

**CITY OF LEWISBURG  
COUNTY OF MARSHALL**

**STATE OF TENNESSEE  
JANUARY 17, 2023**

The City of Lewisburg Planning and Zoning Commission will hold a Public Hearing Tuesday, January 17, 2023, at 3:50 PM at Lewisburg Gas Department, 505 N Ellington Pkwy, followed by their regular meeting at 4:00 PM. The public hearing will be to hear comments or opinions concerning the following:

- a. **Article IV, Section 4-108.1 of the Subdivision Regulations shall be deleted in its entirety and be amended as follows:**

**4-108.1 Sidewalks**

ADA compliant sidewalks of five-foot width shall be installed within all new subdivisions of property within the City of Lewisburg. If the subdivision requires sidewalks along a roadway identified as a Lewisburg Corridor then the additional requirements of the Lewisburg Corridor Special District shall apply. Sidewalks will be required for both minor and major subdivisions regardless of whether any roadway construction is required for the subdivision or not. If the subdivision is located in an area where no adjoining sidewalks exist, then the developer may choose to pay into a Sidewalk Construction Fund in lieu of constructing the sidewalk. For subdivisions that require new roadway construction the sidewalk will be expected to be constructed unless unique conditions warrant the Planning Commission approving otherwise. The amount to be paid into the Sidewalk Construction Fund will be \$12 per square foot of sidewalk that would be required to span the width of the lot frontage included within the subdivision. The City of Lewisburg will utilize the Sidewalk Construction Fund to construct sidewalks where and when the City of Lewisburg deems appropriate.

Those present and attending were Britt Wiles, Chairman, Jerry Gordon, Secretary, Vice-Chair Barbara Woods, Councilmember Vickie Michael, Lisa Jackson, Jared McCullough.

Members Absent: Mayor Jim Bingham

Staff Present: Lueshell H. Taylor, Planning and Zoning Director, Jim Patterson, St. John Engineering, LLC, Stacy Martin, Stormwater Coordinator

Chairman Wiles opened the floor asking for public opinions and/or comments on the above listed item(s).

**Comments:**

None.

There being no further comments, the public hearing closed at 4:00 PM.

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The Lewisburg Planning Commission met for their regularly scheduled monthly meeting on Tuesday, January 17, 2023, 4:00 P.M. at Lewisburg Planning and Zoning, 505 N. Ellington Parkway.

Members Present: Chairman Britt Wiles, Vice-Chair Barbara Woods, Mayor Jim Bingham, Secretary Jerry Gordon, Lisa Jackson, Councilmember Vickie Michael, Jared McCullough

Members Absent: None

Staff Present: Lueshell H. Taylor, Planning and Zoning Director, Jim Patterson, St. John Engineering, LLC, Stacy Martin, Stormwater Coordinator

**Item 1.** Chairman Britt 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 December 20, 2022, meeting. Mr. Gordon made a motion to approve the minutes with no changes. Ms. Woods seconded the motion. The motion to accept the December 20, 2022, minutes passed 7-0.

**Item 3. Old Business:**

- a) **Consider approval of adding Section 4-108.1. Sidewalks to the Subdivision Regulations.**

Motion was made by Mayor Bingham, seconded by Ms. Jackson to approve adding Section 4-108.1. Sidewalks to the Subdivision Regulations.

**The motion passed 7 – 0.**

**Item 4. New Business:**

- a) **Consider Site Plan approval for Minth Tennessee International located at 1801 Childress Road further identified as Tax Map 072 – Parcel 157.00. The request is for two (2) building expansions: 4,524 sf and 22,400 sf. Presented by Kenny Sadler, Sadler & Associates Consulting Engineers Inc.**

Motion was made by Mr. McCullough, seconded by Ms. Jackson to approve Site Plan approval for Minth Tennessee International located at 1801 Childress Road further identified as Tax Map 072 – Parcel 157.00 as submitted.

**The motion passed 7 – 0.**

- b) **Consider Site Plan approval for Northgate Apts. located at 1038 Cornersville Rd further identified as Tax Map 070L – Group A – Parcel 017.00. The request is for a 1,173 square foot office addition and community building. Presented by Jake Ramsey, Ramsey Ventures, LLC.**

Motion was made by Mayor Bingham, seconded by Ms. Woods to approve the Site Plan for Northgate Apts. located at 1038 Cornersville Rd further identified as Tax Map 070L – Group A – Parcel 017.00 as submitted.

**The motion passed 7 – 0.**

- c) **Consider a Public Hearing for changes to the Subdivision Regulations Chapter 4, Section 4-103, General Design Standards for Roadways by widening minor and collector streets.**

Motion was made by Mayor Bingham, seconded by Ms. Woods to have a Public Hearing to change the Subdivision Regulations Chapter 4, Section 4-103, General Design Standards for Roadways by widening minor and collector streets.

**The motion passed 7 – 0.**

**Item 5. Board/Staff Comments:**

**Ms. Woods discussed the EnviroMedics business in the Historic District. She was concerned about future businesses and what can be done to prevent this from happening again. Mr. Patterson stated that something could be added to the Historic Zoning Guidelines requiring permitted uses.**

**Item 6. Adjournment**

There being no further business to come before the Commission, the regular meeting of the Lewisburg Planning Commission for the City of Lewisburg adjourned at 4:19 PM.

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Britt Wiles, Chairman

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Jerry Gordon, Secretary