

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – May 23, 2023

Members

David Taylor	Adrian Kelley	Chris Crowell	Lisa Noble
Nick Hays	Ronnie Kelley		

Staff

Kristy Barhite	Joshua Stahle	Kathleen Vail	Paul Corder
Mattie Neely	Andy Wright		

Call to Order

Vice Chairman David Taylor called the meeting to order at 5:00PM. Commission member Ronnie Kelley opened with the invocation and led the Pledge of Allegiance.

Staff Reports

1. Sidewalks Report - Staff said that all the 126 sidewalk permits are being installed for this month.

Committee Reports

1. SP & Annexation Committee Report – No report.
2. Historic Preservation Committee Report – No report.
3. Residential Development Committee – The meeting was cancelled.
4. Training Committee Report – Nick Hays reported that there would be a training session tomorrow at 9:30 AM.
5. Zoning Committee – No report.

Changes to the Agenda

- 5-6. *Request by Al Neyer for future land use plan amendment approval from RXH to CI and rezoning approval from CG to NIRV2SP for about 12.52 acres of the National Indoor RV Centers Phase 2 project at 1642 & unaddressed properties on Old Murfreesboro Road (Tax Map 81 Parcels 107, 108 & 109) in Ward 3*

These items were deferred indefinitely.

Approval of Minutes

A motion was made by Adrian Kelley and seconded by Chris Crowell for recommended approval of the April 25, 2023 Planning Commission minutes. Motion carried.

Consent Agenda

1. *Request by Walker Estates, LLC for a one-year preliminary plat approval extension for Walker Estates, Section 3, a 47-lot conservation subdivision on about 12.29 acres at unaddressed properties*

on Raden Drive (Tax Map 59 Group Parcel 29, 29.02 & 29.03) zoned RS9 & RD9 in Ward 1 (PN 421748)

2. *Request by Walker Estates, LLC for a one-year preliminary plat approval extension for Walker Estates, Section 4, a 21-lot conservation subdivision on about 10.67 acres at unaddressed properties on Raden Drive (Tax Map 59 Group Parcel 29.02 & 29.03) zoned RS9 & RD9 in Ward 1 (PN 421753)*
3. *Request by Jack Bell Builders for preliminary plat approval for Hamilton Springs T.O.D. Phase 1, a 3-lot subdivision on about 5.26 acres at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 8.04) zoned HSSP in Ward 5 (PN 1006769)*

A motion was made by Chris Crowell and seconded by Adrian Kelley for recommended approval of the consent agenda items. Motion carried 6-0.

New Business

1. *Request by D.R. Horton for preliminary plat approval for Woodbridge Glen Phases 3 & 4, a 196-lot subdivision on about 52.28 acres at an unaddressed property on Woodbridge Boulevard (Tax Map 94 Parcel 14.05) zoned RS6 in Ward 4 (PN 1007828)*

Staff comments:

- The Developer revised the plan, added a new connection to Woodbridge Boulevard, and stubbed this road to the property line which alleviated the need for a block length variance that was previously requested.
- Those changes netted the project an additional 3 buildable lots from the initial submittal.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval.

A motion was made by Ronnie Kelley and seconded by Chris Crowell for recommended approval of the preliminary plat subject to Staff's comments. Motion carried 6-0.

2. *Request by Horn Springs Development, INC for final plat approval for Resubdivision of Lot 3 of the Hamilton Springs T.O.D. Phase 1, a 3-lot subdivision on about 5.26 acres at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 8.04) zoned HSSP in Ward 5*

Staff comments:

- The final plat needs to be updated to match the preliminary plat. The proposed sewer line extension is missing from the final plat.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with the sewer line being shown.

K & A Surveying's Brian Keith was available to answer any questions. He said that they had addressed Staff's comments and resubmitted the plat late with the changes.

A motion was made by Adrian Kelley and seconded by Chris Crowell for recommended approval of the final plat subject to Staff's comments. Motion carried 6-0.

3. *Request by Jack Bell Builders for site plan approval for Hamilton Springs Retail Center, a non-residential development on about 2.08 acres at an unaddressed property on Lebanon Road (Tax Map 57 Parcel 8.04) zoned HSSP in Ward 5*

Staff comments:

- Minor note corrections are needed.
- A building buffer consisting of 5 feet sidewalk and 5 feet landscaping area is needed on all sides of the building.
 - An SP Amendment has been submitted by the applicant to not require the building buffer where loading areas and drive thrus are.
- Foundation plantings are needed along the entire front of the building minus the entry points.
- Location of drive thru trash receptacles and ordering boards are needed. Both must be to the side or rear of the building.
- Location, height, and size of site signage needs to be shown.
- EIFS is being shown on the rear of the building.
 - EIFS is only permitted on upper stories of buildings in this SP.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval subject to the SP being amended with anything that doesn't meet the current Specific Plan.

Lose Design's Kirsten Telesz was available to answer any questions. She said they plan to make any updates to the plan that the SP does not take care of, like staff is asking, and they met and discussed with the SP Committee yesterday and talked over all the SP stuff, so they are in agreement with Staff's comments.

Jack Bell said they actually messed up when they designed the SP on the greenway on the back. He said he appreciated any help they would give them, and he had not seen the back of the building, it will not be EIFS; it is their building so there will not be an EIFS on the back.

A motion was made by Chris Crowell and seconded by Nick Hays for recommended approval of the site plan subject to Staff's comments. Motion carried 6-0.

4. *Request by Habitat for Humanity for site plan approval for South Maple Cottages, an 8-unit residential development on about 1.21 acres at an unaddressed property on S Maple Street (Tax Map 81F Group A Parcel 16.01) zoned RM6 in Ward 3*

Staff comments:

- Maximum driveway width at the property line is 12 feet wide.
 - An amendment to increase this width to 18 feet is also on this agenda.
 - The applicant has requested a variance to allow a 20-foot-wide drive.
- This item has been reviewed by Staff and meets all other criteria under consideration by the Planning Commission.

