

SPRING HILL
MUNICIPAL PLANNING COMMISSION
WORK SESSION AGENDA
Monday, January 25, 2016
199 Town Center Parkway
5:30 PM



Call meeting to order

Stipulation of members present

Concerned Citizens (Non-Agenda)

Chairman's comments

All items with changes for the agenda must be resubmitted by 12:00 PM (noon) on Monday, February 1, 2016 (both paper and electronic copies).

Items to be reviewed

Bonds and/or Public Infrastructure to be considered

1. **Resolution 16-06:** To Establish a Performance Bond for Woodland Trace Phase 2.
2. **Resolution 16-07:** To Establish a Maintenance Bond for Woodland Trace Phase 2.
3. **Resolution 16-08:** To Reduce the Performance Bond and Establish a Maintenance Bond for TN Spring Hill Wilkes

Old Business

1. **FPL 122-2015:** Submitted by Stanford and Associates, Inc. for property located on Port Royal Road. The property is zoned B-4 (Central Business District) and contains approximately 10.50 acres. The applicant requests final plat approval for 5 commercial lots.
2. **NCP 126-2015:** Submitted by Sawyer Land Surveying, LLC for property located at 2411 Depot Street. The property is zoned R-4 and contains approximately 10.83 acres. The applicant request approval for a Neighborhood Concept Plan for 40 single family residential lots.
3. **RZN 130-2015** Submitted by Kiser & Vogrin Design, LLC for property located at 4820 Main St. The property is zoned R-2 and contains approximately 20 acres. The applicant is requesting rezoning of the property from R-2 to B-2 and R-4.
4. **ADM 131-2015:** Submitted by the Planning Department. The proposal is to amend the zoning ordinance to include provisions for Planned Zoning Districts.

New Business

1. **ADM 135-2016:** Submitted by Civil Site Design Group for property located at McCormick Crossing at Beechcroft Rd. The property is zoned R-2 (Medium Density) and contains 24.5 acres. The applicant request to the Planning Commission's conditions of approval for Meadows at Spring Hill.
2. **STP 125-2015:** Submitted by TSquare Engineering Inc. for property located at 3793 Old Port Royal Rd North. The property is zoned M-1 and contains approximately .38 acres. The applicant request site plan approval for a 5250 sq/ft storage facility.
3. **STP 133-2016:** Submitted by LeCraw Engineering for property located at 4925 Main Street. The property is zoned B-3 (Intermediate Business District) and contains approximately .91 acres. The applicant request site plan approval for a 7,900 S.F. retail tire store.
4. **SKP 134-2016:** Submitted by Carter Engineering Consultants. The property is located on Port Royal Road. The property is zoned B-4 (Central Business District) and contains approximately 1.07 acres. The applicate requests sketch plan approval for a restaurant containing 3,652 square feet and associated parking.
5. **SKP 136-2016:** Submitted by Batson & Associates for property located on Miles Johnson Parkway. The property is zoned B4 (Central Business District) and contains approximately 5.01 acres. The applicant is requesting sketch plan approval for a 64,000 S.F. assisted living facility.
6. **RZN 138-2016** Submitted by Huntley Gordon for property located at 5238 Main Street. The property is zoned B-2 and contains approximately 2.3 acres. The applicant request approval for rezoning from a B-2 (Neighborhood Shopping District) to B-4 (Central Business District).

Other Business:

Annexation of Rippavilla
Revised 2016 Meeting Schedule

Round Table

Adjourn