

9. Unfinished Business

A. Ordinances - 2nd Reading

9.A.1. Ordinance 2020-11

AN ORDINANCE TO REZONE AND ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE DISTRICT BEING LOCATED AT 108 STONEY CREEK ROAD, MAP 072P, PARCEL 028.00, WILSON COUNTY, TN.

01/16/20	Planning Commission	RECOMMENDATION
02/10/20	Board of Commissioners	RECOMMENDATION

Sponsor(s): Positive Recommendation

Questions and Discussion was held on the proposed greenway.

Tulsi Patel, stated the greenway from their property to Robinson Park is approximately 2,600 feet long. At the last meeting the off site improvements they previously approved at an approximate cost of \$500K.

They had already agreed to \$260K on off-site improvements. This total cost come to over \$10K per unit for off-site improvements. Plus the on-site improvements they are doing with an amenity center. On site improvements are \$390K. The greenway to Robinson Park down Old Lebanon Dirt Road would cost an additional \$500K. They request not to be required to take on the requirement of the greenway to Robinson Park.

Discussion was held on working with the assisted living facility on this portion of the greenway. If they never develop there will never be a connection.

Tulsi Patel stated she is not sure where the assisted living facility is in the planning process. Her company is taking the approach that they are the only one developing. They have serious concerns about the time frame on execution of the assisted living facility. Their greenway will connect to Mt. Juliet Road and you can go to Robinson Park that way.

The connection to Robinson Park down Old Lebanon Dirt Road involves two parcels they do not own.

Commissioner Art Giles stated you are ready to develop. If we don't get the connection on Old Lebanon Dirt Road now we will have to apply for a grant. He hopes the other developer will come thru to develop that portion of the greenway. He does appreciate the District development as we have nothing like this development.

Motion made by Commissioner Justice to amend said ordinance to remove the responsibility of the greenway to Robinson Park SE of the project that was placed on at the previous meeting, seconded by Commissioner Jennifer Milele.

Vote on Amendment:

Minutes Acceptance: Minutes of Mar 9, 2020 6:30 PM (Approval of Minutes)

Yea: Giles, Justice, Maness, Milele

Nay: Hagerty

Mayor Ed Hagerty expressed concern over Doggie Day Care. Tulsi Patel stated they have added a layer of protection with the HOA. Mayor Ed Hagerty questioned what if the Doggie Day Care goes out of business? Ms. Patel responded what ever will be allowed per the City Code could go there..

City Planner Jennifer Hamblen stated that the parking will limit what businesses can locate there.

RESULT: ADOPTED [4 TO 1]
MOVER: Art Giles, Commissioner - District 3
SECONDER: Ray Justice, Commissioner - District 1
AYES: Maness, Giles, Justice, Milele
NAYS: Hagerty

9.A.2. Ordinance 2020-12

AN ORDINANCE TO REZONE PROPERTY KNOWN AS 98 HATFIELD LANE PROPERTY, BEING FOUND AT MAP 054, PARCEL 111.00, FROM RESIDENTIAL RS-40 TO COMMERCIAL TOWN CENTER (CTC), AND BEING LOCATED WITHIN THE CITY'S URBAN GROWTH BOUNDARY

01/16/20	Planning Commission	RECOMMENDATION
02/10/20	Board of Commissioners	RECOMMENDATION

Sponsor(s): Positive Recommendation

RESULT: ADOPTED [UNANIMOUS]
MOVER: Ray Justice, Commissioner - District 1
SECONDER: James Maness, Vice Mayor - District 2
AYES: Hagerty, Maness, Giles, Justice, Milele

9.A.3. Ordinance

AN ORDINANCE TO ADOPT THE PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE CEDAR CENTER BEING LOCATED AT CEDAR DRIVE AND OLD LEBANON DIRT ROAD, MAP 077, PARCEL 023.00, WILSON COUNTY, TN

01/16/20	Planning Commission	RECOMMENDATION
02/10/20	Board of Commissioners	RECOMMENDATION

Sponsor(s): Positive Recommendation

Motion made by Vice Mayor James Maness but died for lack of a second.

The below occurred at the end of the meeting but prior to the adjournment.

Minutes Acceptance: Minutes of Mar 9, 2020 6:30 PM (Approval of Minutes)