52-lot conservation subdivision on about 11.08 acres at an unaddressed property on Martha Leeville Road (Tax Map 70 Parcel 83) zoned RS9 in Ward 4
3. Request by StorPlace Self Storage for site plan approval for StorPlace Highway 109, a non-residential development on about 6.06 acres at unaddressed Highway 109 N (Tax Map 56 Parcel 58.01) zoned IP in Ward 6

A motion was made by Chad Williams and seconded by David Taylor for recommended approval of the consent agenda. Motion carried 10-0.

## New Business

1. Request by Exeter 109 Lebanon LLC for site plan approval for Cedartree, a non-residential development on about 326.4 acres at unaddressed property on Lebanon Road (Tax Map 56 Parcel 1) zoned IP & CI in Ward 6

### Staff comments:

- Minor corrections and note corrections are needed.
- The development agreement for the trail to Cairo Bend Park agreed to during the annexation and zoning process will need to be approved before final approval of this site plan. The City's Legal Department has received and reviewed the draft of this agreement.
- This property had a preliminary plat to divide the property into 6 lots and provide a public road connection across the site approved in 2022 with 5 variances for block lengths. This site plan was approved with 6 variances in July 2025. A total of 11 variances were granted for this project.
- Nothing has changed since the July 2025 approval.
- Foundation plantings are needed along facades facing public roads.
- Below is the requested variance with Staff's recommendation:
  1. Foundation Plantings Staff opposed.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended denial because the plan fails to meet the code and there is no valid reason to grant the variance request.

Rochelle, McCulloch & Aulds, PLLC's Byron Gill was available to answer questions. He said that the prior request was to remove the foundation plantings and this request is to move them to the road. He said that the project was approved with a screen wall and if they move the plantings in front of it, the look will be more aesthetic. They exceeded transparency and plantings on the north building, and moving the "spine" road created the issue they have, and he explained that they are just trying to make it look good. He also said that the developer is agreeing to add requirements to that wall in the development agreement to maintain the wall.

A motion was made by Chris Crowell and seconded by Debbie Lowe for recommended denial of the site plan with the variance for foundation planting.

Commissioner Chris Crowell noted that several of the previous variances were already supported, so it is not like they haven't tried to work with the applicant.

Roll Call Vote:

John Lankford	No
Ronnie Kelley	No
Adrian Kelley	No
Chuck Daley	Yes
Chad Williams	No
Mack McCluskey	Yes
Nick Hays	Yes
Chris Crowell	Yes
David Taylor	No
Debbie Lowe	Yes

The motion was 5-5. The motion failed for lack of majority.

A motion was made by John Lankford and seconded by Chad Williams for recommended approval of the site plan with the variance of foundation planting.

Roll Call Vote:

John Lankford	Yes
Ronnie Kelley	Yes
Adrian Kelley	Yes
Chuck Daley	No
Chad Williams	Yes
Mack McCluskey	No
Nick Hays	No
Chris Crowell	No
David Taylor	Yes
Debbie Lowe	No

The motion was 5-5. The motion failed for lack of majority.

The commission sought directions from the city attorney.

City Attorney Andy Wright said that the commission could continue to debate it for majority vote or move on.

A motion was made by John Lankford and seconded by Chad Williams to move New Business #1 to be considered at the end of the agenda. Motion carried 10-0. New Business Item #1 was moved to the end of the agenda.

- 2. Request by CRG for site plan approval for Cubes at Sparta Pike – Denso, a non-residential development on about 43.62 acres at 1532 Sparta Pike (Tax Map 82 Parcel 11.60) zoned IP Ward 2*

Staff comments:

- A few minor corrections and note corrections are needed.
- Building articulation is needed at least every 50 feet facing roads and open spaces.
- Below is a list of the requested variances with Staff's recommendations:
  1. Building Articulation Staff opposed.
  2. Building Transparency Staff opposed.
  3. Foundation Plantings (North Façade) Staff opposed.
  4. Loading Area Screening Staff opposed.
  5. Street Trees (Alternate Placement) Staff supported.
  6. Required Parapet on Flat Roof Staff opposed.
  7. Cross Access to Adjacent Uses Staff opposed.
  8. Trash Compactor Screening Staff opposed.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended denial because the plan fails to meet the code as evidenced by the numerous unsubstantiated variances.

