

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 12, 2016
5:30 P.M.**

Chairman Paul Downing called the meeting to order

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

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) – Phillip Taylor, 1518 Indian Springs Rd., Pegram, Tn. regarding the Hampton Springs Townhomes. He would like to be added to the agenda.

Public Comment (Agenda Items) – No Comments

Approval of August 8, 2016 meeting minutes: Alderman Duda made a motion to approve the August 8, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 6/0.

Approval of the agenda:

Alderman Duda made a motion to approve the agenda. Motion seconded by Commissioner Hairston.

Alderman Duda request Resolution 16-96 and Resolution 16-97 be pulled from the Consent Agenda.

Alderman Duda made a motion to consider FPL 214-2016 under new business. Motion seconded by Alderman Fitterer. Motion passed 6/0

Consent Agenda:

1. **Resolution 16-94:** Establish Performance Bond for Morning Pointe of Spring Hill
2. **Resolution 16-95:** Release Maintenance Bond for Kedron Rd turn lane at Reserve Blvd
3. **PPL 236-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Copper Ridge Phase 4. The property is zoned R-4 High Density, Residential and contains approximately 12.55 acres. The applicant requests Preliminary Plat approval for 42 single family residential lots.

Alderman Duda made a motion to approve the amended Consent Agenda. Motion seconded by Commissioner Hairston. Motion passed 6/0.

Old Business:

- 1.) **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.

Staff conditions:

1. The parking lot shall be revised to fit all parking spaces on the property or a property line adjustment shall be submitted to accomplish the same.
2. Site plan approval shall remain valid for a period of three (3) years, during which time the owner/developer shall be required to obtain and maintain all necessary permits for construction.
3. Modification to the approved site plan may require Planning Commission approval prior.

Alderman Duda made a motion to approve **STP 224-2016** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 7/0.

- 2.) **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.

Staff condition:

1. A 5-foot-wide sidewalk shall be constructed on the west side of Tom Lunn road with the first phase of development.
2. Preliminary Plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
3. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

Alderman Fitterer made a motion to approve **PPL 230-2016** with staff conditions. Motion seconded by Alderman Duda. Motion passed 6/1.

- 3.) **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.

Staff conditions:

1. The site shall be developed as proposed and approved.
2. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
3. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.
4. Amenities shown on this plat will be install prior to fifty percent of the building permits for this proposed development being issued.

Alderman Duda made a motion to approve **PPL 226-2016** with staff conditions, adding condition number 4. Motion seconded by Alderman Fitterer. Motion passed 7/0

- 4.) **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.

Staff conditions:

1. Board of Zoning Appeals approval of a variance from the required number of parking spaces shall be required prior to the issuance of any permits for the subject property. Should the Board of Zoning Appeals deny the required variance, this approval shall be considered null and void, as the project will not comply with the City's minimum requirements of the zoning ordinance.
2. Prior to the issuance of permits, the applicant shall record an easement plat to dedicate the required 47.5 feet of right-of-way along Main Street.
3. Prior to the issuance of permits, the applicant shall pay a fee in-lieu of sidewalk construction along Main Street.
4. Site Plan approval shall remain valid for a period of three (3) years, during which time all conditions shall be met and permits obtained.
5. Modification to the site plan may require Planning Commission approval prior to the issuance of permits.

Alderman Fitterer made a motion to approve **STP 229-2016** with staff conditions. Motion second by Alderman Duda. Motion passes 7/0.

New Business:

- 1) **RZN 237-2016:** Submitted by McNeely Civil Engineering Services for property located at 1002 Red Pepper Ridge Rd. This property is zoned B-3, Intermediate Business District and contains 1.24 acres. The applicant requests rezoning of this property from a B-3, intermediate Business District to R-4, High Density Residential.

Staff conditions:

1. The proposed development shall include sidewalks and buffer areas as determined sufficient by the Planning Commission.
2. The proposed development shall include a single curb cut on Red Pepper Ridge.
3. The front façade of the eastern building shall front on Steven P. Yokich Parkway.

Alderman Fitterer made a motion to forward **RZN 237-2016** with a favorable approval with staff conditions to the Board of Mayor and Alderman. Motion seconded by Commissioner Hepp. Motion failed 6/1

Alderman Fitterer made a motion to forward **RZN 237-2016** to the Board of Mayor and Alderman with a negative recommendation. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0.

- 2) **RZN 239-2016:** Submitted by Sawyer Land Surveying, LLC for property located on Tom Lunn Rd. The property is zoned R-2 and contains approximately 44.12 acres. The applicant requests rezoning of the property from R-2, Medium Density Residential to R-4, High Density Residential.

