

ORDINANCE 24-04

AN ORDINANCE TO AMEND ORDINANCE NO. 18-21, THE SAME BEING THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF SPRING HILL, BY REZONING APPROXIMATELY 21.87 ACRES OF PROPERTY, KNOWN AS WILLIAMSON COUNTY TAX MAP 166 PARCEL 019000 FROM AGRICULTURAL (AG) TO PLANNED DEVELOPMENT WITH A BASE ZONING OF R-2 (SINGLE-FAMILY DISTRICT).

PDP 1406-2023 (East of Buckner Road)

WHEREAS, the City of Spring Hill Ordinance No. 18-21, the same being the Official Zoning Map of Spring Hill is hereby amended by rezoning the 21.87 acres of property described herein, and known as, Williamson County Tax Map 166 Parcel 01900 from Agricultural (AG) to Planned Development with a base Zoning of R-2 (Single-Family Residential); and

WHEREAS, said portion of property to be rezoned from Agricultural (AG) to Planned Development with a base Zoning of R-2 (Single-Family Residential), is located within the corporate limits of the City of Spring Hill.

WHEREAS, the request has been found to meet the Approval Standards of Section 13.5.E.4.e of the Unified Development Code and included the following exception request from the Unified Development Code as permitted under the Plan Development Process and a selection of prohibited uses:

1. **PROHIBITED USE(s)**: outdoor amusement facility, educational facility-vocational, food bank, food pantry chronic Pain and Recover Clinics, gas station, green house/nursery, live performance, vehicle repair, communication towers; and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on February 12, 2024, with a recommendation for approval; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION on APRIL 1, 2024, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by 17.37 acres of property described herein, and known as, Williamson County Tax Map 166 Parcel 01900 from Agricultural (AG) to Planned Development with a base Zoning of R-2 (Single-Family Residential), as depicted on sheets C1.0 and C2.0 of the submitted development plan herein referred to as Exhibit A, the public welfare requiring it.

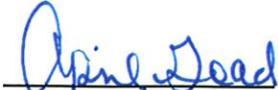
NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 1: The rezoning of the referenced tax parcels shall be as displayed as shown within the Plan Development request package.



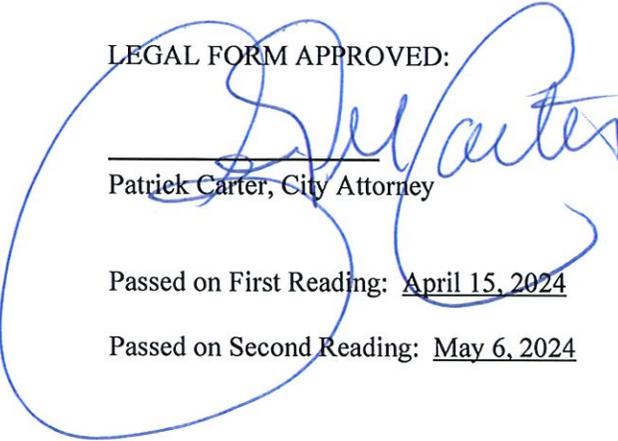
Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: April 15, 2024

Passed on Second Reading: May 6, 2024

EXHIBIT A



DATE: April 1, 2024
TO: Board of Mayor and Aldermen (BOMA)
FROM: Jackson Reid, Associate Planner
SUBJECT: Ordinance 24-04 (PDP 1406-2023) Preliminary Plan Development for Caldwell Property

Exhibit A:

Planning Commission Action: *Alderman Matt Fitterer made a motion to favorably recommend PDP 1406-2023 to the BOMA for approval with the thirty-two (32) Staff provided conditions of approval.*

