

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JUNE 13, 2016
5:30 P.M.**

Chairman Paul Downing called the meeting to order

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

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.

Chairman Paul Downing made the following changes on the agenda:
On the consent agenda, #7, #13 and #16 will be moved to items 1, 2 and 3 under Old Business.
Item #2 under Old Business will be removed completely from the agenda.

Concerned Citizens (Non-Agenda Items) – There were no concerns citizens.

Public Comment (Agenda Items) –

Linda Redman, 3468 Petty Lane, voiced her concerns about the property on Beechcroft and Cleburne Rd.
Janie Rowland, 3242 Petty Lane, voiced her concerns about the traffic on Beechcroft.
Waldo Cragar, 3449 Petty Lane, voiced his concerns about the road conditions and traffic on Beechcroft and Cleburne Rd
Glen Redman, 3468 Petty Lane, voiced his concerns about the traffic on Beechcroft
Kathy Johnson, 1121 Clair, voiced her concerns about the property on Beechcroft and Cleburne Rd
John Victory, 1017 Patroit D. voiced his concern about the traffic on Beechcroft and road conditions.

Approval of May 9, 2016 meeting minutes: Alderman Fitterer made a motion to approve the May 9, 2016 meeting minutes. Motion seconded by Commissioner Schoenbrodt. Motion passed 6/0.

Approval of the agenda:

Alderman Fitterer made a motion to approve the agenda with amendments. Motion seconded by Commissioner Koss. Motion passed 6/0.

Consent Agenda: Alderman Duda made a motion to approve the Consent Agenda with Staff Comments. Motion seconded by Alderman Fitterer. Motion passed 6/0.

Bonds and Infrastructure to be considered

1. Resolution 16-40 To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 3A
2. Resolution 16-41 To release a Maintenance Bond for Wade's Grove Sec 3A
3. Resolution 16-42 To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 3

4. **Resolution 16-43** To release a Maintenance Bond for Wade's Grove Sec 3B
5. **Resolution 16-48** To release Maintenance Bond Cherry Grove Add Ph 4 sec 2
6. **Resolution 16-49** To release Maintenance Bond Cherry Grove Add Ph 4 Sec 3
7. **Resolution 16-51** To release Maintenance Bond Meadowbrook Ph 2 Sec 1
8. **Resolution 16-52** To release Maintenance Bond Meadowbrook Ph 2 Sec 2
9. **Resolution 16-53** To release Maintenance Bond Meadowbrook Ph 2 Sec 3
10. **Resolution 16-56** To establish Maintenance Bond for Cherry Grove Add Phase 5
11. **Resolution 16-57** To establish Performance Bond for Cherry Grove Add Ph 5
12. **Resolution 16-58** To establish Performance Bond for Southern Springs Ph 1 & 2
13. **Resolution 16-59** Recommend to call Mtc Bond for Spring Hill Place Sec 7
14. **Resolution 16-60** Recommend to call Mtc Bond for Spring Hill Place Sec 9

15. **STP 196-2016**: Submitted by WES Engineers for property located at Woodland Trace and Wright Rd. The property is zoned R-2 medium density PUD and contains 0.69 acres. The applicant requests site plan approval for a swimming pool and pool house.

16. **FPL 200-2016**: Submitted by Lennar Homes for Abbington Downs located at Rice Road and Tom Lunn Road. This property is zoned R-2, Medium Density PUD, Planned Unit Development and contains approximately 8.51 acres. The applicant requests renewal of an expired final plat for 30 single family residential lots.

Old Business:

- 1.) **Resolution 16-50** To release Maintenance Bond for Autumn Ridge Ph 3 Sec 2
Alderman Fitterer made a motion to approve Resolution 16-50 as corrected. Motion seconded by Alderman Duda. Motion passed 6/0.

- 2.) **Resolution 16-59** Recommend to call Mtc Bond for Spring Hill Place Sec 7
Alderman Duda made the motion to approve Resolution 16-59 as corrected. Motion seconded by Alderman Fitterer. Motion passed 6/0.

- 3.) **STP 196-2016**: Submitted by WES Engineers for property located at Woodland Trace and Wright Rd. The property is zoned R-2 medium density PUD and contains 0.69 acres. The applicant requests site plan approval for a swimming pool and pool house.