Staff conditions:

1. Street improvements will be evaluated and required at the time of neighborhood concept plan approval. At a minimum, improvement to Tom Lunn Road will span from the northern boundary of the subject property to the northern project boundary of the adjacent development (PPL 230-2016) and will include the construction of a 5' sidewalk on one side.
2. Access to the new residential lots shall be provided from the new internal street network. No driveways shall be permitted onto Tom Lunn Road.
3. Uses permitted shall be limited to single-family detached residential lots.

Alderman Fitterer moved to suspend the rules of the day to allow Mr. Lance to speak. Motion passed 7/0.

Mr. Rick Lance, 4463 Tom Lunn Road voiced his concerns about RZN 239-2016.

Alderman Fitterer called for the rules of the day.

Alderman Fitterer made a motion to forward RZN 239-2016 with staff conditions to the Board of Mayor and Alderman with a favorable recommendation. Motion seconded by Commissioner Koss. Motion passed 5/2.

- 3) NCP 240-2016: Submitted by Mullins, LLC for property located south of Brixworth Dr and east of Jutes Dr. The property is zoned R-2, Medium Density Residential and contains approximately 112.9 acres. The applicant requests approval for a Neighborhood Concept Plan for 255 single family residential lots.

Staff conditions:

1. The applicant/developer shall be required to construct a trail through the project in accordance with the Bicycle and Greenway Plan. Construction details and completion shall be required with the corresponding phase.
2. The applicant/developer shall be responsible for off-site improvement of Hurt Road to include a local street cross section with two driving lanes, no curb, and sidewalk on one side of the street. Improvement shall be completed with the area shown as Phase Five. Should the applicant's request for a reduction in the adequate facilities fees for improvement to Hurt Road not be approved, the applicant may request amendment to the requirements of this condition of approval.
3. Approval of this neighborhood concept plan shall remain valid for a period of three (3) years, during which time the applicant/developer shall submit a preliminary plat application.
4. 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 240-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0

- 4) SKP 242-2016: Submitted by Wes Engineers & Surveyors for property located on Duplex Rd. The property is zoned R-4, High Density Residential and contains approximately 18.01 acres. The applicant requests Sketch Plan approval for 208 dwelling units.

Engineering and Public Works: Road improvements to Port Royal where backside connection will occur (recommend dedicated southbound right turn lane due to estimated trip generation factors of this project

Staff conditions:

1. At the time of site plan approval, the transition between the existing (Cadence Drive) and planned (to the north) public streets and the private driveways associated with the parking lot shall be determined. Portions of these transitions may be required to be constructed to City street standards and dedicated as public right-of-way.
2. The applicant/developer shall improve Port Royal to include a right-turn lane. At the time of site plan approval, the applicant shall provide required construction details.
3. The applicant/developer shall be required to construct a trail connection as shown on the sketch plan and in accordance with the City's Bicycle and Greenway Plan. Construction details shall be submitted with the site plan application. Any construction off-site shall be coordinated with the property owner.
4. Approval of this sketch plan shall remain valid for a period of one (1) year, during which time a site plan application shall be submitted.

5. Modification to this sketch plan approval may require Planning Commission approval prior to the submittal of a site plan application.

6. Buffer yard on site plan

Alderman Duda made a motion to add condition number 6. Motion seconded by Alderman Fitterer. Motion passed 6/1.

Alderman Fitterer made a motion to approve SKP 242-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion fails 4/3.

5) ADM 243-2016: Submitted by Ryan Geibel for property located at 444 Heroit Drive. The property is zoned R-4, High Density Residential and contains approximately 6,054 s/f. The applicant requests a reduction of a portion of the landscape buffer.

Staff Conditions:

1. The patio area shall be limited to the area proposed. Future improvements of the patio area may include a pergola and other typical outdoor furniture and amenities typically enjoyed by a single-family residence.

Alderman Fitterer made a motion to approve ADM 243-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0

6) FPL 214-2016: Submitted by Mark Cantrell for Hampton Springs Townhomes. The property is zoned R-2, Medium Density, Residential Planned Unit Development and contains approximately 13.78 acres. The applicant requests final plat approval for 11 townhome lots.

Engineering conditions:

1.) Show ADA ramps

2.) Include General Note that all signage is to be MUTCD regulations

3.) Make application for performance and maintenance bonds.

Alderman Duda made a motion to approve FPL 214-2016 with engineering conditions 1 and 3. Motion seconded by Alderman Fitterer. Motion passed 6/1.

7) Resolution 16-96: Reduce and Establish Maintenance Bond Brixworth Ph 1 Sec 1

Alderman Duda made a motion to defer Resolution 16-96. Motion seconded by Alderman Fitterer. Motion passed 7/0.

8) Resolution 16-97: Reduce and Establish Maintenance Bond Brixworth Ph 1 Sec 2

Alderman Duda made a motion to approve Resolution 16-97. Motion seconded by Alderman Fitterer. Motion passed 7/0.

Other Business

Adjourn



Paul Downing, Chairman



Dara Sanders P.C. Secretary