

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, October 18, 2022, 4:00 P.M. at Lewisburg City Hall, 131 East Church Street.

Members Present: Chairman Britt Wiles, Vice-Chair Barbara Woods, Mayor Jim Bingham, Jared McCullough, Lisa Jackson

Members Absent: Secretary Jerry Gordon, Councilmember Vickie Michael

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

Item 1. Chairman Britt Wiles called the meeting to order at 4:00 PM.

Item 2. Approval of Minutes:

Chairman Britt Wiles asked if there were any corrections to the September 20, 2022, meeting. Vice-Chair Woods made a motion to approve the minutes with no changes. Mr. McCullough second the motion. The vote to accept the September 20, 2022, minutes passed 5-0.

Item 3. Old Business: None

Item 4. New Business:

- a) **Consider Site Plan approval for 1576 Nashville Hwy (Map 057N, Group A, Parcel 001.00). The purpose is for Blue River Propane, a propane delivery service. Zoned C-2, Intermediate Business. Presented by Stuart Arnold, Applicant.**

Motion was made by Vice-Chair Woods, second by Ms. Jackson to approve the Site Plans for Blue River Propane to be located at 1576 Nashville Hwy as submitted.

The motion passed 5 – 0.

- b) **Consider Preliminary Plat 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 Matthew Dowdle, DR Horton Inc. and Ryan Lovelace, CSDG.**

Motion was made by Mr. McCullough to approve the Preliminary Plat for Saddle Trace Subdivision contingent upon sidewalks being placed on one side of the street going to New Columbia Hwy. Second by Vice-Chair Woods

The motion passed 5 – 0.

- c) **Discuss recommendation to City Council for Annexation of 147 +/- acres, Rezoning of 152 +/- acres and Plan of Service of for Spring Valley Estates as a Low-Density Residential Planned Unit Development (LDRPUD). The request is for 400 single-family homes. Tax Map 064 Parcels 16.00, 19.00, 23.00, and 25.00 located from Holly Grove Road to Finley Beech Road. Presented by Cole Gaumnitz, T-Square Engineering.**

Mayor Bingham made a motion to recommend to City Council the Annexation of 147 +/- acres, Rezoning of 152 +/- acres and Plan of Service for Spring Valley Estates as a Low-Density Residential Planned Unit Development. Second by Chairman Wiles.

The motion passed 5 – 0.

- d) **Consider Final Plat approval for Creekside Subdivision Lots 29-36 to be located at Creekside Drive. Presented by Eddie Roberts, Owner.**

Motion was made by Mayor Bingham, second by Ms. Jackson to approve the Final Plat for Creekside Subdivision Lots 29-36 to be located at Creekside Drive as submitted.

The motion passed 5 – 0.

Item 5. Board/Staff Comments:

- a) **Discuss recommendation to City Council the use of outside firms for Traffic Impact Studies.**

Mayor Bingham made a motion to recommend to City Council the use of outside firms for Traffic Impact Studies. Second by Mr. McCullough.

The motion passed 5 – 0.

- b) Discuss removing High-Density Residential Planned Unit Development from the Zoning Ordinance until the Planning Commission can decide on changing to Medium-Density Residential or some other appropriate district wording.**

Mr. McCullough made a motion to recommend to City Council the removal of High-Density Residential Planned Unit Development from the Zoning Ordinance until further notice.

The motion passed 5 – 0.

Item 6. Adjournment

Chairman Wiles adjourned the meeting at 4:30 PM.

Britt Wiles, Chairman

Jerry Gordon, Secretary