CRG's Kevin Scott was available to answer questions. He said that they have been working with Corey Johns (Wilson County Economic Board) and the State to court Denso to get them to place this building in the City of Lebanon as well as support from Geri Ashley (Lebanon City Councilor). He said that they would be long-term shareholders because they are purchasing the land and constructing this facility, not leasing. He said that Denso would be a state-of-the-art logistics facility and putting a huge investment in this building, designed to be extremely modernized and highly specialized with a heavy office component that matches their corporate values.

Chairman Mack McCluskey noted that they are very proud of the Zoning Code and questioned as to what would make this warehouse so special as to granting all these variances.

Kevin Scott said that through discussions with Denso over the last year as they were selecting their home, they wanted to be mindful, and they have modified some of the variances as they received feedback. He said that it is form that matches function which is aesthetic and fits their Japanese values and was designed from the inside out which is what is creating some discrepancies with the code.

Mack McCluskey said that basically they are not identifying any hardship, they just want it because they want it.

Kevin Scott explained that each variance had different reasonings behind it and they feel that there are hardships which they will present.

Denso Vice President of Process Excellence's Chris Ramsey said that Denso is the world's largest automotive components and systems suppliers, focusing on shaping the present and future of the industry, and they have 5000 members in the State of Tennessee. He said that their decision to build here was based on a lot of factors but the most important were the excellent quality of life and the location. He also stated that this would be the largest logistics operation in all of North America.

Clayco and LJC Architect's Mike Moran addressed the variance request issues starting with the articulation of the building. He said that Denso wanted their buildings to have similar qualities throughout their network, that were modern, minimal, and aesthetic with a welcoming environment

for their employees. He discussed the variances and why they were requested. He said that they would like to withdraw the request for Variance #8, and they are happy to screen the compactor with walls and a gate as described in the ordinance and with the waste collection dumpster, on the south dock being permitted to be open per the code.

Stock and Associates' George Stock addressed Variance #7. He said that they believed the hardship would be the topography, natural features, and vehicular safety as factors on Black Branch Road. They would have to move several hundred yards of rock and yes, he said that the grading is self-imposed however, there are topographical challenges such as the Black Branch Creek. He asked for consideration for the variance.

The commission requested that the variances be voted on separately.

Economic Director Sarah Haston said that they never want to lose a project from the County or the State, it is a great project and the City values these types of projects however, she had concerns about the variances. We appreciated the changes that they made from the preliminary meeting, but the variances are not there to make a project fit outside of the code and when we can make them work, we really want to try. It is important for the Staff to go over the variances one at a time and remind everyone that there is a standard and a look that we want for the City.

Variance 1 Building Articulation - A motion was made by Chad Williams and seconded by Nick Hays for recommended denial of the variance.

Commissioner John Lankford said that there was no effort for articulation on this project, is there a specific reason for it.

George Stock explained initially they were exploring design solutions. He said that the client was very firm about having a very streamlined, simple design that did not have steps in the top wall. Massing changes in the code are very hard to do in a warehouse, he explained which is very hard to do to preserve the functionality along the dock wall which is part of the efficiency in the warehouse.

John Lankford made a suggestion that at least along the office wall trying to get some articulation.

Motion continued. Motion carried 10-0.

Variance 2 Building Transparency - A motion was made by Chad Williams and seconded by John Lankford for recommended approval of the variance.

Commissioner Chris Crowell asked how much the increase in transparency was increased from the preliminary meeting.

Staff said that the transparency on the façade facing Cainsville Road increased from 3.89% up to 10.45% and from 1.25% up to 5.60% on the façade facing Russell Burns Way.

There was a discussion on the percentages.

Chris Crowell said that if there could be more of an effort made regarding this, there should be as a stroke of goodwill.

Commissioner Chad Williams said that they have routinely given variances on warehouses.

The motion continued. Motion carried 9-1. Chris Crowell voted against the motion.

Variance 3 Foundation Planting (North Placement) - A motion was made by John Lankford and seconded by Chad Williams for recommended approval of the variance. Motion carried 9-1. Nick Hays voted against the motion.

