

CITY OF LEWISBURG
COUNTY OF MARSHALL

STATE OF TENNESSEE
DECEMBER 21, 2021

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, December 21, 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, Jared McCullough, Lisa Jackson, Jim Bingham, Mayor

Members Absent: Harry Douglas, Jr.,

Also Present: Jim Patterson, St. John Engineering, 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 November 16, 2021, meeting. Ms. Jackson made a motion to approve the minutes with no changes. Councilman Gordon seconded the motion and the vote in favor was unanimous.

Taken out of order.

Item 4. New Business:

d) Consider adding Street Lighting Installation Guidelines to the Subdivision Regulations.

Discussion: Brad Medley, Lewisburg Electric System, gave an overview. The developer would bear the cost in residential installations. LES would approve street lighting as provided in the guidelines. Subdivision Regulations would reference a paragraph that the developer must follow standards provided by Lewisburg Electric System in the Street Lighting Installation Guidelines.

Motion was made by Mayor Bingham to reference the provisions in the Street Lighting Installation Guidelines and adopt as standard for required lighting. Ms. Jackson seconded the motion. **The vote in favor was unanimous.**

Item 3. Old Business:

a) Re-consideration of Request for Annexation and Rezoning by Ryan Perryman regarding Sketch Plat of Old Lake Estates located on Old Belfast Road (Tax Map 072, Parcel 162.00). The proposal is for 234 homes on approximately 123.0 acres to be zoned R-2, Medium Density Residential.

Discussion: It was decided that the 3 requests would be handled one-by-one. Need to recommend to annexation or not and then whether to rezone or not.

Motion was made by Mr. McCullough to make recommendation to city council to proceed with the annexation request. Ms. Jackson seconded the motion. **The vote in favor carried 4-2.**

Discussion: Councilman Gordon advised that he only approved of R-1, Low Density Residential. Mr. Perryman stated that he was okay with R-1 but does want to have driveways to front the roads. Mayor Bingham made clear he would not want roads cutting to current roads.

Motion was made by Councilman Gordon for the zoning to be R-1. Mayor Bingham seconded the motion. **The vote in favor was unanimous.**

b) Re-consideration of Request for Annexation and Rezoning by Ryan Perryman regarding Sketch Plat of Carolines Acres located at 1761 Old Belfast Road (Map 080, Parcel 005.02). The proposal is for 49 homes on approximately 13.5 acres.

Motion was made by Mr. McCullough to make recommendation to City Council to proceed with the annexation request. Chairman Wiles seconded the motion. **The vote in favor carried 4-2.**

Motion was made by Councilman Gordon for the zoning to be R-1. Ms. Jackson seconded the motion. **The vote in favor was unanimous.**

c) Re-consideration of Request for Annexation and Rezoning Request by Ryan and Rachel Perryman regarding Sketch Plat of Ella Estates located on Bob Davis

Road and Bay Roberts Road (Tax Map 072, Parcel 143.00). The proposal is for 72 homes on approximately 23.77 acres.

Motion was made by Mayor Bingham to deny annexation request. Councilman Gordon seconded the motion. **Motion failed 2-4.**

Motion was made by Mr. McCullough to make recommendation to City Council to proceed with the annexation request. Ms. Jackson seconded the motion. **The vote in favor carried 4-2.**

Motion was made by Councilman Gordon for the zoning to be R-1. Ms. Jackson seconded the motion. **The vote in favor was unanimous.**

Item 4. New Business:

- a) **Consider request for Final Master Plan approval for the purpose of a Planned Unit Development (PUD) for 1207 Yell Road further identified as Tax Map 071P, Group B, Parcel 006.00. The proposal is for King's Landing, proposing 111 town homes on approximately 9.23 acres. Represented by Josh King – Owner and Dave Ferlisi - Ferlisi Civil Design.**

Discussion: Dave Ferlisi stated that a traffic plan has been provided. City must approve first and then the state will look at it. Jim Patterson advised Mr. Ferlisi that he must provide a Preliminary Plat showing a representation of a typical lot to be sold.

Motion was made by Ms. Woods to approve the Final Master Plan contingent upon addressing concerns to the PUD Regulations, concerns over the pump station and water and sewer plans and Preliminary Plat submission. Mr. McCullough seconded the motion. **The vote in favor was unanimous.**

- b) **Review and consider for recommendation to City Council the request for Rezoning of 47.8 acres located between Rock Crusher Road and Verona Caney Road further identified as Tax Map 057O, Parcel 088.01. The parcel is currently zoned I-2, Industrial Park. The request is for C-2, Intermediate Business for the purpose of single-family homes and townhomes. Represented by current owner, William H. Coble, Jr. on behalf of future owner, Maria Riyad of MDT Constructions.**

Motion was made by Mr. McCullough to make recommendation to City Council the Request for Rezoning from I-2 to C-2 for the purpose of single-family homes and townhomes. Councilman Gordon seconded the motion. **Motion failed 3-3.**

- c) **Review and consider for recommendation to City Council the Annexation of a portion of Globe Road.**

Motion was made by Councilman Gordon to make recommendation to City Council the Request for Annexation of a portion of Globe Road.

Item 5. Board/Staff Comments

Discussed quality of roads and the fact that a road study is only required with 50 homes. R-1 changes means less houses so may not meet the 50 homes minimum. Discussed that all must come back to the Planning Commission and the commission can still vote to not recommend if they are unhappy with the road or the subdivision layout and plans.

Item 6. Adjournment

There being no further business, the meeting was adjourned.

Britt Wiles, Chairman

Jerry Gordon, Secretary