

CITY OF LEWISBURG
COUNTY OF MARSHALL

STATE OF TENNESSEE
OCTOBER 19, 2021

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, October 19, 2021, 4:00 P.M. at Lewisburg City Hall, 131 East Church Street.

Members Present: Britt Wiles, Chairman, Councilman Jerry Gordon, Secretary, Barbara Woods, Vice-Chair, Harry Douglas, Jr., Jared McCullough, Lisa Jackson, Jim Bingham, Mayor

Members Absent: None

Also Present: Lueshell H. Taylor, Jim Patterson, St. John Engineering, Stacy Martin, City Manager Joe Beard, Public

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

Item 2. Approval of Minutes:

Chairman Wiles asked if there were any corrections to the September 21, 2021, meeting. Councilman Gordon made a motion to approve the minutes with no changes. Mr. McCullough seconded the motion and the vote in favor was unanimous.

Item 3. New Business:

- a) **Review and consider for recommendation to City Council the request for Annexation and Rezoning for the purpose of a 17-lot subdivision to be Sims Subdivision. The parcel is located on New Columbia Hwy further identified as Tax Map 056, Parcel 033.07. The request is for R-2, Medium Density Residential, 10,000 square foot lot minimum. Represented by TKC Architecture and Engineering LLC, Owner - Barrett Sims, Barrett Properties, LLC.**

Discussion: Ms. Woods was concerned about the parcel not being adjacent to the city limits. Councilman Gordon was not in favor unless it was R1.

Motion was made by Ms. Woods for an unfavorable recommendation to City Council of annexation to the parcel located on New Columbia Hwy further identified as Tax Map 056, Parcel 033.07 due to it not being adjacent to the city limits. Councilman Gordon seconded the motion.

The vote in favor was unanimous.

- b) **Review and consider for recommendation to City Council the Plan of Service for King's Landing located at 1207 Yell Road for the purpose of 133 townhomes for a Planned Unit Development (PUD).**

Motion was made by Mr. McCullough to recommendation to City Council the Plan of Service for King's Landing located at 1207 Yell Road for the purpose of 133 townhomes for a Planned Unit Development (PUD). Mr. Douglas seconded the motion.

The vote carried in favor 6-1.

- c) **Consider request for Final Plat Approval and Bond approval for Cheatham Estates Section Two for 14 single family homes to be located off Finley Beech Road further identified as a portion of Tax Map 064, Parcel 033.00. Represented by Charles T. Cheatham, Jr., Owner.**

Motion was made by Councilman Gordon to approve the Final Plat and Bond for Cheatham Estates Section Two for 14 single family homes to be located off Finley Beech Road further identified as a portion of Tax Map 064, Parcel 033.00. Mr. Douglas seconded the motion.

The vote in favor was unanimous.

- d) **Review and discuss the new Lewisburg Corridor Overlay.**

Motion was made by Ms. Woods to make recommendation to the City Council the new Lewisburg Corridor Overlay. Ms. Jackson seconded the motion.

The vote in favor was unanimous.

- e) **Review and discuss the proposed addition to the Subdivision Regulations for Traffic Studies.**

Discussion: Councilman Gordon wanted to know how this would affect county roads. Mr. Patterson stated that he thinks it would be appropriate for the city to annex the road if annexing properties. Roads would be built to city standards by the developer as part of the submittal process. The county should be notified of each annexation request that involves county roads.

Motion was made by Councilman Gordon to approve the addition to the Subdivision Regulations for Traffic Studies as submitted. Ms. Woods seconded the motion.

The vote in favor was unanimous.

Item 4. Board/Staff Comments

Discussion: Mr. McCullough made motion to take Ryan Perryman's 3 request for Annexation and Rezoning off the table. Mayor Bingham stated that he strongly disagreed. He was meeting with county officials including Jerry Williams and Barbara Medley at their meeting tonight at 6:00 to further discuss the roads. Anyone was welcome to attend. Mr. Williams stated that the county will be redoing their Subdivision Regulations. Globe Road could have guard rails put up to block development since it comes out on a county road that was never given a permit. City Manager Beard stated that the city can take Globe Road since it was paved 2 or 3 years ago. Mr. Perryman said he was fine with making improvements to the roads as indicated in the Traffic Studies. Mr. Williams and Mr. Perryman will look at Snake Creek Road.

Mr. Patterson advised that annexation request by law has to be voted on within a certain time frame. MTSA states 90 days, that's within the next 2 meeting.

Councilman Gordon has a problem with R-2 annexation requests. He's tired of these postage stamp subdivisions.

Item 5. Adjournment

Mayor Bingham made motion to adjourn. Ms. Jackson seconded the motion and the vote in favor was unanimous.

There being no further business, the meeting was adjourned at 4:38 PM.

Britt Wiles, Chairman

Jerry Gordon, Secretary