Variance 4 Loading Area Screening - A motion was made by Chad Williams and seconded by Chuck Daley for recommended denial of the variance. Motion carried 10-0.

Variance 5 Street Tree (Alternate Placement) - A motion was made by Chad Williams and seconded by Chuck Daley for recommended approval of the variance. Motion carried 9-1. Debbie Lowe voted against the motion.

Variance 6 Required Parapet on Flat Roof - A motion was made by Chad Williams and seconded by Chuck Daley for recommended denial of the variance.

Commissioner John Lankford asked about the variance.

George Strock explained that open gutters are safe and customary for warehouses and to comply, they would need to use two different solutions/systems.

Continued discussion.

The motion continued. Motion carried 10-0.

Variance 7 Cross Access to Adjacent Uses - A motion was made by Chad Williams and seconded by Chuck Daley for recommended denial of the variance.

The motion continued. Motion carried 9-1. John Lankford voted against the motion.

Variance 8 Trash Compactor Screening – Request withdrawn by applicant.

A motion was made by Chad Williams and seconded by John Lankford to approve the site plan with variances for building transparency, foundation plantings, and street tree placement and the variances were denied based on Staff's comments. Motion carried 10-0.

George Strock clarified that procedurally, they would have to go through another step to cure the designs and show a design that is compliance and then present that to Staff.

Chairman Mack McCluskey confirmed that is correct.

3. *Request by Lynotte Moore for site plan approval for Moores Landing, a non-residential development on about 1.09 acres at 1790 W Old Murfreesboro Road (Tax Map 81K Group A Parcel 2) zoned CI in the South Hartmann Overlay in Ward 3*

Staff comments:

- Minor corrections are needed.



4. *Request by Raphael Nwanguma for site plan extension approval for The Hudson Apartments, a 166-unit residential development on about 9.61 acres at 108 & 110 Maple Hill Road (Tax Map 57 Parcel 45 & 46) zoned CXU in Ward 5*

Staff comments:

- This site plan was approved by Planning Commission in March 2021. A grading permit was pulled and work completed to extend this plan's approvals until March 2026.
- The applicant is requesting an additional 3 months until June 23, 2026.
- This site plan does not meet the current requirements of multi-family development.
- Staff opposed this extension because it is no longer in compliance with current regulations and a new plan in compliance with current regulations will be needed if it expires.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended denial of the extension because the plans are no longer in compliance with multi-family development standards in this district including number of units per building, building frontage, connectivity, open space, and tree canopy requirements.

Rochelle, McCulloch & Aulds, PLLC's Byron Gill was available to answer questions. He said that it is different than what the commissioners heard, this is just a simple request to extend approvals on this project. Dr. Nwanguma is an individual who took this project from someone who got entitled and he has worked very diligently in getting all the approvals and a preconstruction meeting. He said that Dr. Nwanguma's issue is the preconstruction funding is not going to be finalized for the next few months and that is why there is a request for this brief extension. He mentioned that this would be owned and run by them and it also benefits the City by contributing to Maple Hill Road.

Owner Dr. Raphael Nwanguma said that they love Lebanon even though they live in Bowling Green, Kentucky and they visit frequently. The group they purchased this project from, he said, did not do a lot of things which left him to do them, and they have run out of time. He requested the time and asked the commission to grant the time.

Commissioner John Lankford asked them how long ago they purchased the site plan to take over.

Raphael Nwanguma said it was about two years ago.

Fortis Builders' Dustin Dickson said that they have been involved just shy of a year. Pursuit costs and other things they have pursued and done on their end have also impacted this project, but he said, from a builder's perspective, the project is ready to put a shovel in the ground, but they are waiting for the doctor and his pursuits to get finished so they can get started.

A motion was made by Chad Williams and seconded by Chris Crowell for recommended denial of the extension of the site plan based on Staff's comments.

Commissioner Chris Crowell said that there is nothing that would keep you from coming back and according to Staff's comments, it does not meet the current requirements of multifamily development standards.

The motion continued. Motion carried 10-0.

