

**SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, MARCH 14, 2016  
5:30 P.M.**

Chairman Paul Downing called the meeting to order

Members present were: Chairman Paul Downing, Alderman Matt Fitterer, Paula Hepp, Pat Hairston and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf. Absent were Alderman Duda and Matt Koss.

*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. Please silence all cell phones and electronic devices.*

Concerned Citizens (Non-Agenda Items) No concern citizens.

Public Comment (Agenda Items)

Approval of February 8, 2016 meeting minutes: Alderman Fitterer made a motion to approve the February 8, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 5/0.

Approval of the agenda: Alderman Fitterer made a motion to approve the agenda with amendments. Motion seconded by Commissioner Hairston. Motion passed 5/0.

Consent Agenda:

1. Resolution 16-04: To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for The Reserve of Port Royal Phase 1-A
2. Resolution 16-09: To release the maintenance bond for The Reserve at Port Royal Phase 1-A
3. Resolution 16-10: To release the maintenance bond for The Reserve at Port Royal Phase 1-B
4. Resolution 16-05: To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for The Reserve of Port Royal Phase 2-A
5. Resolution 16-11: To release the maintenance bond for The Reserve at Port Royal Phase 2-A
6. Resolution 16-03: To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for The Reserve of Port Royal Phase 2-B
7. Resolution 16-12: To release the maintenance bond for The Reserve at Port Royal Phase 2-B
8. Resolution 16-18: To release the performance bond for 2600 feet of Reserve Boulevard final topping
9. Resolution 16-13: To release the maintenance bond for The Reserve at Port Royal Phase 3
10. Resolution 16-14: To release the maintenance bond for The Reserve at Port Royal Phase 4
11. Resolution 16-15: To release the maintenance bond for Dakota Pointe Phase 1 & 2
12. Resolution 16-16: To release the maintenance bond for Benevento East Section 1
13. Resolution 16-22: Establish a maintenance bond for Reserve Commercial Park North Section 3

14. **PPL 142-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located in the Laurels at Town Center. The property is zoned R-2 (Medium Residential) PUD and contains two (2) lots. The applicant requests preliminary plat approval for two residential lots and a permanent cul-de-sac.
15. **FPL 139-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Cherry Grove Addition Phase 5. The property is zoned R-2 (Medium Residential) PUD and contains approximately 9.32 acres. The applicant requests final plat approval for 27 single-family residential lots
16. **FPL 140-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Cherry Grove Addition Phase 6, Section 2. The property is zoned R-2 (Medium Residential) PUD and contains approximately 4.864 acres. The applicant requests final plat approval for 13 single-family residential lots.
17. **FPL 141-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Copper Ridge Phase 3, Section 2. The property is zoned R-4 (High Density) and contains approximately 4.143 acres. The applicant requests final plat approval for 20 single-family residential lots.
18. **PPL 144-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Autumn Ridge Phase 6. The property is zoned R-2 (Medium Residential) and contains approximately 4.66 acres. The applicant requests preliminary plat approval for 11 single-family residential lots.
19. **PPL 145-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Autumn Ridge Phase 7. The property is zoned R-2 (Medium Residential) and contains approximately 11.97 acres. The applicant requests preliminary plat approval for 31 single-family residential lots.

Alderman Fitterer made a motion to approve the Consent agenda. Motion seconded by Commissioner Hairston. Motion passed 5/0.

**New Business:**

1. **STP 137-2016:** Submitted by Jim Lukens, P.E. for property located on Tom Lunn Rd. The property is zoned M-1 and contains approximately 5 acres. The applicant requests site plan approval for a 22,100 s/f Warehouse.

**Engineering:** The City Engineer offers the following comments for your consideration:

1. The proposed 8-inch diameter sanitary sewer main extension along the east side of Tom Lunn Road from the existing sanitary sewer main at the north end of the subject site to the south property line of same requires submittal to and review and approval by TDEC. Upon TDEC's approval, a copy of the approved stamped construction plan sheet shall be forwarded to the City for the project files.
2. The use of reinforced concrete storm sewer pipe in lieu of HDPP storm sewer pipe is acceptable.

