

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, January 18, 2022, 4:00 P.M. at Lewisburg City Hall, 131 East Church Street.

Members Present: Britt Wiles, Chairman, Councilman Jerry Gordon, Secretary, Barbara Woods, Vice-Chair, Lisa Jackson, Jim Bingham, Mayor, Harry Douglas, Jr.

Members Absent: Jared McCullough

Also Present: Jim Patterson, St. John Engineering, Stacy Martin, Stormwater Coordinator, Branden Davidson, Public Works Director, Bam Haislip, City Manager, and Public

Item 1. Chairman Wiles called the meeting to order at 3:58 PM.

Item 2. Approval of Minutes:

Chairman Wiles asked if there were any corrections to the December 21, 2021, meeting. Councilman Gordon made a motion to approve the minutes with no changes. Ms. Jackson seconded the motion and the vote in favor was unanimous.

Item 3. New Business:

Ms. Jackson would like to reconsider the request from the December 21, 2021, meeting for recommendation to City Council the request for Rezoning of 47.8 acres located between Rock Crusher Road and Verona Caney Road further identified as Tax Map 057O, Parcel 088.01. The parcel is currently zoned I-2, Industrial Park. The request is for C-2, Intermediate Business for the purpose of single-family homes and townhomes. Represented by current owner, William H. Coble, Jr. on behalf of future owner, Maria Riyad of MDT Constructions.

Discussion: Mayor Bingham discussed with Mr. Coble to change the zoning request from C-2, intermediate Business to R-1, Low Density Residential. Mr. Coble agreed with the change.

Motion was made by Ms. Jackson to make recommendation to City Council the Request for Rezoning from I-2, Industrial Park to R-1, Low Density Residential for the purpose of single-family homes and townhomes. Mr. Douglas seconded the motion.

The vote in favor was unanimous.

- a) Consider Site Plan approval for 5150 Race Trailers located at 1490 Abbey Road further identified as Tax Map 072, Parcel 161.00. Zoning District I-2, Industrial Park. Request is for shop/storage building to be used for vehicle storage and maintenance. Presented by Dave Ferlisi – Ferlisi Civil Design and Michael Walker, Owner.**

Motion was made by Councilman Gordon to approve the Site Plan contingent upon receipt and approval of updated drainage calculations. Ms. Jackson seconded the motion.

The vote in favor was unanimous.

- b) Consider request for Annexation of 1438 Holly Grove Road further identified as Tax Map 057, Parcel 105.00. The proposal is for approximately 130 townhomes and 88 single-family lots on approximately 72.5 acres. Presented by Tamarack Land.**

Motion was made by Councilman Gordon for an unfavorable recommend for annexation to the City Council. Ms. Woods seconded the motion.

The vote in favor was unanimous.

Item 4. Board/Staff Comments:

Discussion: Mr. Patterson and Ms. Taylor will work on sidewalks, curbs, and gutter requirements from other towns for implementation into the Subdivision Regulations.

Item 5. Adjournment

There being no further business, the meeting was adjourned at 4:06 PM.

Britt Wiles, Chairman

Jerry Gordon, Secretary