

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, June 21, 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, Harry Douglas, Jr.

Members Absent: Councilman Jerry Gordon, Jared McCullough, Lisa Jackson

Also Present: Jim Patterson, St. John Engineering,

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 May 17, 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 Site Plan approval for 1290 N Ellington Pkwy, further identified as Tax Map 0570, Group A, Parcel 047.06. The proposal is for a Hwy 55 restaurant on approximately 1.03 acres. Presented by Jeff Jones, Commercial Site Design, PLLC.**

Motion was made by Mayor Bingham, seconded by Mr. Douglas to approve the Site Plans contingent upon meeting the sign requirements from the Lewisburg Corridor Overlay, approval from Marshall County Commission of the grading plan, provide an updated TDEC approval for sewer.

The motion passed 4 – 0.

- b) **Consider Preliminary Plat approval for Cheatham Estates – Section 3 to be located at Wista Way and Canterbury Lane further identified as Tax Map 064, Parcel 033.00. The proposal is for 30 single-family lots on approximately 9.67 acres. Presented by Tommy Cheatham and David Ferlisi, Ferlisi Civil Design.**

Motion was made by Mr. Douglas, seconded by Mayor Bingham to approve the Preliminary Plat for Cheatham Estates – Section 3 to be located at Wista Way and Canterbury Lane further identified as Tax Map 064, Parcel 033.00 as submitted.

The motion passed 4 – 0.

- c) **Consider Preliminary Plat approval for Willow Hollow Subdivision to be located at E Commerce Street, further identified as Tax Map 071, Parcel 008.06. The proposal is for 14 single-family lots on approximately 9.16 acres. Presented by Rocky Childers Inc., and David Ferlisi, Ferlisi Civil Design. This is contingent upon a Final Plat being submitted for review, Planning Commission approval and being recorded at Marshall County Register of Deeds.**

Motion was made by Chairman Wiles, seconded by Mr. Douglas to approve the Preliminary Plat contingent upon a Final Plat being submitted for review of the 2 lot subdivide, Planning Commission approval and being recorded at Marshall County Register of Deeds, mailbox kiosk to be shifted, and if a future subdivision sign will be required, it will require Planning Commission approval.

The motion passed 4 – 0.

- d) **Consider Final Master Development Plan approval for Saddle Trace Subdivision located on New Columbia Hwy further identified as Tax Map 056, Parcel 033.06. The proposal is for 116 detached single-family lots on approximately 40.21 acres. Presented by DR Horton Inc. and Ryan Lovelace, CSDG.**

Motion was made by Mayor Bingham, seconded by Mr. Douglas to approve the Final Master Development Plan contingent upon a left turn lane being put in.

The motion passed 4 – 0.

- e) **Consider recommendation to city council for Annexation Request for approximately 4.80 acres and Rezoning Request for approximately 10.66 acres located on South Ellington Parkway further identified Tax Map 071F, Group A, Parcel 012.00. The current zoning is C-2, Intermediate Business. The request is to Annex and Rezone as R-3, High-Density Residential for the purpose of townhome development. Presented by Jason Jent, Owner.**

Mr. Jent was asked to submit his request to City Council first along with a sketch plan of what he intends to do on the property.

Item 5. Board/Staff Comments:

Discussion: None

Item 6. Adjournment

There being no further business, the meeting was adjourned.

Britt Wiles, Chairman

Jerry Gordon, Secretary