**Recommendation:** Staff recommends approval of **STP 137-2016**, subject to the following conditions of approval:

1. Design Review Commission determination of compliance with the Design Review Guidelines. Staff recommends approval based on the findings herein.

2. Prior to the issuance of permits, the applicant shall dedicate public access easements to the north, south, and east for future interconnectivity.
3. Prior to the issuance of a building permit, the applicant shall address all engineering revisions and provide the requested information.
4. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.
5. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
6. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
7. Applicant shall install 15 Holly trees 25 feet off center from the front property line to the limits of the existing trees at the rear proposed to be preserved as well as 33 laurels.

Alderman Fitterer made a motion to approve STP 137-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

2. SKP 146-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the corner of Wall Street and Commonwealth Dr. The property is zoned B-4 (Central Business District) and contains approximately 1.703 acres. The applicant requests sketch plan approval for a multi-tenant retail center.

**Engineering:** The City Engineer offers the following comments for your consideration:

1. Depending upon the final height of the proposed retaining wall, walls exceeding four (4) feet in height shall be designed by a licensed professional engineer in the State of Tennessee who specializes in structural engineering. This matter to be addressed during the site plan approval process.

**Recommendation:** Staff recommends approval of SKP 146-2016 subject to the following conditions of approval:

1. Sketch plan approval is valid for one (1) year, during which time the applicant shall be required to submit a site plan application in accordance with the approved plan.
2. Modification to the approved sketch plan may require Planning Commission approval prior to submittal of a site plan application. The Planning Commission may deny modification requests in accordance with all applicable criteria listed in the zoning ordinance.

Alderman Fitterer made a motion to approve SKP 146-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

3. STP 147-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at 2080 & 2090 Wall Street. The property is zoned B-4 (Central Business District) and contains approximately 2.916 acres. The applicant requests site plan approval for an 18,705 sq./ft. of retail space.

**Engineering:** The City Engineer offers the following comments for your consideration:

1. Owner of subject property shall maintain the detention facilities in accordance with the City's rules and regulations.
2. Add a note to the Water and Sewer Sheet 1 of 1 that it shall be the contractor's responsibility to cap the unused existing 6-inch diameter water main at the "right in/right out" entrance to subject site.
3. Add a detail for the proposed grease trap on Detail Sheet 1 of 1.

4. Calculations and a shop drawing submittal for the proposed grease trap shall be provided to the City for review and approval prior to the pre-construction conference.

**Recommendation:** Staff recommends approval of STP STP 147-2016, subject to the following conditions of approval:

1. Design Review Commission determination of compliance with the Design Review Guidelines. Staff finds that the request does not meet the minimum criteria of the design review guidelines due to the application of metal siding. Staff finds that the proposed application of secondary materials is integral to the architectural style and design of the proposed buildings and not an attempt to decrease the cost of construction; therefore, staff finds in favor of the request.
2. Prior to the issuance of a building permit, the applicant shall dedicate an access easement by separate plat to accommodate future interconnectivity to the south.
3. Prior to the issuance of a building permit, the applicant shall dedicate right-of-way for Main Street in the amount of 47.5 feet from centerline by an easement plat.
4. Prior to the issuance of a building permit, all engineering comments shall be addressed and revisions made.
5. The landscape plan shall be updated to include all symbols, as requested at the work session meeting.
6. Prior to the issuance of a certificate of occupancy, the applicant shall improve Wall Street to include sharrow striping and associated signage in accordance with the City's Bicycle and Greenway Plan
7. Prior to the issuance of a building permit, the applicant shall address all engineering revisions and provide the requested information.
8. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.
9. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
10. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
11. Site Plan approval does not guarantee sign approval as shown on the plans. Prior to installation and application of signage, a sign permit shall be submitted to the Codes Department for review with the City's sign ordinance.

Alderman Fitterer made a motion to approve STP 147-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

4. STP 148-2016: Submitted by Bret Morton, PE for property located at the Reserve Commercial Park South, Lot 4. The property is zoned B-4 (Central Business District) and contains approximately 1.25 acres. The applicant requests site plan approval for a 10,894 sq./ft. Dental Clinic.

