

SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING AGENDA
199 Town Center Parkway
Monday, January 11, 2016
5:30 P.M.



Call meeting to order

Stipulation of members present

Announcement – audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

Presentation of Comprehensive Plan Steering Committee Service

Concerned Citizens (Non-Agenda Items)

Public Comment (Agenda Items)

Approval of December 14, 2015, meeting minutes

Approval of the agenda

New Business:

1. **Resolution 16-01:** To Establish a Maintenance Bond for Port Royal Reserve Phase 5 Section 1, 2, 3, 4.
2. **Resolution 16-02:** To Establish a Performance Bond for Port Royal Reserve Phase 5 Section 1, 2, 3, 4.
3. **Resolution 16-03:** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 2-B.
4. **Resolution 16-04:** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 1-A
5. **Resolution 16-05:** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 2-A
6. **ADM 109-2015:** Submitted by Juston Trimback for property located at 3085 Commonwealth. The property is an R-2 PUD (Planned Unit Development) and contains 31.04 acres. The applicant request a minor modification of the approved Site Plan known as Grand Reserve at Williams Park 2.
7. **NCP 126-2015:** Submitted by Mark Sawyer, RLS 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 residential lots

8. **STP 124-2015:** Submitted by Alcorn Developments, LLC. for property located at 3016 Belshire Village Drive. The property is zoned B-4 (Central Business District) and contains approximately 1.56 acres. The applicant requests site plan approval for a restaurant containing 4,330 square feet and associated parking.
9. **FPL 122-2015:** Submitted by Standford 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.
10. **FPL 127-2015:** Submitted by Mark Cantrell for The Townhomes of Hamptons Spring, Phase 3. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 13.78 acres. The applicant requests final plat approval for 42 single-family residential lots.
11. **RZN 127-2015:** Submitted by Huntley Gordon for property located at 5242 Main Street. The property is zoned B-2 (Neighborhood Shopping District) and contains approximately 1.4 acres. The applicant requests approval to rezone the property from B-2 (Neighborhood Shopping District) to B-4 (Central Business District).
12. **RZN 130-2015:** Submitted Kiser Vogrin Design by for property located at 4820 Main Street. The property is zoned R-2, (Medium Density) and contains approximately 20.0 acres. The applicant requests approval to rezone the property from R-2, (Medium Density) to B-2 (Neighborhood Shopping District) and R-4 (High Density).
13. **ADM 132-2015:** Submitted by Tony Wallace, Fire Marshal. The proposal to adopt Appendix "D" of the 2012 International Fire Code with amendments.
14. **ADM 131-2015:** Submitted by the Planning Department. The proposal is to amend the zoning ordinance to include provisions for Planned Zoning Districts.

Other Business

Adjourn