

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 8, 2016
5:30 P.M.**

Vice Chairman Matt Koss called the meeting to order

Members present were: Alderman Duda, Alderman Matt Fitterer, Pat Hairston and Matt Koss. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf. Charles Schoenbrodt arrived at 5:30pm, Paula Hepp arrived at 5:45pm and Chairman Paul Downing arrived at 5:55pm.

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) – Christopher Treloar, 1042 Patroit Dr., Spring Hill, TN. Voiced his concerns about PUD 199-2016.

Public Comment (Agenda Items) – Joshua Straub, 3020 Langston Place, Spring Hill, TN. Voiced his concerns about the SKP 219-2016.

Approval of July 11, 2016 meeting minutes: Alderman Duda made a motion to approve the July 11, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 3/0/1 with Alderman Fitterer abstaining.

Approval of the agenda:

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

Consent Agenda:

1. **Resolution 16-89:** To release Maintenance Bond for Cobblestone Village Ph 1 Sec 3A & 3B
2. **Resolution 16-90:** To release Maintenance Bond for Cobblestone Village Ph 1 Sec 3C
3. **Resolution 16-91:** To establish Maintenance Bond for Brixworth Ph 3 Sec 2
4. **Resolution 16-92:** To establish Performance Bond for Brixworth Ph 3 Sec 2

5. **ADM 222-2016:** Submitted by Crunk Engineering, LLC for property located at 2000 Reserve Blvd. The property is zoned B-4 Central Business District and contains approximately 15.71. acres. The applicant modification of Planning Commission conditions of approval for STP 178-2015 regarding right-of-way dedication.
6. **FPL 223-2016:** Submitted by WES Engineers & Surveyors for Brixworth, Phase 3, Section 2. The property is zoned R-2 Medium Density and contains approximately 20.53 acres. The applicant requests final plat approval for 47 single family residential lots.

Old Business:

- 1.) **NCP 216-2016:** Submitted by Century Investment Properties for Hampton Springs Subdivision. The property is zoned R-2, Medium Density Residential, PUD, Planned Unit Development, and contains approximately 25.48 acres. The applicant requests neighborhood concept plan approval for 66 single family residential lots.

Engineering and Public Works Conditions.

- Show concrete sidewalks and street dimensions.
- Show ADA ramps at all intersections.

Staff Conditions

1. Sunflower Drive shall be extended to the south to Stonecreek Drive.
2. Neighborhood concept plan approval shall remain valid for a period of three (3) years, during which time a preliminary plat application shall be submitted for Planning Commission approval.
3. Modification to the approved neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.

Alderman Fitterer made a motion to approve NCP 216-2016 with staff conditions. Motion seconded by Alderman Duda. Motion passed 5/0.

New Business:

1. **ADM 218-2016:** Submitted by Wilson & Associates for Southern Springs Development easement. The property is zoned B-1 Office and Limited Retail Commercial Zone District and contains approximately 106.64 acres. The applicant requests to vacate a portion of an existing waterline easement.

Staff Conditions:

1. The applicant shall dedicate additional easement along the southern edge of the existing water easement for a total of 10 feet of easement on either side of the existing water main.

Alderman Fitterer made a motion to approve **ADM 218-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

2. **SKP 219-2016:** Submitted by McBride Dale Clarion for property located on the corner of Miles Johnson and Main Street. The property is zoned B-4, Central Business District and contains approximately 2.95 acres. The applicant requests sketch plan approval for a Speedway Gas Station.

Commissioner Hairston made a motion to deny SKP 219-2016. Motion seconded by Alderman Duda. Motion to deny SKP 219-2016 passed 5/1.

3. **PPL 220-2016:** Submitted by Sawyer Land Surveying, LLC for property located at 2511 Depot Street. The property is zoned R-4, High Density Residential and contains approximately 10.99 acres. The applicant requests preliminary plat approval for 40 single family residential lots.

Engineering and Public Works conditions:

1. Include general note that all signage is to be per current MUTCD
2. Is there a waterline valve installed recently at the Depot Street tie in location? Will this development be on the high or low pressure side. Which valve will be closed to maintain separate zones?
3. Need retaining wall design (at retention pond)
4. Need profile of private drive (will retaining walls be needed at lots 36/37)
5. PPL shows 40 lots, construction plans show 39
6. Add water main valve on the east side of the creek.
7. 14' driveway at lots 36/40 is inadequate for 2 way traffic

Staff Conditions:

1. Access to Lots 37, 39, and 40 shall be limited to the shared driveway indicated on the plat. Owners of Lots 37, 39, and 40 shall be responsible for the maintenance of the shared driveway.
2. Right-of-way for Depot Street shall be dedicated in the amount of 37.5 feet from centerline.
3. Sidewalk construction along Depot Street shall be completed with Phase 1 of the development.
4. Prior to submittal of a final plat application, all engineering/public works comments and revisions shall be addressed.
5. Preliminary plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted in accordance with the plan approved and all associated conditions.
6. Modification to the preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.

Commissioner Hepp made a motion to approve PPL 220-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0.

8. **RZN 221-2016**: Submitted by Rhodes Engineering for property located at 2225 Doctor Robertson Rd. The property is zoned Agricultural and contains approximately 86.25 acres. The applicant requests rezoning the property to B-1 Office and Limited Retail.

Alderman Duda made a motion to forward RZN 221-2016 to the Board of Mayor and Alderman. Motion seconded by Alderman Fitterer. Motion passed 7/0.

