

THE CITY OF LEWISBURG PLANNING AND ZONING COMMISSION

(Upstairs in the Lewisburg City Hall meeting room at 4:00 P.M.)

AGENDA

Tuesday, September 20, 2022

Item 1. Call to Order. Election of Officers.

Item 2. Approval of August 16, 2022, Planning Commission Regular Meeting Minutes.

Item 3. Old Business:

- a. Discuss recommendation to City Council for Rezoning Request of 1351 Old Belfast Road from C-2, Intermediate Business to R-3, High Density Residential for the purpose of a 6-plex or a 6-unit multi-family residential. Presented by Rodney Callahan, Owner.

Item 4. New Business:

- a. Discuss Site Plan approval for Lewisburg Medical Clinic to be located at 1351 N Ellington Parkway (Map 057P, Group A, Parcel 005.00). Zoned C-2, Intermediate Business.
- b. Discuss Final Plat approval for Hulshof Grove Section 1 (Map 064F, Group A, Parcel 018.00). Zoned R-2, Medium Density Residential. Presented by Cameron Coble, Owner.
- c. Discuss Final Plat approval for 915 Old Belfast Rd (Map 071C, Group B, Parcel 061.00), Coble Multi-Family Residential. Zoned R-2, Medium Density Residential. Presented by C.J., Owner.
- d. Discuss recommendation to City Council for Rezoning Request for 622 Midway Street (Map 070D, Group A, Parcel 048.00) from R-1, Low Density Residential to R-2, Medium Density Residential for the purpose of 5 residential homes. Presented by Jeff Poarch, Owner.
- e. Discuss recommendation to City Council for Rezoning Request for 914 W. Commerce Street (Map 063L, Group C, Parcel 001.00) from C-2, Intermediate Business to R-3, High Density Residential for the purpose of a residential structure. Presented by Barry Hooten, Owner.
- f. Discuss recommendation to City Council for Rezoning Request for West Ellington Parkway (Map 056, Parcel 068.00, Map 056, Parcel 069.00 and Map 063, Parcel 003.00) from C-4, Medical/Professional, R-2, Medium Density Residential, and A1, Agricultural (county) to Low Density Residential Planned Unit Development (LDRPUD). Presented by Blake Arnold, Owner.

- g. Discuss Final Plat approval for 5th Avenue North (Map 064A, Group B, Parcel 037.00), McCord Subdivision. Zoned R-3, High Density Residential. Presented by Tommy Cheatham, Owner.
- h. Discuss recommendation to City Council the change of R-3, High-Density Residential Lot Width at Building Setback Line.
- i. Discuss recommendation to City Council for Rezoning Request for 224 3rd Avenue N from C-2, Intermediate Business to R-3, High Density Residential for the purpose of single family residential.
- j. **Removed at owner's request.** Discuss recommendation to City Council for Rezoning Request for 1260 Franklin Rd (Map 057P, Group A, Parcel 023.00) from C-4, Medical/Professional and R-2, Medium Density Residential to R-3, High Density Residential for the purpose of constructing townhomes.

Item 5. Board/Staff Comments

Item 6. Adjournment