*5-6. Request by John Dandria for future land use plan amendment approval from RXH to RPO and rezoning approval from RD9 & RXH to RPO for about 11.46 acres at 519 Maple Hill Road (Tax Map 46 Parcel 19.03) in Ward 1*

Staff comments:

- This property is indicated as Mixed Housing on the Future Land Use Plan which would not support this rezoning request. The requested future land use designation of Rural/Preservation Open Space would support this request.
- This request is a result of a Board of Zoning Appeals ruling. The property owner requested to place a new barn on the property and the BZA placed a condition on the property to rezone to a zoning that allows agriculture use.

Staff recommended approval as this request allowed the owner to continue using the property as agricultural.

A motion was made by Chad Williams and seconded by John Lankford for a positive recommendation to City Council. Motion carried 10-0.

- 1. Request by Exeter 109 Lebanon LLC for site plan approval for Cedartree, a non-residential development on about 326.4 acres at unaddressed property on Lebanon Road (Tax Map 56 Parcel 1) zoned IP & CI in Ward 6*

A motion was made by John Lankford and seconded by Chad Williams for a positive recommendation for the variance for foundation plantings to City Council given that the commission gave the same variance on New Business #2-Variance #3.

Commissioner Chris Crowell restated that there have been a lot of variances entertained already on this property.

Rochelle, McCulloch & Aulds, PLLC's Byron Gill was available to answer questions. He said that he did not know about the history of this project however, there are a lot of people here tonight that could talk about the previous variances that were granted but a lot of the variances had to do with the connectivity.

EQT Real Estate's Dan Camuti explained all the previous variances that were granted in the past. Regarding the variance they were requesting today, he said that they are building a cross-dock facility, which is an advanced manufacturing facility that brings in the raw goods on one side of the building and delivers the finished goods from the other side. They are just moving the plantings to the exterior fence and language for upkeep would be added to the development agreement.

Ward 6 City Council Phil Morehead said that we write all these codes and this is a 325-acre property where there were no magic changes when they bought it to create all these hardships and we, the City, have gone more than halfway on this project regarding code variances and so he asked for the variance to be denied.

Chris Crowell said that he might be missing something, but this is a spec warehouse and 10 out of 11 variances were granted and he had a hard time with another one.

Commissioner Chuck Daley was making sure that he understood that they still have to build the throughfare and still have to have the trees at the fence.

Economic Director Sarah Haston asked Staff to clarify that the road network is not changing and is the same one that was initially proposed from the beginning.

Staff affirmed that it was.

Commissioner John Lankford noted that the fence is shielding dock doors and we are still getting the planting and that the same variance was approved on the Denso building earlier.

The motion continued.

**Roll Call Vote:**

John Lankford	Yes
Ronnie Kelley	Yes
Adrian Kelley	Yes
Chuck Daley	Yes
Chad Williams	Yes
Mack McCluskey	No
Nick Hays	No
Chris Crowell	No
David Taylor	Yes
Debbie Lowe	No

The motion was 6-4. The motion carried.

Staff Comments – Reminder, there will be a training session on Evaluating Annexations and Rezoning at the next preliminary meeting. Also, it was noted that the ICE facility would not move forward.

Adjourn

The meeting was adjourned at 6:39PM.

WD McCluskey  
Mack McCluskey, Chairman

3/24/2026  
Date

Nick Hays, Vice Chairman  
Kathleen Vail  
Kathleen Vail, Recording Secretary,

3/24/2026  
Date

*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:*

- 1<sup>st</sup> Reading = April 7, 2026*
- Public Hearing = April 7, 2026*
- 2nd Reading = April 21, 2026*

Exhibit A

Current & Recently Approved Staff Review Items

Sidewalk Permits

67 residential building permits were issued, no payment in-lieu-of has been granted by Staff.