9. **STP 224-2016**: Submitted by WES Engineers & Surveyors for property located at 2210 Spedale Court. The property is zoned B-4, Central Business District, and contains approximately 1.75 acres. The applicant requests site plan approval for a 8,500 sq/ft, Multi-Tenant Office Building.

Alderman Duda made a motion to defer STP 224-2016. Motion seconded by Alderman Fitterer. Motion to defer passed 7/0.

10. **ANX 225-2016**: Submitted by Sawyer Land & Surveying, LLC for property located at 4957 and 4965 Lovell Lane. The property contains approximately 3 acres. The applicant is requesting annexation of this property.

Alderman Fitterer made a motion to forward ANX 225-2016 to the Board of Mayor and Alderman. Motion seconded by Commissioner Hairston. Motion passed 7/0.

11. **PPL 226-2016:** Submitted by Stacy Santoro for property located at 4135 Kedron Rd. The property is zoned R-4, High Density Residential and contains approximately 7.48 acres. The applicant requests preliminary plat approval for 32 single family residential lots.

Commissioner Hairston made a motion to defer PPL 226-2016. Motion seconded by Alderman Fitterer. Motion passed 7/0.

12. **NCP 227-2016:** Submitted by Mullins, LLC for Slayton Cove. The property is zoned R-2 Medium Density Residential and R-4 High Density Residential and contains approximately 54 acres. The applicant requests Neighborhood Concept approval for 128 single family residential lots.

Engineering and Public Works Conditions:

1. Confirm that the number of single-family lots and townhouse units shown on the face of the Neighborhood Concept Plan match the data in the table.
2. Revise the drawing from "Sketch Plat" to "Neighborhood Concept Plan" in the title block.
3. Confirm that there is storm water detention provided for Phase 1.

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. If said turn lanes are determined to be warranted, payment of a fee in-lieu of construction shall be required in order to coordinate construction with the planned improvements to Duplex Road.
2. Port Royal Road shall be improvement with Phase 1 to include dedicated left-turn lanes. Street improvement, construction details, and associated right-of-way dedication shall be required with the preliminary plat application in accordance with the City's subdivision regulations.
3. At the time of preliminary plat application for Phase 1, the applicant shall be assessed a contribution to the cost of a temporary traffic signal at the intersection of Port Royal Road and Duplex Road.
4. Only 50 % of Phase 1 shall be permitted to obtain building permits prior to the installation of a traffic signal at the intersection of Port Royal Road and Duplex Road.
5. Preliminary plat approval of Phases 2 and 3 shall not be eligible for consideration until TDOT letting of the Duplex Road improvements. Final plat approval of Phases 2 and 3 shall not be eligible for consideration until January of 2018. Certificates of occupancy for Phases 2 and 3 shall not be issued prior to completion of Duplex Road improvements along the property's frontage and at the intersection of Duplex Road and Port Royal Road.
6. The applicant/developer may be assessed a fee of contribution to the stream crossing for the extension of Street "A" to the west.
7. 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.
8. 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 227-2016 with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 6/1.

13. **STP 229-2016:** Submitted by Pastor John Privett for property at 5083 Main Street. The property is zoned B-3, Intermediate Business District and contains approximately 2.9 acres. The applicant requests site plan approval for 13,440 sq/ft church building.

Alderman Fritterer made a motion to defer STP 229-2016. Motion seconded by Commissioner Koss. Motion to defer passed 7/0.

Alderman Duda had to leave at this time.

14. **PPL 230-2016:** Submitted by Ragan-Smith for The Cove at Spring Hill Subdivision. The property is zoned R-2 Medium Density Residential and contains 91.13 acres. The applicant requests preliminary plat approval for 94 single family residential lots.

Commissioner Hairston made a motion to defer PPL 230-2016. Motion seconded by Alderman Fitterer. Motion to defer passed 6/0.

15. **ADM 231-2016:** Submitted by T.W. Frierson Contractor, Inc for Spring Hill Smiles. The property is zoned B-4, Central Business District and contains 1.25 acres. The applicant requests a major modification to Spring Hill Smiles.

Staff's Conditions:

1. Staff recommends approval of the material change from brick veneer to stone veneer.
2. ~~Staff recommends upholding the previously proposed and approved façade articulation to include the number and placement of windows, ornamental shutters, dormers, and shifts in the first floor roofline.~~
3. Applicant resubmit materials for a darker shade of base and ornamental shutters for administrative approval.

Alderman Fitterer made a motion to approve ADM 231-2016 with the 2 staff conditions adding condition number 3. Motion seconded by Commissioner Schoenbrodt .

Alderman Fitterer made a motion to amend his motion to strike staff condition number 2. Motion seconded by Commissioner Hepp. Motion passed 6/0

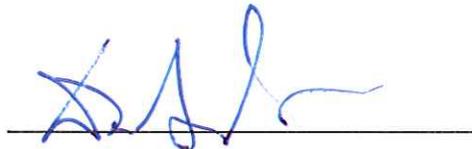
16. **Resolution 16-93:** To Approve to Extend (or Release) the Bond for Well Spring Church

Alderman Fitterer made a motion to approve Resolution 16-93 with the word Extend in the title black and the first "be it resolved" with the extended be in the resolution. Motion seconded by Commissioner Hepp. Motion passed 4/1/1 with Matt Koss abstaining.

Adjourn



Paul Downing, Chairman



Dara Sanders P.C. Secretary