

Minutes of a Regular Monthly Meeting
of the Planning and Zoning Commission

State of Tennessee
County of Marshall

Lewisburg, Tennessee
February 17, 2009

The City of Lewisburg Planning and Zoning Commission met for a regular monthly meeting, Tuesday, February 17, 2009, 4:00 p.m. at Lewisburg City Hall, 131 East Church Street, for the purpose of considering and taking such action as the Commission may deem necessary and to the public interest relative to the following:

New Business:

1. Consider Rezoning Request by Sydney Mayberry to rezone certain properties fronting Heil Quaker Avenue - 446 Heil Quaker Avenue - from "R-3" (High Density Residential) to "C-2" (Intermediate Business) for the purpose of operating a church/funeral home.
2. Consider updating Zoning Ordinance by adding the definitions of Recycle Centers and Solid Waste Transfer Stations to definitions section - Article II, Section 2.020.
3. Consider Updating Uses Permitted Chart to add: Section 5.060, Chart 1, General Personal Services- Recycle Centers - Approved in C-2 (Intermediate Business) with approval by Board of Zoning Appeals.
4. Consider Updating Zoning Ordinance, Article VII by adding: Section 7.061.12 "Special Conditions for Recycle Centers".
5. Consider Site Plan approval for addition to Marshall County Board of Public Utilities building at 1403 Rock Crusher Road.

Members Present: Jim Bingham, Bill Holly, Britt Wiles, Gary Davis, Robin Minor

Members Absent: Karen Stoltz, Bill Marsh

Also Present: Kristin Constanzo, Greg Lowe, Kenneth Carr, Clint Confher, Barbara Woods, Rand McFarlin, Bob Ramsey

Chairman Bingham called the meeting to order.

Motion to approve the minutes of January 20, 2009 was made by Bill Holly.

Seconded By: Britt Wiles

For: Wiles, Holly, Bingham, Davis

Motion Passed: 4 -0

Item 1. Taken Out of Order

Item 2. Consider updating Zoning Ordinance by adding the definitions of Recycle Centers and Solid Waste Transfer Stations to definitions section – Article II, Section 2.020

Motion was made by Gary Davis to recommend the City Council approve amending the City's Zoning Ordinance by adding the following definitions:

Recycle Centers- A facility designed to be a collection point where only recyclable materials, such as newspapers, magazines, books, and other paper products, glass, metal cans, and other products, are sorted and/or temporarily stored prior to delivery to a site where they shall be remanufactured into new products.

Solid Waste Transfer Station – A solid waste facility or site at which temporary storage and transference of solid waste from one vehicle or container to another, generally of larger capacity, occurs prior to transportation to a point of processing or disposal. A transfer station is an intermediary point between the location(s) of waste generation (e.g., households, businesses, industries) and the site(s) of ultimate processing or disposal.

Seconded By: Britt Wiles

For: Bingham, Davis, Holly, Wiles

Motion Passed: 4 - 0

Item 3. Consider Updating Uses Permitted Chart to add: Section 5.060, Chart 1, Under General Personal Services– Recycle Centers - Approved in C-2 (Intermediate Business) with approval by Board of Zoning Appeals (as designated by "C")

Motion was made by Britt Wiles to recommend the City Council approve the addition of Recycle Centers to the Uses Permitted Chart under the General Personal Services heading under C-2 zoning and upon approval by Board of Zoning Appeals.

Seconded By: Bill Holly

For: Bingham, Davis, Holly, Wiles

Motion Passed: 4-0

Item 4. Consider Updating Zoning Ordinance, Article VII by adding: Section 7.061.12 "Special Conditions for Recycle Centers"

Motion was made by Britt Wiles to recommend the City Council approve the addition of "Special Conditions for Recycle Centers" to read as follows:

7.061.12 Special Conditions for Recycle Centers

- a. No fires shall be permitted. Any smoldering flame or spontaneous combustion in the fill shall be immediately extinguished.
- b. All separation or picking of waste materials shall be conducted in an enclosed building only.
- c. The premises shall be kept neat and clean at all times, no loose paper or debris shall be allowed on the site, except on areas where active filling operations are taking place. Dusty conditions shall be corrected by sprinkling with water or by use of calcium chloride or some other approved method.
- d. Entrance to the site shall be controlled at all times to prevent improper dumping on the site.

Seconded By: Gary Davis

For: Bingham, Davis, Holly, Wiles

Motion Passed: 4 - 0

Item 5. Consider Site Plan approval for addition to Marshall County Board of Public Utilities building at 1403 Rock Crusher Road

Motion was made by Britt Wiles to approve Site Plan for said addition to be located at 1403 Rock Crusher Road.

Seconded By: Gary Davis

For: Bingham, Davis, Holly, Wiles

Motion Passed: 4- 0

Member Robin Minor enters meeting at this time.

Item 2 was reopened for discussion. The following action was taken:

Motion was made by Gary Davis to amend the prior definition of Recycle Center

to read as follows and present same to the Council for approval:

Recycle Centers- A facility designed to be a collection point where only recyclable materials, such as newspapers, magazines, books, and other paper products, glass, metal cans, and other products, are sorted and/or temporarily **(not to exceed 120 days)** storied prior to delivery to a site where they shall be remanufactured into new products.

Seconded By: Bill Holly

For: Bingham, Davis, Holly, Minor, Wiles

Motion Passed: 5 - 0

Motion was made by Robin Minor to amend the prior definition of Solid Waste Transfer Station to read as follows and present same to the Council for approval:

Solid Waste Transfer Station – A solid waste facility or site at which temporary storage and transference of solid waste from one vehicle or container to another, generally of larger capacity, occurs prior to transportation to a point of processing or disposal. A transfer station is an intermediary point between the location(s) of waste generation (e.g., households, businesses, industries) and the site(s) of ultimate processing or disposal. **Number of days at which solid waste can be temporarily stored at facility to be determined by City Council.**

Seconded By: Britt Wiles

For: Bingham, Davis, Holly, Minor, Wiles

Motion Passed: 5 - 0

Item 1. Consider Rezoning Request by Sydney Mayberry to rezone certain properties fronting Heil Quaker Avenue – 446 Heil Quaker Avenue – from “R-3” (High Density Residential) to “C-2” (Intermediate Business) for the purpose of operating a church/funeral home.

Motion was made by Robin Minor to recommend the City Council consider rezoning request.

Seconded by: Bill Holly

For: Bingham, Holly, Davis, Minor, Wiles

Motion Passed: 5 - 0

There being no further business, the meeting was adjourned at 4:38 p.m.