Staff Conditions:

1. **Design Review Commission determination of the building design.** Staff recommends approval of the proposal, finding that the proposed pool house meets the minimum criteria of the design review guidelines and is designed to resemble a residential structure.
2. The applicant/developer shall be responsible for completing the pedestrian connection from the Woodland Trace neighborhood to the school, as shown on the submitted plans prior to July 25, 2016.
3. Site Plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained and construction commenced.
4. Modification to the approved Site Plan may require Planning Commission approval prior to the issuance of permits or certificates of occupancy.
5. The site and all associated off-site improvements shall be constructed as approved.

Alderman Fitterer made a motion to approve STP 196-2016 with staff conditions included in condition 2 that the sidewalk be completed by July 25, 2016. Motion seconded by Alderman Duda. Motion passed 6/0.

- 4.) **PUD 81-2015**: Submitted by Huntly Gordon for property located at 3357 Denning Lane. This property is zoned AG and contains approximately 20 acres. The applicant requests rezoning approval of a Planned Unit Development to allow for 57 dwelling units.

Applicant requests deferral and required plans have not been submitted.

Alderman Duda made a motion to defer **PUD 81-2015**. Motioned seconded by Alderman Fitterer. Motion passed 6/0

- 5.) **RZN 159-2016**: Submitted by Huntly 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 rezoning the property from a B-2, Neighborhood Shopping District, to a B-4, Central Business District.

Alderman Duda made a motion to approve **RZN 159-2016** with staff conditions. Motion was not second.

Commissioner Schoenbrodt made a motion for denial. Motion seconded by Alderman Fitterer. Motion passed 5/1

- 6.) **NCP 165-2016**: Submitted by Mullins, LLC. for property located on Duplex Rd and Port Royal Dr. The property is zoned R-2 (Medium Residential) and R-4 (High Density) and contains approximately 54 acres. The applicant requests Neighborhood Concept Plan approval for 102 single family detached lots and 80 single family attached lots.

Staff Conditions:

1. Prior to the submittal of a preliminary plat for any phase in this project boundary, the applicant shall coordinate with the Tennessee Department of Transportation to obtain approval for the two proposed street connections and to evaluate the need for one or more dedicated right-turn lanes on Duplex Road.
2. The preliminary plat application shall include street improvements to Port Royal Road as follows:
 - a. Dedicated right-turn lane and dedicated left turn lane onto Street "A"
 - b. Improvement of Port Royal Road from the southern project boundary to the terminus of the planned intersection improvements at Port Royal and Duplex to include 34 feet of pavement, curb, gutter, bike lane, and sidewalk pursuant to the City's Subdivision Regulations.
3. No final plat shall be approved prior to the installation of a traffic signal at the intersection of Port Royal Road and Duplex Road.
4. The applicant/developer shall be assessed a fee of contribution to the stream crossing for the extension of Street "A" to the west.
5. Neighborhood Concept Plan approval shall be valid for a period of three (3) years, during which time a preliminary plat application must be submitted. Because a phasing plan has not been proposed, the minimum vesting period shall apply to the project boundary.
6. Modification to the approved Neighborhood Concept Plan may require Planning Commission approval prior to the submittal and consideration of a Preliminary Plat application.

Alderman Fitterer made a motion to approve **NCP 165-2016** with staff conditions adding condition 7. Neighborhood Concept Plan to reflect the number of dwelling units being proposed. Motion seconded by Commissioner Koss. Motion failed 3/3.

New Business:

1. **Resolution 16-44** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 4.

Alderman Fitterer made a motion to pass **Resolution 16-44**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/1

2. **Resolution 16-45** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 5A

Alderman Fitterer made a motion to pass **Resolution 16-45**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/1

3. **Resolution 16-46** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 5B

Alderman Fitterer made a motion to pass **Resolution 16-46**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/1

4. **Resolution 16-47** To release Maintenance Bond Wade's Grove Sec 5A & 5B

Alderman Fitterer made a motion to pass **Resolution 16-47**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/1

5. **Resolution 16-54** To release Maintenance Bond Belshire Ph 1

Commissioner Schoenbrodt made a motion to pass **Resolution 16-54**. Motion seconded by Alderman Fitterer. Motion passed 4/2.

6. **Resolution 16-55** To release Maintenance Bond Belshire Ph 2

Alderman Fitterer made a motion to pass **Resolution 16-55**. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/2

7. **PUD 199-2016**: Submitted by LittleJohn for property located Villages at Harvest Point. The property is zoned AG, Agriculture, R-2, Medium Density and contains approximately 473.13 acres. The applicant requests a Master Development Plan for 961 single family residential lots and 232 multi-family units for The Villages at Harvest Point.

