



Community Forum

Summer 2008

Volume 1 Issue 2

Points of Contact

- Animal Control
444-0825
- Building Construction/Inspection
444-3647
- Planning & Development
444-3647
- Property Maintenance—Litter, Junk Vehicles, etc.
443-2850
- Mayor's Office
444-2839

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Sign Ordinance Advisory Committee

In April of this year, City Council adopted a resolution suspending the issuance of sign permits for electronic message center signs along the following corridors: West Main Street/Highway 70 roughly from Maple Hill Road and Blair Lane to the railroad overpass to the west; West Main Street from the Public Square to Oak Hill Drive; and on and around the Public Square. In addition, in those areas where permits may be issued for electronic message center signs, such signs shall not exceed 55% of the total allowable sign area. These restrictions

are in place until the first City Council meeting in January of 2009.

A Sign Ordinance Advisory Committee, charged with reviewing our current regulations relative to flashing and abandoned as well as electronic message center signs, was created. The committee, made up of business owners, residents and members of the sign industry, has been meeting on a regular basis.

Flashing signs are not permitted in the City of Lebanon. Our current regulations define Flash-

ing Signs as "A sign, the illumination of which is intermittently on and off so as to flash or blink or reflect light so as to appear to flash, blink or chase, such as metallic or mylar-type fluttering materials".

Currently, signage is regulated by the zoning district in which it is located. The committee has asked Staff to draft a regulation that would not allow flashing signs in specific zoning districts.

For more information, or to provide input, please contact Magi Tilton at tiltonm@lebanontn.org.

Interactive Mapping Now Available

GIS (Geographic Information System) data for the City of Lebanon is now available to the public. As the City grows and develops, changes occur in many geographic features, like, parcels, zoning, land use, utilities, streets, services, and many others. The purpose of this site is to provide accurate and

current information concerning all these features. The GIS Team will continually update the data to reflect these changes.

Benefits of the data at this site include a search of property by address or

The web address to access this site:

<http://geopowered.lebanon.wilsontngis.com/>

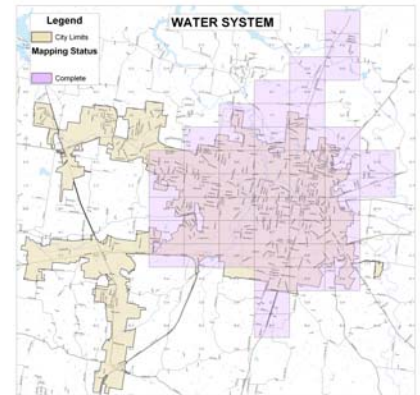
owner, which will display information such as, day of spring pick-up, zoning district, council ward, and many other items pertaining to the selected address. We hope the citizens of Lebanon find this site useful.

Utilities Mapping

In the of Fall 2007 Geo-Jobe GIS Consultant delivered utility features which they had collected using GPS. This data included point features such as water valves, fire hydrants, sewer man-holes, & catch basins. In January 2008 a plan was devised for the GIS department to concentrate on the City's Water System mapping. The GIS department focused on the water system map by drawing the waterline connectivity between the water valves, using the

old data file and applying it to the new GPS features (valves & hydrants). The waterline connectivity was drawn per each street grid containing our water system, our water system consists of 52 grids. The waterline connectivity has been completed in these 52 grids, which provides a complete *rough draft* of the City's Water System. The GIS Department is now accompanying the Water Department's field crew to collect any remaining missing valves or hy-

drants. As these missing features are collected the GIS Department will continuously update the Water System map to provide more accurate data. The GIS Department will focus next on the Sewer System map and begin sewer line connectivity between new GPS man-holes. The GIS Department also continues to collect new utility features as the As-built drawings are submitted to Engineering Department.



Phase I for the mapping of the water utility is nearing completion. Phase II, identifying and locating missing features has begun.

Historic Preservation and Local Districts

A representative from the Tennessee Historical Commission presented an informational meeting on establishing a local-historic district. The presentation addressed the pros and cons of a local historic district, process of forming a historic district, the requirements and how a district operates. The response from the citizens in attendance was overwhelmingly supportive.

The National Register of Historic Places provides very little protection when it comes to preserving buildings. The designation to the National Register is primarily honorary. There are cur-

rently seven structures and three districts within the City of Lebanon that are on the National Register of Historic Places. Examples of structures/districts listed on the Register are Memorial Hall, Pickett Chapel and the buildings on the former Castle Heights Military Academy.

It is the local historic districts that provide the greatest level of protection. It is at this level that exterior changes within the local historic districts are reviewed by a Historic District Commission and a Certificate of Appropriateness is granted by the commission. It was noted that

when a structure becomes part of a historic district, it is not required to be restored. If a property owner were to make changes to the exterior of the home, design guidelines adopted for that historic district would have to be followed to ensure appropriate modifications were completed.

