

**CITY OF LEWISBURG
COUNTY OF MARSHALL**

**STATE OF TENNESSEE
NOVEMBER 16, 2021**

A Public Hearing was held on Tuesday, November 16, 2021, at 5:50 PM at Lewisburg City Hall, 131 E. Church Street to hear public opinion and comments concerning the following:

1. Addition to the Subdivision Regulations by adding Section 4-103.207 Roadway / Traffic Study Requirements.

Those present and attending were Councilman Jerry Gordon, Secretary, Vice-Chair Barbara Woods, Harry Douglas, Jr., Jared McCullough, Lisa Jackson, Mayor Jim Bingham, Lueshell H. Taylor, Planning and Zoning Director, Jim Patterson, St. John Engineering

Members Absent: Chairman Britt Wiles

Vice-Chair Barbara Woods opened the floor for opinions and comments.

Comments:

None.

There being no further comments, the public hearing closed at 6:00 PM.

**CITY OF LEWISBURG
COUNTY OF MARSHALL**

**STATE OF TENNESSEE
NOVEMBER 16, 2021**

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, November 16, 2021, 4:00 P.M. at Lewisburg City Hall, 131 E. Church Street, Lewisburg, Tennessee.

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

Members Absent: Britt Wiles, Chairman

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

Item 1. Vice-Chairman Woods called the meeting to order at 4:00 PM.

Item 2. Approval of Minutes:

Vice-Chairman Woods asked if there were any corrections to the September 21, 2021, minutes. Councilman Gordon made a motion to approve the minutes with no changes. Mrs. Jackson second the motion and the vote in favor was unanimous.

Item 3. Old Business:

- a) Consider approval of Subdivision Regulations Section 4-103.207 Roadway / Traffic Study.

Motions was made by Councilman Gordon, seconded by Mrs. Jackson to approve the Subdivision Regulations Section 4-103.207 Roadway / Traffic Study. The vote in favor was unanimous.

Item 4. New Business:

- a) **Consider Site Plan approval for 1425 New Columbia Hwy further identified as Tax Map 056, Parcel 024.04. The proposal is for a Farm Bureau Office Building on approximately 4.88 acres. Zoning District C-2, Intermediate Business. Represented by Chris Moon – Farm Bureau and Dave Ferlisi - Ferlisi Civil Design.**

Motions was made by Mrs. Jackson, seconded by Councilman Gordon to approve the Site Plan for a Farm Bureau Office Building as submitted for 1425 New Columbia Hwy further identified as Tax Map 056, Parcel 024.04. The vote in favor was unanimous.

- b) Consider request for Rezoning and Preliminary Master Plan approval for purpose of a Low-Density Planned Unit Development (LDPUD) located at 1703 Franklin Pike further identified as Tax Map 050, Parcel 188.00. The current zoning is R-1, Low-Density Residential. The proposal is for Savannah Lakes Subdivision, proposing 261 single-family residential on approximately 103.14 acres. Presented by Thomas Adkins, sole owner of Spring Creek Farms Partners, LLC, Curtis Stewart, Director of Land Planning, T-Square Engineering, Inc.**

Motions was made by Mayor Bingham, seconded by Mr. Douglas to make recommendation to City Council for Rezoning and Preliminary Master Plan approval for purpose of a Low-Density Planned Unit Development (LDPUD) located at 1703 Franklin Pike further identified as Tax Map 050, Parcel 188.00. The vote in favor was unanimous.

- c) Discuss possible adoption of parking lot lighting standards**

Jim Patterson will see what he can find based on other cities.

Item 5. Board/Staff Comments

Vice-Chair Woods commented on the overlay corridor deferred by Councilman Joe Bradford at the November meeting. Mayor Bingham and Councilman Gordon suggested that she contact Councilman Bradford.

Mr. McCullough reminded everyone that Ryan Perryman's 3 request for annexation would need to be addressed during the December meeting.

Clint Williams, Marshall County Building Codes addresses the commission regarding fire sprinklers in townhouses.

Item 6. Adjournment

Mr. McCullough made motion to adjourn. Mrs. Jackson seconded the motion and the vote in favor was unanimous.

There being no further business, the meeting was adjourned at 4:3720 PM.

Britt Wiles, Chairman

Jerry Gordon, Secretary