Commissioner Schoenbrodt made a motion to defer **PUD 199-2016**. Motion seconded by Commissioner Hairston. Motion passed 6/0.

8. **STP 179-2016**: Submitted by ESP Associates for Southern Springs located on Kedron Rd. The property is zoned B-1 Office and Limited Retail District and contains approximately 1.11 acres. The applicant request site plan approval for 5,035 sales center.

Staff Conditions:

1. Design Review Commission determination of the building design. Staff finds that the propose building is compliant with the City's Design Review Guidelines and recommends approval.
2. Planning Commission determination of the variance from Zoning Ordinance Article IV, Section 17.1 (Minimum Buffer Yard Standards). Prior to the issuance of permits, the applicant shall submit a revised landscape plan to the Planning Department for review and approval of an alternative buffering proposal in accordance with the criteria and direction of Section 17.1(2) - (3).

3. Prior to the issuance of permits, the site plan shall be revised to remove "TYP" and to reflect the minimum parking lot dimensional requirements of the zoning ordinance prior to the issuance of permits, unless the Board of Zoning Appeals grants approval of a variance from the minimum requirements of the zoning ordinance.
4. Prior to the issuance of permits, the applicant shall submit an exhibit of the proposed fencing indicated on the plan. The fence height shall be in accordance with the requirements of the zoning ordinance and shall be constructed of either treated wood or decorative iron.
5. Site plan approval shall remain valid for a period of three (3) years during which time all required permits shall be obtained.
6. Modification to the approved site plan may require Planning Commission approval prior to the issuance of permits or certificates of occupancy.
7. The site plan shall be constructed as proposed and conditioned.
8. Prior to the issuance of a certificate of occupancy, all public streets shown shall be completed, inspected, and accepted, and all maintenance bonds shall have been approved.

Alderman Fitterer made a motion to approve STP 179-2016 with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 6/0.

9. **FPL 180-2016:** Submitted by Wilson and Associates for Southern Springs located on Kedron Rd. The property is zoned B-1, Office and Limited Retail District and contains approximately 106.64 acres. The applicant requests final plat approval for 198 single family residential lots.

Staff Conditions:

1. Planning Commission determination of a variance from Zoning Ordinance Article IV, Section 17.1 (Minimum Buffer Yard Standards). Prior to approval of recordation for any section of the plat, the applicant shall submit a landscape plan to the Planning Department for review and approval in accordance with the criteria of Section 17.1.
2. Prior to approval for recordation, the applicant shall revise the conflict between the landscape buffer and the utility easement. No portion of any easement may be identified as a landscape buffer.
3. Prior to approval for recordation, the applicant shall update the final plat to include the width of each lot.
4. Prior to approval for recordation, the plat shall be revised to show the required 20' easement over a required storm pipe between Lots 75, 76, 181, 182, 193, and 201.
5. Prior to the issuance of residential building permits, all infrastructure within Phases 1 and 2 shall have been completed, inspected, and accepted, including the installation of the traffic signal required for the intersection of Kedron Road and Southern Springs Drive.
6. Final plat approval shall remain valid for a period of two (2) years, during which time all necessary signatures must be obtained and all sections of the plat recorded.
7. The final plat shall be recorded as approved and conditioned. Modifications to the final plat may require Planning Commission approval prior recordation.

Alderman Fitterer made a motion to approve FPL 180-2016 with staff conditions. Motion seconded by Commissioner Koss. Motion passed 5/0. Commissioner Schoenbrodt stepped out.

10. **NCP 190-2016:** Submitted by Ragan-Smith for The Cove located at 4355 Tom Lunn Rd. The property is zoned R-2, Medium Density District and contains approximately 91.20 acres. The applicant requests Neighborhood Concept Plan approval for 94 single family residential lots.

Staff Conditions:

1. Neighborhood concept plan approval shall remain valid for a period of three (3) years, during which time a preliminary plat application shall be submitted in accordance with the approved plan and all associated conditions.

2. Modification to the neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.
3. At the time of preliminary plat application, the applicant shall be assessed a fee in-lieu of street improvements to Tom Lunn Road to include the cost of milling and overlay.
4. Right-of-way dedication along the property's frontage onto Tom Lunn Road shall reflect the minimum right-of-way requirements for a Collector street in the City's Major Thoroughfare Plan.
5. Prior to the submittal of a preliminary plat application, the applicant shall complete the park land dedication process. Should the Board of Mayor and Aldermen decide not to accept the proposed park land dedication, the Planning Commission may require construction of a pedestrian bridge and/or other facilities in accordance with the City's Bicycle and Greenway Plan.
6. Prior to the submittal of a preliminary plat application, the neighborhood concept plan shall be updated with a purpose note and to delineate the existing and Major Thoroughfare Plan rights-of-way from centerline
7. Sidewalks will be install on both local streets and collector streets.

