

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, August 16, 2022, 4:00 P.M. at Lewisburg City Hall, 131 East Church Street.

Item 1. Call to Order

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

Item 2. Roll Call

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

Members Absent: Jared McCullough, Harry Douglas, Jr.

Staff Present: Jim Patterson, St. John Engineering, Lueshell H. Taylor, Planning & Zoning, Stacy Martin, Stormwater Coordinator, Bam Haislip, City Manager

Item 3. Approval of Minutes:

Motion was made by Mayor Bingham, seconded by Councilman Gordon to approve the minutes from the regular Planning Commission meeting on July 19, 2022.

The motion passed 5 – 0.

Item 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.

Motion was made by Mayor Bingham, seconded by Councilman Gordon to approve the Final Plat for Lot 1 and Lot 2 of Hooten2 Subdivision subject to stormwater detention being included. Discussion.

Mayor Bingham moved to amended his motion to include adding stormwater detention for Lot 1 and Lot 2 of Hooten2 Subdivision only. Second by Councilman Gordon.

The motion passed 5 – 0.

Item 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.

Motion was made by Ms. Woods, seconded by Ms. Jackson to approve the Site Plan for Vulcan Holdings, LLC contingent upon receipt of elevations.

The motion passed 5 – 0.

- 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.

Motion was made by Councilman Gordon, seconded by Ms. Woods to recommend to City Council the Rezoning Request for 1164 Rogers Road from C-2, Intermediate Business to R-2, Medium Density Residential for the purpose of a single-family residence.

The motion passed 5 – 0.

- 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.

Motion was made by Mayor Bingham, seconded by Ms. Woods to approve the Final Master Development Plan for Bridle Downs Subdivision as submitted.

The motion passed 5 – 0.

- 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.

Motion was made by Councilman Gordon, seconded by Ms. Jackson to approve the request for 3 single family residences to be located at East Hill Street (Planned Unit Development) (Map 064J, Group A, Parcel 013.00) contingent upon Mr. David Jent providing a legal document of maintenance.

The motion passed 5 – 0.

- 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.

Mr. Jason Jent was advised by Ms. Taylor that this should not have been on the agenda. It must go before the City Council for consideration of annexation first. Mr. Jent said that was what had been explained earlier by Ms. Taylor.

- 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.

Item **deferred** until the owner could be present to provide more specific information as to his exact intension for development. His request was too vague.

- 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.

Motion was made by Mayor Bingham, seconded by Councilman Gordon to recommend to City Council to approve the process for 5 or less lots of subdivision plats to be delegated for finalize approval to the planning staff.

The motion passed 5 – 0.

Jeff Poarch addressed the Planning Commission regarding the sink hole that was not excavated as per the plans submitted and approved for Beechwood Estates Section 2. Chairman Wiles recognized Mr. Poarch due to the time sensitive of the matter. Mr. Poarch would like to leave the sink hole as is and not blast. Mr. Patterson requested a study from Dave Ferlisi, Mr. Poarch's Civil Designer, to see if water would get in homes if the sink holes failed during the 100-year storm. The report showed it will not get in homes but would flow to the cul-de-sac which cannot handle the large volume very well. It would create a mess in the yards of the homeowners. Mr. Patterson stated that the issue was discussed with the city attorney last week but does not think that she has a resolution at this time. Mr. Poarch said that he owns the parcel and would be liable for any damages if the sink hole fails. According to TN Property Viewer, the owner of the sink hole is Renea Nance. Mr. Poarch said that he was not aware of the parcel being sold and believes that TN Property Viewer is incorrect. Mr. Poarch doesn't want to extend the bond. Ms. Woods asked for the attorney to provide the commission with a set of rules to follow on how to proceed. Mr. Ferlisi stated that he would submit an 'As Built' set of plans for review and approval.

Motion was made by Councilman Gordon, seconded by Mayor Bingham to approve revised plans contingent upon city attorney approval.

Aye: Gordon, Bingham, Wiles, Jackson

Nay: Woods

Item 5. Board/Staff Comments:

Discussion: None

Item 6. Adjournment

There being no further business to come before the Planning Commission, the regular monthly meeting adjourned at 4:44 PM.

Britt Wiles, Chairman

Jerry Gordon, Secretary