Staff recommended approval with the driveway narrowing down to 18 feet at the property line.

Dean Design Group's Charlie Dean was available to answer any questions. He explained that they are more comfortable with the 20-foot driveway width. Additionally, he said that they originally requested the payment in-lieu-of sidewalks, but they are now going to install them along the South Maple frontage.

Planning Director Paul Corder explained the current situation with the Sixth Circuit Court of Appeals regarding requiring payment in-lieu-of and sidewalks and that they plan to discuss it further with the City Attorney Andy Wright.

Commissioner Chris Crowell asked for an explanation of the driveway width.

Paul Corder said that it is just a reduction at the end of the driveway at the property line where sidewalks would be and that makes it easier for pedestrians to cross safely but the full length of the driveway could be 20 feet and it would still be in compliance.

Chris Crowell asked the developer if he would be okay with that.

Charlie Dean said that he thought it would look goofy, no contractor would do that, but he will do what the commissioners decided.

A motion was made by Chris Crowell for recommended approval of the site plan with the variance for the 20-foot driveway, and as of today, both the applicant and the commission are agreeable to installing the sidewalks.

There was continued discussion.

The motion continued. The motion was seconded by Adrian Kelley. Motion carried 6-0.

5-6. Request by Al Neyer for future land use plan amendment approval from RXH to CI and rezoning approval from CG to NIRV2SP for about 12.52 acres of the National Indoor RV Centers Phase 2 project at 1642 & unaddressed properties on Old Murfreesboro Road (Tax Map 81 Parcels 107, 108 & 109) in Ward 3

These items were deferred.

7. Request by Green Trails, LLC for rezoning approval for about 1.7 acres of the Woolen Mill project at 223, 301 & unaddressed property on N Cumberland Street & unaddressed property on N College Street (Tax Map 68D Parcels 7, 12, 12.03, 13 & 14) from CS to DMU in Ward 3

Staff comments:

- The properties to the north, west, and south are zoned CS and to the east as NCSSP. The Future Land Use Plan identifies this area as DXU which would support this request.

Staff recommended approval because the requested zoning is supported by the Future Land Use Plan for this area.

Land Solutions Company's Jennifer Speich was available to answer any questions.

First Insurance Group's Bill Dodson said that they are the property adjacent to this and are looking forward to this project however, he wanted to make sure that the drainage issue is addressed prior to the change since it is currently a gravel lot, and they are below this property.

Planning Director Paul Corder said that this is a rezoning and when it comes back a plan than the issue would be addressed.

Director of Development Mattie Neeley said that is correct and the drainage would be addressed at the site plan stage.

A motion was made by Chris Crowell for recommended approval of the rezoning to City Council.

Commissioner Chris Crowell said that revitalization in that area would be a positive thing for the community as long as the drainage is addressed.

The motion continued. The motion was seconded by Nick Hays. Motion carried 6-0.

8. *Request by Suncrest Real Estate & Land for rezoning approval for about 1.29 acres of the Blue Hickory SP Amendment project at 1664 Hickory Ridge Road (Tax Map 68 Parcel 10.02) from CG to BHSP in Ward 4*

Staff comments:

- The adjacent properties are zoned Blue Hickory SP. The Future Land Use Plan identifies this area as RXH which would support this request.

Staff recommended approval because this rezoning keeps with the intent of the SP.

A motion was made by Chris Crowell and seconded by Adrian Kelley for recommended approval of the rezoning to City Council. Motion carried 6-0.

9. *Request by Councilor Morehead for a zoning code amendment to section 14.806 Open Space to add standards for residential districts.*

Staff recommended approval.

Planning Director Paul Corder explained that currently open space included areas that were not useable and this amendment would create, in residential zones, useable open space with either active or passive uses that would be maintained by the community or the HOA.

A motion was made by Adrian Kelley and seconded by Chris Crowell for recommended approval of the amendment to the Zoning Code to City Council.

Motion carried 6-0.

10. *Request by Staff for a zoning code amendment to section 14.702.A.1. IP - Planned Business Industrial Park to add Personal & Group Care as a permitted use.*

Staff comments

- This is an amendment to allow the use of daycares in the IP District.

A motion was made by Nick Hays and seconded by Adrian Kelley for recommended approval of the amendment to the Zoning Code to City Council. Motion carried 6-0.

11. *Request by Staff for a zoning code amendment to section 14.804.I.2.a. Maximum width of driveway openings at the property line to increase the maximum residential driveway width for developments of eight or less units to 18 feet wide.*

A motion was made by Chris Crowell and seconded by Nick Hays for recommended approval of the amendment to the Zoning Code to City Council.

Commissioner Chris Crowell asked Staff to expound on the amendment.

Planning Director Paul Corder said that this amendment is not directly related to the issue with the parking but more related to enforceability of it by making vehicles slow down in areas where there are children as well as making it easier for residential neighborhoods to have room for two vehicles and an have an overflow area.

The motion continued. Motion carried 6-0.

12. Request by Staff to amend the South Hartmann Overlay.

A motion was made by Chris Crowell and seconded by Nick Hays for recommended approval of the amendment to the Zoning Code to City Council. Motion carried 6-0.

Staff pointed out the three different amendment changes on the PowerPoint.

Directors Comments

Staff encouraged everyone to show up tomorrow for the training session.

Adjourn

The meeting was adjourned at 5:29PM.

WD McCluskey
Mack McCluskey, Chairman

6/27/23
Date

Kathleen Vail
Kathleen Vail, Recording Secretary

June 27, 2023
Date