Minor Final Plats

PN	Project	Description	Status		
			Under Review	Signed	
1708185	Resubdivision of Lot 1C of Lebanon Market Place	Request by The Long Rifle Partnership for a 2-lot subdivision at an unaddressed property on S Hartmann Drive (Tax Map 81 Parcel 2.12) zoned C1 in the S Hartmann Overlay in Ward 4		7/8/2025	2/18/2026
1878621	Resubdivision of Lot 26 - Section Two Mayfair Meadows	Request by Irving Stone for a 2-lot subdivision at 200 Stroud Drive (Tax Map 58E Group C Parcel 22) zoned RD9 in Ward 1		2/4/2026	2/12/2026
1896380	Resubdivision of Lots 1 & 2 Leanna Park Section 1	Request by John Crowe for a 2-lot subdivision at 591 & 605 Hazelwood Pike (Tax Map 59F Group E Parcels 8.01 & 8.02) zoned RM in Ward 2		12/15/2025	
1918399	Subdivision of the Doug Myhand Construction LLC Property and of the Debra Bennett Property	Request by Myhand Construction for a 2-lot subdivision at 2191 Hunters Point Pike & 122 Rutledge Lane (Tax Map 45 Parcels 30 & 30.03) zoned A-1 in the UGB		12/18/2025	
1878621	r Manufacturing Property	Request by Albright Trailers for a 2-lot subdivision at 601 Bribken Lane (Tax Map 82 Parcel 3.04) zoned IL in Ward 2		12/30/2025	1/21/2026
1956620	Subdivision of Darrell Lee Clark Etux Deborah A Clark Property	Request by Lee Clark for a 2-lot subdivision at 2898 Hickory Ridge Road (Tax Map 69 Parcel 63.03) zoned RS9 in Ward 4	Yes		
2005502	Consolidation of a Portion of Lots 11, 12 and 13 - Sparta Heights Subdivision	Request by Betty Wikerson for a 1-lot subdivision at 122 Kyle Circle (Tax Map 67I Group F Parcel 23) zoned RD9 in Ward 2	Yes		
1546678	Consolidation Survey of lots 3A and 5 of the J.L. Lannom Subdivision Property	Request by Darryl Joe Haynes for a 1-lot subdivision at 738 N Cumberland Street (Tax Map 58M Group F Parcels 2 & 3) zoned CF in Ward 2	Yes		
1995241	Resubdivision of Lot 2 of the Billy Carl Comer Property	Request by James Harris for a 2-lot subdivision at 494 Walnut Grove Road (Tax Map 92 Parcel 42.02) zoned A-1 in the UGB	Yes		

Minor Site Plans

PN	Project	Description	Status	
			Under Review	Approved
2013592	Wilson County Fairgrounds - Connected Community Facility Building	Request by Wilson County Promotions, Inc for a non-residential development on about 0.96 acres at an 945 E Biddour Parkway (Tax Map 67 Parcel 68.02) zoned CF in Ward 2	Yes	
1873800	Royal Canin Facility Expansion	Request by Mars Global Services for a non-residential development on about 5 acres at an 920 Arctic Drive (Tax Map 82 Parcel 157.06) zoned IP in Ward 2	Yes	

South Hartmann Overlay Site Plans

PN	Project	Description	Status	
			Under Review	Approved
	Place Phase 3	Request by Lebanon Ventures, LLC for a 38-unit mixed-use development on about 5.3 acres at an unaddressed property on Lebanon Place (Tax Map 81 Parcel 95) zoned CXU in the South Hartmann Overlay in Ward 3		

Infill Overlay Site Plans

none

Planning City Council Items

Description	PC Recommendation	Status	
		1st Reading	2nd Reading
Request by Jadian IOS for rezoning approval for about 1.31 acres at an unaddressed property on SE Tater Peeler Road (Tax Map 81 Parcel 70.01) from RR to IL in Ward 3	Positive	PASSED	PASSED
Request by Summit Development for plan of services, annexation, and zoning approval for about 246 acres at unaddressed properties on Maple Hill Road and Carver Lane (Tax Map 46 Parcels 18, 18.01 & 21.01) zoning to Sorelle Hybrid Specific Plan to be added to Ward 1	Positive	AMENDED & PASSED	AMENDED & PASSED
Request by Staff for zoning code amendment approval to add 14.1212 Vested Rights to specify the type of development plans that will cause property rights to vest	Positive	PASSED	PASSED
Request by Gary Whitaker for rezoning approval for about 0.82 acres at 718 W Main Street (Tax Map 68G Group H Parcel 6) from RD9 to CXU in Ward 5	Positive	PASSED	PASSED
Request by Wilson County Road Commission for plan of services, annexation, and zoning approval for about 3.88 acres of the Martha Leeville Road Right-of-Way and zoning to RS9 to be added to Ward 4	Positive	PASSED	PASSED
Request by Staff for zoning code amendment approval to fix scrivener's errors	Positive	PASSED	PASSED