

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, April 19, 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, Jim Bingham, Mayor, Harry Douglas, Jr., Jared McCullough, Lisa Jackson

Members Absent: None

Also Present: Jim Patterson, St. John Engineering, Stacy Martin, Stormwater Coordinator, Branden Davidson, Public Works Director, Bam Haislip, City Manager, Lueshell H. Taylor, Director of Planning and Zoning, Councilman Jack Cathey, and Public

Item 1. Chairman Wiles called the meeting to order at 4:00 PM.

Item 2. Approval of Minutes:

Chairman Wiles asked if there were any corrections to the March 15, 2022, meeting. Mr. Douglas made a motion to approve the minutes with no changes. Ms. Woods seconded the motion and the vote in favor was unanimous.

Item 3. Old Business: None

Item 4. New Business:

- a) **Consider recommendation to City Council for Preliminary Master Plan approval, Annexation, Rezoning Request and Plan of Services for Industrial Dr/Bob Davis Rd further identified as Tax Map 072, Parcel 147.00. The Annexation Request is for 2.86 acres. The proposal is for Bridle Downs Subdivision (LDPUD). A total of 304 dwelling units, 114 single-family lots and 138 townhome units on 50.07 acres. Presented by DR Horton.**

Motion was made by Mayor Bingham, seconded by Councilman Gordon to recommend to City Council the request for Preliminary Master Plan approval, Annexation, Rezoning Request and Plan of Services for Industrial Dr/Bob Davis Rd further identified as Tax Map 072, Parcel 147.00. The Annexation Request is for 2.86 acres. The proposal is for Bridle Downs Subdivision (LDPUD). A total of 252 dwelling units, 114 single-family lots and 138 townhome units on 50.07 acres.

The motion passed 7 – 0.

- b) **Consider recommendation to City Council for Rezoning Request for 480 Darnell Mealer Rd further identified as Tax Map 064G, Group C, Parcel 008.00 from I-1, Light Industrial to C-2, Intermediate Business. Presented by Steven W. Darnell.**

Motion was made by Mayor Bingham, seconded by Mr. McCullough to recommend to City Council the Rezoning Request for 480 Darnell Mealer Rd further identified as Tax Map 064G, Group C, Parcel 008.00 from I-1, Light Industrial to C-2, Intermediate Business.

The motion passed 7 – 0.

- c) **Consider recommendation to City Council for Rezoning Request of 911 Washington Dr, further identified as Tax Map 064G, Group B, Parcel 014.00; 902 Old Farmington Rd, further identified as Tax Map 064G, Group B, Parcel 012.00; 914 Old Farmington Rd, further identified as Tax Map 064G, Group B, Parcel 011.00; 926 Old Farmington Rd, further identified as Tax Map 064G, Group B, Parcel 010.00; Easy St, further identified as Tax Map 064G, Group B, Parcel 013.00 from R-3, High-Density Residential to C-2, Intermediate Business. Presented by Pam Allen, Baymar Family Trust, Owner.**

Motion was made by Mr. McCullough, seconded by Councilman Gordon to recommend to City Council the Rezoning Request for 911 Washington Dr, further identified as Tax Map 064G, Group B, Parcel 014.00; 902 Old Farmington Rd, further identified as Tax Map 064G, Group B, Parcel 012.00; 914 Old Farmington Rd, further identified as Tax Map 064G, Group B, Parcel 011.00; 926 Old Farmington Rd, further identified as Tax Map 064G, Group B, Parcel 010.00; Easy St, further identified as Tax Map 064G, Group B, Parcel 013.00 from R-3, High-Density Residential to C-2, Intermediate Business.

The motion passed 7 – 0.

- d) Consider recommendation to City Council for Annexation Request for 1219 Yell Rd, further identified as Tax Map 071P, Group B, Parcel 005.00. Presented by Jeff Poarch, owner.**

Motion was made by Ms. Woods, seconded by Mr. Douglas to recommend to City Council the Annexation Request for 1219 Yell Rd, further identified as Tax Map 071P, Group B, Parcel 005.00 contingent upon the parcel being subdivided to comply with subdivision rules.

The motion failed 2 – 5 with an unfavorable recommendation for City Council.

- e) Consider addition to Subdivision Regulations 4-109 Utility Easements by adding Item D pertaining to sidewalks.**

Motion was made by Ms. Woods, seconded by Mr. Douglas to require sidewalks in the Subdivision Regulations on both sides of the street and a 20 feet utility easement.

The motion passed 7 – 0.

- f) Consider increase of city fees and make recommendation to City Council.**

Motion was made by Ms. Woods, seconded by Mr. McCullough to recommend to City Council that fees be increased to be in line with the county fees.

The motion passed 7 – 0.

- g) Consider recommendation to City Council removing the R-2, Medium-Density Residential District Dimensional Regulations from the C-2, Intermediate Business, C-3, Neighborhood Service Business District and C-4, Medical/Professional Office District. Also, remove all Single-Family Detached, Multi-Family (2 families), and Multi-Family (3 or more families) in C-1, C-2, C-3, and C-4 of Section 5.060 Permitted Use Chart of the Zoning Ordinance.**

Motion was made by Mayor Bingham, seconded by Mr. Douglas to recommend to City Council to remove the R-2, Medium-Density Residential District Dimensional Regulations from the C-2, Intermediate Business, C-3, Neighborhood Service Business District and C-4, Medical/Professional Office District. Also, remove all Single-Family Detached, Multi-Family (2 families), and Multi-Family (3 or more families) in C-1, C-2, C-3, and C-4 of Section 5.060 Permitted Use Chart of the Zoning Ordinance.

The motion passed 7 – 0.

- h) Add Sign Ordinance requirements to the Subdivision Regulations and to the Planned Unit Development section of the Zoning Ordinance.**

Motion was made by Mayor Bingham, seconded by Mr. Douglas to add Ordinance 22-09 to the Subdivision Regulations and recommend to City Council that it be added to the Zoning Ordinance.

The motion passed 7 – 0.

Item 5. Board/Staff Comments:

Discussion: None

Item 6. Adjournment

There being no further business, the meeting was adjourned at 4:33 PM.

Britt Wiles, Chairman

Jerry Gordon, Secretary