

**AGENDA**  
**JANUARY 16, 2024, AT 3:50 PM**  
**LEWISBURG MUNICIPAL PLANNING COMMISSION**

The Lewisburg Municipal Planning Commission will hold a Public Hearing on Tuesday, January 16, 2024, at 3:50 pm at the Lewisburg Gas Department located at 505 North Ellington Parkway, Lewisburg, Tennessee 38091. The public hearing will be held to hear comments or opinions concerning the following:

- 1) Request by Staff for approval of Planning Commission Resolution 24-01 to amend the subdivision regulations to prohibit flag lots and provide access management to arterials and collectors.

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

The Lewisburg Municipal Planning Commission will meet Tuesday, January 16, 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 approval of Planning Commission Resolution 24-01 to amend the subdivision regulations to prohibit flag lots and provide access management to arterials and collectors.

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

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

Attachments: [Staff Report](#)

- g) 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](#)

## **7. Planning Commission's Comments**

## **8. Director's Comments**

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

## **9. Adjournment**