

The Lewisburg Planning and Zoning Commission met for their regularly scheduled monthly meeting on Tuesday, September 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, 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, Doug Pruitt, Pepper Biggers

**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 August 17, 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) **Consider request for Final Plat Approval and bond approval for Morgan Meadows, Phase II for 44 single family homes to be located off Globe Road further identified as Tax Map 069, Parcel 010.00. Represented by Ryan Perryman, Owner.**

Mayor Bingham made the motion to approval the Final Plat for Morgan Meadows, Phase II subject to the bond. Mr. Douglas seconded the motion.

**The vote in favor was unanimous.**

- b) **Re-consideration of request based upon new information for Annexation and Rezoning Request 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 R-2, Medium-Density Residential, 10,000 square feet minimum lot size of 234 homes on approximately 123.0 acres.**
- c) **Re-consideration of request based upon new information for Annexation and Rezoning Request by Ryan Perryman regarding Sketch Plat of Carolines Acres located at 1761 Old Belfast Road (Map 080, Parcel 005.02). The proposal is for R-2, Medium-Density Residential, 10,000 square feet minimum lot size of 49 homes on approximately 13.5 acres.**
- d) **Re-consideration of request based upon new information 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 R-2, Medium-Density Residential, 10,000 square feet minimum lot size of 72 homes on approximately 23.77 acres.**

Discussion: Items b, c, and d, were discussed together. Jerry Williams, Marshall County Superintendent of Highways stated that the chip roads are too small to handle this type of development. He would like a TDOT study off Bob Davis Road onto Fayetteville Hwy. Mr. Williams would like the legal advice of Barbara Medley, but she wasn't available for the meeting. He stated that Ms. Medley is looking to see if it's legal to annex the property and not annex the road. Mr. Patterson stated that he thinks she will find that it is legal but maybe from the states point that you should work together to resolve the issue. Mr. Williams also stated that the county did not know about the development until yesterday. He then looked at the roads today.

Larry Williams, Fire Chief said the developments would not affect the ISO ratings. Homeowners will pay higher rates.

Mayor Bingham said that the county needs to tell us what it would take to meet their standards. Need the counties input. He agreed with the county and their concerns. We jump to soon with Gupton Road. The mayor said that he's not against building. City doesn't have enough information right now.

Jim Patterson, St. John Engineering stated that a private traffic study should be done when it's about a private development usually is required by TDOT.

Jared McCullough stated that Mr. Perryman has been before the commission 3 time with his request. Why are we just now hearing about the roads? Ms. Woods agreed but stated that we have a real problem.

Jerry Williams asked, how did those homes on Globe Road get driveways if the road is a county road? County didn't inspect or approve driveways. Mayor Bingham suggested that the county be notified of any request that involves the county.

The mayor would like to reserve area within a plat for future street widening.

Ryan Perryman mentioned that part of Bob Davis Road is city paved. He stated that the homes would be built in stages allowing adequate time to be put on a paving schedule. Mr. Perryman asked, what does he need to do now? Mayor Bingham stated that Ryan should deal with the county highway department. Don't think we would object to that.

Mayor Bingham made a motion to table items b., c., and d. to allow time for discussion between the city, county and legal. Ms. Jackson seconded the motion.

**The vote in favor was unanimous.**

- e) **Consider request for Annexation and Rezoning for 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 133 town homes on approximately 9.23 acres. Current zoning is C-2, Intermediate Business, C-4, Medical/Professional, and R-1, Low-Density Residential and a small portion in the county. Represented by Josh King - Owner, Dave Ferlisi - Ferlisi Civil Design.**

Discussion: Dave Ferlisi, Ferlisi Civil Design stated that they had already met with TDOT. The guard rail will come out and a traffic study will be done.

Mayor Bingham was concerned with it only being a 1-car garage. Parking would be tight. He suggested to maybe consider adding parking in front of the detention basins.

Citizens that live behind Mr. Tomas Aguinaga stated their concern about traffic noise, children, and blasting. Josh King said that a pre-blast survey is done within 300 feet.

Mr. McCullough made a motion to recommend to the City Council to approve the request for Annexation and Rezoning for purpose of a Planned Unit Development (PUD) at 1207 Yell Road. Seconded by Ms. Woods.

**The vote carried in favor 6-1.**

- f) **Consider request for Preliminary Plat approval for Hulshof Grove – Section 1 located at Holly Grove Road and Old Farmington Road further identified as Tax Map 064F, Group A, Parcel 018.00. The proposal is for 9 homes on approximately 3.03 acres. Current zoning is R-2, Medium-Density Residential. Represented by Cameron Coble - Owner, Dave Ferlisi - Ferlisi Civil Design.**

Discussion: Dave Ferlisi, Ferlisi Civil Design stated that the initial houses are all facing major roads.

Mr. McCullough stated that a turn-around would need to be added to the 3 houses facing Holly Grove Road.

Motion was made by Ms. Woods to approve the Preliminary Plat for Hulshof Grove – Section 1 with the requested turn-around for the 3 houses. Seconded by Ms. Jackson.

**The voted in favor was unanimous.**

- g) Consider request for Preliminary Master Plan approval for Saddle Creek Subdivision – Section N located between Creekside Drive and Finley Beech Road further identified as Tax Map 064, Parcel 036.00. The proposal is for 91 homes on approximately 28.50 acres. Current zoning is Planned Unit Development (PUD). Represented by RMC, LLC – Eddie Roberts - Owner, Michael Shamsie – Landmark Engineering Group, Inc.**

Discussion: Mr. Patterson asked that they update the Master Plan for the entire area.

Mayor Bingham would like for them to look at the intersection. He's making a request for a traffic study and a right-of-way area for future widening of Finley Beech Road which would lose lots. Is it too late? Mr. Patterson advised that the plans would need to be modified if the owner agreed. A standard within the Subdivision Regulations would need to be set and be consistent.

Ms. Woods stated that she would like to see this change made to the Subdivision Regulations for the future.

Motion was made by Mr. McCullough to approve the Preliminary Master Plan for Saddle Creek Subdivision – Section N. Seconded by Ms. Jackson.

**The voted in favor was unanimous.**

- h) Brandon Temple, Land Acquisition Manager, of D. R. Horton would like to address the Planning Commission regarding future residential development for the city.**

Patrick Pitts discussed the Industrial Drive, Christo Site for future development of 180 – 190 lots and the change of zoning from I-2, Industrial Park to a Planned Unit Development (PUD).

Mayor Bingham would like to see intersection onto Industrial Drive with turning lanes and Industrial Drive widened.

Councilman would like to leave it industrial. He stated that 50 +/- acres is a gold mine for industry.

Mr. Patterson advised that Greg Lowe had spoken with other economic development directors and they are seeing industrial going to residential.

**Item 4. Board/Staff Comments:**

Lueshell Taylor discussed the change to R-2, Medium-Density Residential District to only allow single detached dwelling and duplex dwellings. This change will clean up the wording for the required minimum lot sizes for duplex dwellings of 15,000 square feet and match the change to the Permitted Use Chart.

Motion was made by Ms. Woods to make a recommendation to the City Council to approve the change in the working for minimum lot sizes for duplex dwellings. Seconded by Councilman Gordon.

**The voted in favor was unanimous.**

Mr. Patterson stated that if the October agenda is smaller, we will start to review the revised overlay.

Ms. Jackson asked for a work session before large meeting to start at 3:15 or 3:30.

**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 5:45 PM.