

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, September 20, 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 3:59 PM.

Members Present: Chairman Britt Wiles, Vice-Chair Barbara Woods, Mayor Jim Bingham, Councilmember Vickie Michael, Jerry Gordon, Lisa Jackson, Jared McCullough

Members Absent: None

Staff Present: Jim Patterson, St. John Engineering, Lueshell H. Taylor, Planning & Zoning, Stacy Martin, Stormwater Coordinator, Bam Haislip, City Manager, Councilmembers Patty Parsons and Tommy G. Burns

**Election of Officers**

Motion was made by Ms. Woods to continue with Britt Wiles as Chairman. Second by Ms. Jackson. **Motion passed 7-0.**

Motion was made by Ms. Jackson to continue with Barbara Woods as Vice-chair. Second by Mr. McCullough. **Motion passed 7-0.**

Motion was made by Mr. Wiles to continue with Jerry Gordon as Secretary. Second by Mayor Bingham. **Motion passed 7-0.**

**Item 2. Approval of Minutes:**

Motion was made by Ms. Jackson, seconded by Mr. Gordon to approve the minutes from the regular Planning Commission meeting on August 16, 2022.

**The motion passed 7 – 0.**

**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 2 each 6-plex or a 6-unit multi-family residential. Presented by Rodney Callahan, Owner.

Motion was made by Mr. Gordon to recommend to City Council the Rezoning Request of 1351 Old Belfast Road from C-2, Intermediate Business to R-3, High Density Residential for the purpose of 2 each 6-plex or a 6-unit multi-family residential. Seconded by Ms. Woods.

**The motion passed 7 – 0.**

**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.

Motion was made by Mayor Bingham to approve the Site Plan for Lewisburg Medical Clinic to be located at 1351 N Ellington Parkway contingent upon the driveway being flipped, reducing the size of the sign to 32 square feet and receiving a variance from the Board of Zoning Appeals for the landscape buffer. Seconded by Mr. Gordon.

**The motion passed 7 – 0.**

- 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.

Motion was made by Mr. McCullough to approve the Final Plat for Hulshof Grove Section 1 as submitted. Second by Ms. Woods.

**The motion passed 5 – 1.**

**Aye: Gordon, Wiles, Jackson, Woods, McCullough**

**Nay: Michael**  
**Mayor Bingham abstained.**

- 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.

Motion was made by Mayor Bingham, seconded by Ms. Woods to approve the Final Plat approval for 915 Old Belfast Rd for Coble Multi-Family Residential as submitted.

**The motion passed 7 – 0.**

- 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.

Motion was made by Ms. Woods for an unfavorable recommendation to City Council for the Rezoning Request for 622 Midway Street from R-1, Low Density Residential to R-2, Medium Density Residential. Second by Ms. Michael.

**The motion passed 6 – 1.**

**Aye: Gordon, Bingham, Wiles, Jackson, Woods, Michael**

**Nay: McCullough**

- 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.

Motion was made by Mr. Wiles to recommend to City Council the Rezoning Request for 914 W. Commerce Street from C-2, Intermediate Business to R-3, High Density Residential as submitted. Second by Mr. Gordon.

**The motion passed 7 – 0.**

- 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.

Motion was made by Ms. Woods to recommend to City Council the 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). Second by Ms. Jackson.

**The motion passed 7 – 0.**

- g) Discuss Final Plat approval for 5<sup>th</sup> Avenue North (Map 064A, Group B, Parcel 037.00), McCord Subdivision. Zoned R-3, High Density Residential. Presented by Tommy Cheatham, Owner.

Motion was made by Mayor Bingham, seconded by Mr. McCullough to approve the Final Plat approval for 5<sup>th</sup> Avenue North for McCord Subdivision as submitted.

**The motion passed 7 – 0.**

- h) Discuss recommendation to City Council the change of R-3, High-Density Residential Lot Width at Building Setback Line.

Motion was made by Mayor Bingham to recommend to City Council the change from 75 feet Lot Width at the Building Setback Line to 50 feet. Second by Mr. Gordon.

**The motion passed 7 – 0.**

- i) Discuss recommendation to City Council for Rezoning Request for 224 3<sup>rd</sup> Avenue N. from C-2, Intermediate Business to R-3, High Density Residential for the purpose of single family residential.

Motion was made by Mr. Gordon to recommend to City Council the Rezoning Request for 224 3<sup>rd</sup> Avenue N. from C-2, Intermediate Business to R-3, High Density Residential as submitted.

Second by Mr. McCullough.

**The motion passed 7 – 0.**

**Item 5. Board/Staff Comments:**

Ms. Taylor introduced her new Administrative Assistant, Kailey Jackson.

**Item 6. Adjournment**

There being no further business to come before the Planning Commission, the regular monthly meeting adjourned at 4:34 PM.

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Britt Wiles, Chairman

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Jerry Gordon, Secretary