

THE CITY OF LEWISBURG PLANNING AND ZONING COMMISSION
(Upstairs in the Lewisburg City Hall meeting room at 4:00 P.M.)

AGENDA
Tuesday, August 16, 2022

1. Call to Order

2. Roll Call

3. Approval of July 19, 2022, Planning Commission Regular Meeting Minutes.

4. Old Business

(Deferred from July 19, 2022, meeting)

- a. Consider Final Plat approval for Lot 1 and Lot 2 of Hooten2 Subdivision located at Belfast Street and Spring Place Road further identified as a portion of Tax Map 071B, Group A, Parcel 042.00. The request is to allow the parcels to be subdivided for the purpose of 2 single family lots. This is part of a 3 section subdivide consisting of 11 total lots without any stormwater detention. Presented by Brad Hooten, Owner.

5. New Business

- a) Consider Site Plan approval for Vulcan Holdings, LLC to be located at 1601 Rock Crusher Road. The property is zoned I-2, Industrial Park and contains approximately 5.03 acres. Submitted by Cole Gaumnitz, P.E. Project Manager, T-Square Engineering, Inc.
- b) Consider recommendation to City Council for Rezoning Request at 1164 Rogers Rd further identified as Tax Map 071C, Group B, Parcel 030.00. The request is to Rezone from C-2, Intermediate Business to R-2, Medium Density Residential. The proposal is for single family residential. Requested by Ronald Dunivant, Owners.
- c) Consider Final Master Development Plan for Bridle Downs Subdivision at Bob Davis Road further identified as Tax Map 72, Parcel 147.00. The proposal is for 252 lots; 114 single family lots and 138 townhomes on 50.7 acres zoned High Density Planned Unit Development (HDPUD). Submitted by Ryan E. Lovelace, CSDG.
- d) Consider request for Variance at East Hill Street (Planned Unit Development) (Map 064J, Group A, Parcel 013.00). The reason for the variance is due to the lack of existing amenities in the original PUD. Presented by David Jent, Owner.
- e) Consider recommendation to City Council for Annexation of approximately 4.80 acres of parcel located on Spring Place Road and S Ellington Pkwy (Map 071F, Group A, Parcel 012.00, S/I 000). Consider Rezoning Request of approximately

9.322 acres from C-2, Intermediate Business to R-3, High-Density Residential for the purpose of building 6 Townhomes. Remaining portion of parcel (.677 acres) will remain C-2. Presented by Jason Jent, Owner.

- f) Consider recommendation to City Council for Rezoning Request 1351 Old Belfast Road (Map 0714 – Parcel 020.00) from C-2 Commercial to R-3, High Density Residential for the purpose of 4-plex, triplex or duplex residential within an acre of the property. Presented by Rodney Callahan, Owner.
- g) Consider recommendation to City Council of Chapter No. 994 (HB2534/SB2692). Process of approval of subdivision plats by regional and municipal planning commissions amended.

6. Board/Staff Comments

7. Adjournment