

AGENDA
JANUARY 30, 2024, AT 4:00 PM
LEWISBURG MUNICIPAL PLANNING COMMISSION

The Lewisburg Municipal Planning Commission will meet Tuesday, January 30, 2024, at 4:00 pm at the Lewisburg Gas Department located at 505 North Ellington Parkway, Lewisburg, Tennessee 38091.

1. Call to Order

2. Election of Officers

- a) Chairman
- b) Vice-Chairman
- c) Secretary

3. Approval of December 19, 2023, Meeting Minutes.

Attachments: [Draft Minutes](#)

4. Public Comments

5. Old Business

- a) None

6. New Business

- a) Request by CJ Coble for final plat approval for Coble Townhomes a condominium subdivision of 8 units on about 0.86 acres at 915 Old Belfast Road zoned C-2 (Intermediate Business). (Tax Map 071C, Group B, Parcel 061.00)

Attachments: [Staff Report](#)
[Final Plat Application](#)
[Final Plat](#)

- b) Request by CJ Coble for site plan approval for Hulshof Grove Townhomes a 18 unit multi-family development on about 2.31 acres at 1313 Old Farmington Road Zoned R-3 (High-Density Residential). (Tax Map 064F Group A, Parcels 018.01 and part of 018.00)

Attachments: [Staff Report](#)
[Site Plan](#)
[Hulshof Townhomes Elevations](#)

- c) Request by Jesse Mattox for site plan approval for Hooten/Tankersley Mini Storage on about 5.58 acres at 1385 Rock Crusher Road zoned C-2 (Intermediate Business). (Tax Map 057, Parcel 087.02).

Attachments: [Staff Report](#)
[Site Plan Application](#)
[Site Plan](#)

- d) Request by Sherry King for a Zoning Ordinance amendment recommendation to Article V, Section 5.060 Chart 1 -Uses Permitting Listing to allow restaurants in the I-2 (Industrial Park) amendment.

Attachments: [Staff Report](#)
[ZO Amendment Application](#)

- e) Request by Staff for a Zoning Ordinance amendment recommendation to Article III: General Provisions, Section 3.100 Accessory use regulations to change the accessory use and structure size limitations.

Attachments: [Staff Report](#)

- f) Request by Staff for a Zoning Ordinance amendment recommendation to add a requirement for Turn lanes

Attachments: [Staff Report](#)

- g) Discussion on Planning Commission Resolution 24-01 to amend the subdivision regulations to prohibit flag lots and provide access management to arterials and collectors. (This will be a non-voting item)

Attachments: [Planning Commission Resolution 24-01](#)

- h) Discussion on Municipal Planning Commission Bylaws.

Attachments: [Draft Bylaws](#)

7. Planning Commission's Comments

8. Director's Comments

- a) Other Amendments to the Zoning Ordinance, Subdivision Regulations, etc.
- b) Next month's meeting.

9. Adjournment