Brent Smith, Ragan-Smith, Associates, stated he was in agreement will all conditions.

Alderman Duda made a motion to amend **NCP 190-2016** item #5 on the staff conditions to replace submittal with approval and add condition #7 the addition of sidewalks on both sides of the street. Motion seconded by Commissioner Hairston. Motion passed 5/1

Tom Wolf, City Engineer, commented that a lot of our subdivision do extruded curb, the client's details shows an integral curb and gutter section. Mr. Smith stated they were doing extruded and they would follow the sub regulation on that. Mr. Wolf also asked that Mr. Smith adjust the cross section detail. Mr. Smith agreed to that.

Alderman Duda made clear that the minimum requirement is extruded and that poured and placed is acceptable. Mr. Wolf stated that it is acceptable but most of the subdivision now are going in with the extruded.

Alderman Duda stated we are permitting a lesser standard. Mr. Wolf stated that the one thing he would like to see is that our cross section shows 11 foot of pavement and a 2 foot curb and gutter with basically gives you an 18 inch driving surface. The extruded curb is about 12 inches front to back.

What Mr. Wolf would like to see, if they use the extruded in lieu of the integral curb and gutter, to go with a 12 foot driving range so that you put your back of curb, you back yard extruded at the back of the curb and gutter section bring it out and then it would give it an extra 1 foot of pavement on either side.

Mr. Smith stated, so 12 foot driving range extruded curb face to face of 24 feet. On the entrance where it is 30 feet, can we still keep that at 30 feet face to face. Mr. Wolf stated he would like to see that expanded too. He would prefer to see it go an extra foot on each side.

Alderman Duda made a motion to amend **NCP 190-2016** with staff conditions adding condition 8, Cross section with curbs extruded and add a foot of asphalt pavement on either side of it. Motion seconded by Commissioner Hairston. Motion passed 6/0.

Commissioner Schoenbrodt made a motion to strike condition #7. Motion seconded by Alderman Fitterer. Motion failed 4/2.

11. **PPL 191-2016:** Submitted by Kimley-Horn for Cadence Crossing located at 4820 Main Street. The property is zoned R-4 and contains approximately 15.99 acres. The applicant request Preliminary Plat approval for 78 single family residential lots.

Staff Conditions:

1. The applicant shall construct a public sidewalk no less than 8 feet wide along Main Street from the northern intersection of Spring Hill Circle to the southern intersection of Spring Hill Circle. Prior to the issuance of permits, the applicant shall revise the plat accordingly.
2. The applicant shall improve Main Street to include a dedicated left turn lane and dedicated right turn lane in accordance with the plans submitted.
3. No later than 60 days after the issuance of permits or prior submittal of a final plat application, the applicant shall pay a fee in-lieu of study, design, and installation of a traffic signal on Main Street in the amount of \$200,000.
4. The applicant shall be required to install all landscaping as shown on the plan, and the HOA shall be responsible for maintenance and replacement of required landscaping. No certificate of occupancy shall be approved for any lot until the associated landscaping is installed by the developer and inspected by the City.
5. The HOA shall be responsible for maintenance of all open space and detention areas.
6. Prior to the issuance of permits, all Public Works and Engineering comments shall be addressed.
7. Preliminary Plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted for Planning Commission review and approval.
8. Modification to the preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.

Alderman Duda made a motion to approve **PPL 191-2016** with staff conditions revising condition #2 adding to the statement, at final buildout of residential and commercial lots, the City of Spring Hill will conduct a traffic signal warrant study. Should it be found that a traffic signal is warranted, at that time the City of Spring Hill can use the funds in the escrow account to pay for the design and installation of a traffic signal. If it is determined that the traffic signal is not warranted, the fund will be returned to the developer. Motion seconded by Alderman Fitterer. Motion passed 6/0.

Alderman Duda made a motion to amend item #1 a public sidewalk will be 8 feet wide along the property frontage and tapering down to 5 feet wide offsite sidewalk to connect with Spring Hill Circle to the north and south. Motion seconded by Alderman Fitterer. Motion passed 6/0.