**Engineering:** The City Engineer offers the following comments for your consideration:

1. Prior to the pre-construction conference, prepare a sanitary sewer plan and profile drawing and submit same to the City for review and approval verifying that the proposed sanitary sewer service line to the facility can be routed below the proposed ditch while maintaining sufficient cover.
2. The "Asphalt Paving Section" detail on Drawing No. C800 needs to be revised to reflect a minimum 2.5-inch asphaltic concrete binder course and a 1.5-inch asphaltic concrete surface course.
3. Incorporate a truncated dome into "Detail 201 Accessible Ramp" on Drawing No. C801.

4. The auto turn plan provided assumes that traffic will only come from the south to enter the subject site. Said plan needs to be expanded to include traffic coming from the north onto the site.

**Recommendation:** Staff recommends approval of **STP 148-2016**, subject to the following conditions:

1. Design Review Commission determination of compliance with the Design Review Guidelines. Staff recommends approval, finding that the proposed building design meets the minimum criteria and the intent of the design review guidelines.
2. Prior to the issuance of a building permit, the applicant shall revise the plan to include a sidewalk connection from Reserve Boulevard to the extent of the property's frontage onto the private street, accompanied by revised construction plans with the sidewalk details. Should the sidewalk be located outside of the public access easement for the private street, the applicant shall also submit a revised easement plat to include the sidewalk.
3. Prior to the issuance of a building permit, all engineering comments shall be addressed and revisions made.
4. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.
5. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
6. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
7. Site Plan approval does not guarantee sign approval as shown on the plans. Prior to installation and application of signage, a sign permit shall be submitted to the Codes Department for review with the City's sign ordinance.

Alderman Fitterer made a motion to approve **STP 148-2016** with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 5/0.

5. **STP 152-2016:** Submitted by Century Investment Partners, Inc. for property located on Miles Johnson Parkway. The property is zoned B-4 and contains approximately 5.01 acres. The applicant requests site plan approval for a 64,090 sq./ft. assisted living and memory care facility.

**Engineering:** The City Engineer offers the following comments for your consideration:

1. Owner of subject property shall maintain the detention facilities in accordance with the City's rules and regulations.
2. Add an additional ADA ramp on the south side of the "U" shaped covered drop-off point opposite the one on the north side.

**Recommendation:** Staff recommends approval of STP 152-2016, subject to the following conditions:

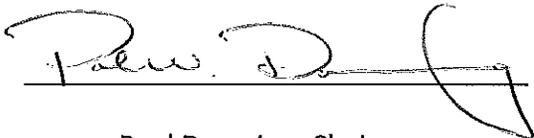
1. Design Review Commission determination of compliance with the Design Review Guidelines. Staff recommends approval, finding that the proposed building design meets the minimum criteria and the intent of the design review guidelines.
2. Prior to the issuance of a building permit, the applicant shall submit the appropriate application to subdivision the area of the project boundary from the parent tract.
3. Prior to the issuance of a building permit, the application shall submit a fee in lieu of multi-use path construction in the amount of \$25,650 (\$4.50 per square foot).

4. Prior to the issuance of a building permit, the applicant shall obtain administrative approval of the bike rack anchoring and installation, pursuant to the requirements of the zoning ordinance.
5. Prior to the issuance of a building permit, the applicant shall dedicate all public access easements by an easement plat.
6. Prior to the issuance of a building permit, the landscape plan shall be updated to include 3" caliper trees within the required 15 feet of greenspace with a maximum spacing of 30 feet.
7. Prior to the issuance of a building permit, the applicant shall address all engineering revisions and provide the requested information.
8. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.
9. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
10. The site plan shall be constructed as proposed and in accordance with the conditions of approval. Site Plan approval does not guarantee sign approval as shown on the plans. Prior to installation and application of signage, a sign permit shall be submitted to the Codes Department for review with the City's sign ordinance.

Alderman Fitterer made a motion to approve STP 152-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

Other Business

Adjourn



Paul Downing, Chairman



Dara Sanders P.C. Secretary