

CITY OF LEWISBURG  
COUNTY OF MARSHALL

STATE OF TENNESSEE  
July 20, 2021

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, July 20, 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: Joe Beard, City Manager, Staff; and Public

**Item 1.** Chairman Wiles called the meeting to order.

**Item 2. Approval of Minutes:**

Chairman Wiles asked if there were any corrections to the June 15, 2021 meeting. Mr. McCullough made a motion to approve the minutes with no changes. Councilman Gordon seconded the motion and the vote in favor was unanimous.

**Item 3. New Business:**

- (a.) Consider Site Plan Approval for purpose of Lewisburg Dental Clinic to be located at 1298 N. Ellington Parkway further identified as Tax Map 0570, Group A, Parcel 047.07, Zoning District C-2, Intermediate Business in the By-Pass Standards overlay. Presented by Jason Morelock of Morelock Engineering, LLC.**

Ms. Jackson made a motion to approve the Site Plan for 1298 N. Ellington Parkway upon correction of the sewer line being removed from the adjacent property going to the manhole. Mr. McCullough seconded the motion and the vote in favor was unanimous.

- (b.) Consider request for Annexation and Rezoning for purpose of a Planned Unit Development (PUD) located on Gupton Road, further identified as Tax Map 062, Parcel 087.00. The proposal is for Woodard Place Subdivision, proposing 200 lots on approximately 72.5 acres. Presented by Cole Newton, Owner / Civil Engineer of TKC Architect & Engineering.**

Ms. Woods asked what the request was for specifically. Mr. Patterson advised the request was for annexation and PUD rather than R1, Low-Density Residential. He also advised there is a sewer moratorium that Lewisburg Water and Wastewater is working on a plan with TDEC. Mr. Biggers advised that there was one chronic overflow manhole on Joyce Avenue due to it going to a smaller line. It would be repaired with a larger line. Plans have been submitted to TDEC for approval. However, there is no way of knowing when TDEC will approve them. Mr. Patterson stated the Plan of Services for annexation includes providing sewer service within a reasonable amount of time. Sewer service can not be provided until the moratorium has been lifted.

Mayor Bingham made a motion to recommend to City Council to approve the request for Annexation and Rezoning for purpose of a Planned Unit Development (PUD). Seconded by Councilman Gordon. The vote in favor passed 6 – 1.

**Item 4. Old Business:**

- (a.) Discussion for consideration of districts that Wholesale Sales of Beer, Wine, and Distilled Alcoholic Beverages would be allowed in as a Permitted Use or with Special Conditions.**
- (b.) Discussion for consideration of districts that Food Trucks would be allowed in as a Permitted Use or with Special Conditions.**

It was decided that both Wholesale Sales of Beer, Wine, and Distilled Alcoholic Beverages (including production) and Food Trucks would be recommended to City Council for approval as a permitted use in all zones except for Residential Districts, C-4, and Medical/Professional Office.

**Item 5. Board/Staff Comments: None**

**Item 6. Citizen Comments: None**

**Item 7. Adjournment**

There being no further business, the meeting was adjourned at 4:57 PM.

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Britt Wiles, Chairman

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Jerry Gordon, Secretary