12. **STP 193-2016:** Submitted by Batson and Associates Cadence Crossing located at 4820 Main Street. The property is zoned B-2 Neighborhood Shopping District and contains approximately 3.745 acres. The applicant requests site plan approval for 2 commercial buildings.

Staff Conditions:

1. Design Review Commission determination of the building design. Staff recommends approval, finding that the building design meets the minimum criteria of the Design Review Guidelines and promote the safe and orderly circulation for vehicles and pedestrians.
2. Prior to the issuance of permits, the landscape plan shall be updated to include a minimum of one (1), three-inch (3") caliper tree for every 35 feet of street frontage.
3. Prior to the issuance of permits, the applicant shall update the site plan to include all required information necessary to confirm compliance with the bicycle parking rack requirements.
4. Prior to the issuance of permits, the applicant shall submit a revised lighting plan.
5. Prior to the issuance of a certificate of occupancy for the proposed development, all Main Street improvements shall be completed, including a dedicated right-turn lane, dedicated left-turn lane, and an 8' sidewalk connection from the northern intersection of Spring Hill Circle and the southern intersection of Spring Hill Circle.

6. Prior to the issuance of a certificate of occupancy, the City shall have received all fees in-lieu of traffic signal study, design, and installation.
7. Prior to the issuance of a certificate of occupancy, the new street shall be constructed to the rear property line for the commercial lots. The street shall be completed, inspected, and certificates of satisfaction issued.
8. The site shall be constructed as approved and conditioned.
9. Access shall be limited to that shown on the new street.
10. Site Plan approval shall remain valid for a period of three (3) years, during which time all necessary permits shall be obtained.
11. Prior to issuance of a certificate of occupancy, the sidewalk construction along project boundary lines.

Alderman Duda made a motion to approve **STP 193-2016** with staff conditions amending 5 to remove the language an 8' sidewalk connection from the northern intersection of Spring Hill Circle and the southern intersection of Spring Hill Circle and adding condition 11. Motion seconded by Alderman Fitterer. Motion passed 5/0. Commissioner Hairston had to leave.

LSP 195-2016: Submitted by WES Engineers for property located on 2040 Crossings Circle. The property is zoned B-4 and contains approximately 2.4 acres. The applicant request Lot Split approval for this lot.

Staff Conditions:

1. Lot split approval shall remain valid for a period of three (3) years, during which time all signatures shall be obtained and the plat recorded.
2. Modification to the approved lot split may require Planning Commission approval prior to recordation.

Alderman Fitterer made a motion to approve **LSP195-2016** with staff conditions. Motion seconded by Alderman Duda. Motion passed 5/0.

Alderman Fitterer made a motion to amend **LSP195-2016** to include Lot 3B will not have direct access to Crossing Circle. Motion seconded by Alderman Duda. Motion passed 5/0.

13. **ADM 198-2016:** Submitted by NorthPoint Development for property located 715 Beechcroft Rd. The property is zoned M-1, Industrial District and contains approximately 31.6 acres. The applicant request a major modification for Project Cyclops.

Staff Conditions:

1. Design Review Commission determination of the building design. The proposal is not compliant with the material requirements of the City's Design Review Regulations, but the Design Review Commission has granted two previous variance requests for this site from the minimum requirements. Staff finds that the proposed building design is consistent with those previously approved.
2. The site plan shall be constructed as approved and conditioned.
3. Prior to the issuance of a certificate of occupancy, gravity sanitary sewer shall be installed, tested, and accepted by the City.
4. Site Plan approval shall remain valid for a period of three (3) years from the approval of STP 154-2016, during which time all permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval.

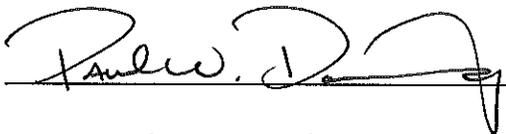
Alderman Fitterer made a motion to approve **ADM 198-2016** with staff conditions. Motion seconded by Alderman Duda. Motion passed 5/0.

14. **Resolution 16-61:** To approve to call and extend the Performance Bonds for Walmart.

Alderman Fitterer made a motion to approve Resolution 16-61. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

Other Business

Adjourn

A handwritten signature in black ink, appearing to read "Paul W. Downing", written over a horizontal line.

Paul Downing, Chairman

A handwritten signature in black ink, appearing to read "Dara Sanders", written over a horizontal line.

Dara Sanders P.C. Secretary