

CITY OF LEWISBURG
COUNTY OF MARSHALL

STATE OF TENNESSEE
MAY 17, 2022

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, May 17, 2022, 4:00 P.M. at Lewisburg City Hall, 131 East Church Street.

Members Present: Britt Wiles, Chairman, Barbara Woods, Vice-Chair, Jim Bingham, Mayor, Jared McCullough, Lisa Jackson

Members Absent: Harry Douglas, Jr., Councilman Jerry Gordon,

Also Present: Jim Patterson, St. John Engineering, Stacy Martin, Stormwater Coordinator, Bam Haislip, City Manager, Jeff Crick, Lewisburg Fire Department, Eric Blackwell, Lewisburg, Gas Department, 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 April 19, 2022, meeting. Ms. Woods made a motion to approve the minutes with no changes. Ms. Jackson seconded the motion and the vote in favor was unanimous.

Item 3. Old Business: None

Item 4. New Business:

- a) **Consider Site Plan approval for a 2,400 square foot Red Iron Building to be located at 650 Spring Place Road further identified as Tax Map 071B, Group C, Parcel 026.00 on approximately 0.62 acres. Presented by Brad Hooten.**

Motion was made by Mayor Bingham, seconded by Mr. McCullough to approve the Site Plans contingent upon the sewer line being changed from "Existing" to "Proposed" for a 2,400 square foot Red Iron Building to be located at 650 Spring Place Road further identified as Tax Map 071B, Group C, Parcel 026.00 on approximately 0.62 acres.

The motion passed 5 – 0.

- b) **Consider Site Plan approval for a 3,200 square foot Red Iron Building to be located at 426 Airport Drive further identified as Tax Map 071B, Group C, Parcel 027.00 on approximately 0.72 acres. Presented by Brad Hooten.**

Motion was made by Mayor Bingham, seconded by Mr. McCullough to approve the Site Plans contingent upon the sewer line being changed from "Existing" to "Proposed" for a 2,400 square foot Red Iron Building to be located at 650 Spring Place Road further identified as Tax Map 071B, Group C, Parcel 026.00 on approximately 0.62 acres.

The motion passed 5 – 0.

- c) **Consider recommendation to city council for Rezoning Request and Preliminary Master Plan approval for Holly Grove Meadows located at 1438 Holly Grove Road further identified as Tax Map 057, Parcel 105.00. The request is to Rezone from R-1, Low-Density Residential to High-Density Planned Unit Development (HDPUD) and approved the Preliminary Master Plan. The proposal is for approximately 282 single-family lots on approximately 70.38 acres. Presented by Blake Arnold, Owner on behalf of Digital World Solutions, Developer.**

Ms. Woods made a motion to recommend to City Council the approval of the Rezoning Request and Preliminary Master Plan approval for Holly Grove Meadows located at 1438 Holly Grove Road further identified as Tax Map 057, Parcel 105.00. The request is to Rezone from R-1, Low-Density Residential to High-Density Planned Unit Development (HDPUD) and approved the Preliminary Master Plan. Ms. Jackson seconded the motion.

The motion passed 5 – 0.

- d) **Consider Site Plan approval for Berry Plastics Corporation located at 851 Garrett Parkway further identified as Tax Map 071, Parcel 037.00. The proposal is for a 20,000 square foot building expansion on approximately**

2.66 acres. Presented by Nathan Polk, Berry Plastics Corporation and Jason Reynolds, CSR Engineering, Inc.

Motion was made by Mr. Wiles, seconded by Ms. Jackson to approve the Site Plans contingent upon the change of zoning from “Industrial Park (IP) to “I-2-, Industrial Park.

The motion passed 5 – 0.

- e) **Consider recommendation to city council for Annexation Request for approximately 23.85 acres located on West Ellington Parkway further identified Tax Map 056, Parcel 069.00. The request is to Annex as R-1, Low-Density Residential to combine with Tax Map 056, Parcel 068.00 and Tax Map 063, Parcel 003.00 for the purpose of a new residential subdivision. West Ellington Ridge subdivision will create approximately 175 single-family lots on approximately 44.05 total acres. Presented by Blake Arnold, Developer.**

Mayor Bingham made a motion to recommend to City Council the approval of the Annexation Request for approximately 23.85 acres located on West Ellington Parkway further identified Tax Map 056, Parcel 069.00. The request is to Annex as R-1, Low-Density Residential to combine with Tax Map 056, Parcel 068.00 and Tax Map 063, Parcel 003.00 for the purpose of a new residential subdivision. Mr. McCullough seconded the motion.

The motion passed 5 – 0.

Item 5. Board/Staff Comments:

Discussion: None

Item 6. Adjournment

There being no further business, the meeting was adjourned at 4:23 PM.

Britt Wiles, Chairman

Jerry Gordon, Secretary