The process of forming a local historic district is to create a historic district commission by adopting a preservation ordinance. This ordinance would not establish a district; only appoint a commission to study creating a district. The commission would then write a report of the proposed boundaries and the historic, cultural,

architectural, and aesthetics significances of the area under study. The property owners in the affected area would vote on creating a district. After the residents vote for adoption of a historic district, the City Council would have the final vote on the creation of a historic district. Following the adoption of the historic district, the Historic District Commission would fulfill its role as outlined in the ordinance that established the commission.



Planned Unit Development vs. Specific Plan

The City of Lebanon currently has a Planned Unit Development (PUD) overlay. This overlay is intended to allow for flexibility in the development process. Design regulations such as minimum building setbacks and lot sizes may be adjusted in a PUD in exchange

for increased design control related to elements such as building materials, architectural design and minimum house size.

The city is currently comparing our PUD regulations to what is termed by Metro Nashville as the

Specific Plan (SP) district. The SP district is intended to accomplish many of the same things as our PUD overlay, however, the SP district is a separate zoning district, not an overlay.

At the current time, in order to avoid confusion, it is staff's intention for

the SP district to replace the PUD option and the Mixed Use district in our Zoning Ordinance. City Council and staff are reviewing a draft of the new SP district and anticipate further discussion this Summer.

Share The Road

As the days have gotten longer, the weather warmer, and gas prices higher you have undoubtedly noticed more and more cyclists on the road. As cycling increases in popularity we all need to keep in mind a few simple tips so that we can share the roadways safely.

Tips for Cyclist

Cyclist should ride with traffic staying in the right hand side of the traffic lane. This position allows cyclist to follow standard rules of the road just like automobiles. This way cyclist movements are more predictable for motorists and therefore safer for everyone. Cyclist are typically prohibited from riding bikes on the sidewalk due to potential collisions with pedestrians however, some

younger children may be more comfortable on the sidewalk due to their size. Cyclists should never ride into oncoming traffic.

Cyclist should always wear a helmet & bright colored clothing to catch the attention of motorists. Don't be proud, it's not a fashion show.

Tips for Motorists

Tennessee has recently adopted the three foot rule. Generally this requires motorists to allow for three feet between their car and a cyclist when passing. For more information on the Three Foot Rule go to this [web-site](#).

When coming up on a cyclist, resist the urge to honk your horn. This doesn't help. Chances are the guy on the bike

heard you a mile a way. Honking as you pass will only distract them.

Children on bicycles are often unpredictable and may not know the traffic laws. Slow down and expect the unexpected.

There is plenty of room on the road for cyclist and motorists of all sorts when we act in a considerate way. Feel free to check out the following links for more information.

[Walk Bike Nashville](#)

[Veloteers](#)

[Tennessee3foot.org](#)

If you have further questions or just want to ride feel free to contact:

Will Hager at 444-3646 ext 252 or hagerw@lebanontn.org.



“For more information on the Three Foot Rule go to www.Tennessee3foot.org.”

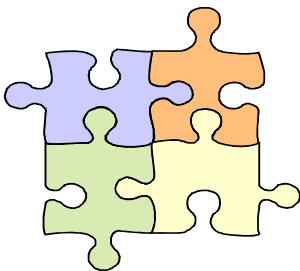


2008 Special Census

City of
Lebanon

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200 North Castle Heights Ave.
Lebanon, TN 37087
www.lebanontn.org
Phone: 615-444-3647
Fax: 615-443-2899

The City of Lebanon Planning Department is committed to providing service and information to help our community grow and prosper in an organized manner.



The 2008 Special Census was completed with much success. Numerous employees in the Mayor's Office, Geographic Information Systems, Public Works, Sanitation and Planning departments came together to count more than 24,800 people.

Thank you to all of our citizens for participating. The information collected will not be used for any other purpose except for this special census.

Municipalities may conduct up to three special censuses between the decennial censuses con-

ducted by the US government. For each person counted the city receives approximately \$110. Therefore, the increase of almost 3,000 people equates to an additional \$324,000 in much needed revenue.

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Upcoming Meetings

City Council regularly meets the 1st and 3rd Tuesdays in the Town Meeting Hall of City Hall. Work sessions normally begin at 5:00 pm Public hearings begin at 5:55 pm and the actual Council meeting begins at 6:00 pm.

Planning Commission regularly meets the 4th Tuesday in the Town

Meeting Hall of City Hall. The meetings begin at 5:00 pm. A preliminary meeting begins at 11:00 am on the 3rd Tuesday. No presentations are made by the public, nor any decisions made on actual items at the preliminary meeting. Both meetings are held in the Town Meeting Hall at City Hall.

Board of Zoning Appeals regularly meets the 4th Monday in the Town Meeting Hall of City Hall. The meetings begin at 5:00 pm.

The Public Works and Transportation Committee regularly meets the 4th Monday in the Town Meeting Hall of City Hall. The meetings begin at 7:30 am.