

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, August 17, 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, Jeff Crick

Item 1. Chairman Wiles called the meeting to order at 4:06 PM.

Item 2. Approval of Minutes:

Chairman Wiles asked if there were any corrections to the July 20, 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.

Item 3. New Business:

- (a.) Discuss the architecture requirements or lack thereof within the Zoning Ordinance regarding veneers.**

There are currently no residential architectural requirements in the Zoning Ordinance. The Business Park District and certain sections of the overlays mention types of materials to be used but nothing specifies a certain percentage or amount. Planned Unit Development (PUD) requires a concept plan at the time of Request for Rezoning. However, the actual proposed covenant does not have to mention design nor does our ordinance requires it. The Final Development Plan will show the specifics for design in the covenant. Mayor Bingham stated that he would like to increase the materials by 5%. This was regarding the Gupton Rd concept plan request for rezoning and annexation. Mayor Bingham felt that there was too much planking.

Mr. Patterson hasn't found any specific architectural requirements from other cities. He suggested that the Planning Commission and City Council maybe should consider putting something specific together for a PUD if that was the desire. The PUD would need more strongly wording of architectural makeup required at the time of Planning Commission and City Council request for PUD zoning.

Item 4. Board/Staff Comments:

Chairman Wiles discussed the procedure and fee for a Special Call Meeting. Mr. Patterson explained that we have a submittal calendar that is available online that gives us dates to go by. These dates are to allow staff time to examine the plans and provide any comments back to the applicant. There is a resubmittal deadline to make any additional requested changes before the Planning Commission meeting. The fee is \$400. The Planning Commission discussed and agreed that the fee was too low. In their opinion, it should be \$2,500.00. It would require a Resolution by the City Council.

Item 5. Adjournment

Ms. Woods 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 5:13 PM.

Britt Wiles, Chairman

Jerry Gordon, Secretary