1. Approval of this preliminary plan development will be valid and vesting in accordance with the vesting Table 13-2 from the date of Planning Commission approval. Modification to the approved plan may require Planning Commission Approval or BOMA approval. The date of the approval will be tied to and vested in accordance with all city development regulations in place at the time of approval to include, but not be limited to the Unified Development Code last amended September 19, 2022.
2. The applicant and project will be required to uphold the public benefit items identified on the submitted technical sheets.
3. The final revised preliminary development plan as approved by the Planning Commission and BOMA must be provided to the Planning Department within 30 days of final approval. Please submit the approval with the following documents within one document:
 - a. Technical sheets
 - b. Pattern Book
 - c. Application
 - d. Approval Letter (provided by city)
 - e. Ordinance adopted by BOMA (provided by city)
 - f. Any and all additional documents included as exhibits during the BOMA approval process
4. Tree surveys will be required for each Plan Development Final submittal.
5. The amenity area must be constructed and operational at 50 percent build out of the development. To clarify 50 percent of the COs may be issued prior to the completion of the amenity areas.
6. The emergency access design must be finalized and approved by the planning commission at the time of Plan Development Final Submittal. If planning commission denies the emergency access design, the applicant must submit a plan development modification application that will be reviewed by both planning commission and BOMA.
7. The plan development final plans must detail crosswalks and ADA ramps at the applicable locations, and there must be ADA access from the sidewalk to all buildings, commercial sites, and public amenity spaces.
8. Final Stormwater drainage calculations and drainage plans will be required at the time of Plan Development Final (site plan) submittal.
9. Preliminary plats and final plats will be required to be submitted in accordance with the process identified within the UDC. Specific timing of submittals will be determined at the time of Plan Development Final submittal(s).
10. Clear cutting the site is not permitted and. A grading permit is required for all grading activities and reasonable protection and preservation of exiting mature tree growth will be required.
11. Where the PDP pattern book and proposed ordinance is silent the UDC base standards will apply, this includes but is not limited to Articles 4, 9, 10, 11, 12, 13, 15, and 17 of the UDC.
12. All required improvements and conditions of the Traffic Impact Study must be adhered to.
13. A \$2500 signal timing fee must be paid to the City Public Works department for the improved signal timing at Duplex and Buckner.

14. Record drawings of the development will be required before the reduction of the performance bond or the release of a maintenance bond. Record drawing submittal is to include the full design set in both electronic files and hard copies. The electronic files must be geographically referenced to NAD83 and NAVD88 and provided in a format that can be integrated into the City GIS and must meet all city requirements.
15. A copy of the blasting permit approved by the County Fire Marshal will be required to be provided to the City (Engineering Department) a minimum of two (2) weeks prior to blasting activities.
16. Detention basin inspection and maintenance/management plan that meets all UDC requirements, as listed in but not limited to Article 15.7, will be required prior to approval of construction plans by the Engineering and Public Works Departments and before a pre-construction meeting can be held.
17. Final detention pond design and stormwater calculations meeting all requirements of the UDC, state, and federal regulations to be provided prior to approval of construction plans by the Engineering and Public Works Departments. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.
18. All storm sewers shall be plan and profiled meeting all city regulations and checklist items prior to approval of construction plans by the Engineering and Public Works Department.
19. Erosion control measures meeting TDEC and all City regulations will be required to be provided prior to approval of construction plans by the Engineering and Public Works Departments.
20. Water and sewer plan and profiles meeting TDEC and City regulations and checklists will be required prior to approval of construction plans by the Engineering and Utility Departments. All lines greater than 6" will be required to be profiled.
21. No sewer and water hook ups shall be allowed until corresponding infrastructure is installed, tested, and accepted by the City
22. All transportation pavement (typically called out as roadways and drives) meeting all requirements of the City will be required prior to approval of construction plans by the Engineering and Public Works Departments.
23. A Fire Exhibit to show that the site meets the intent of the Fire Code Checklist, Engineering Checklist, and IFC must be provided. More than one fire apparatus access road may be necessary based on the potential for impairment of a single road by vehicle congestion, condition of the terrain, climatic conditions, or other factors that could limit access.
24. Driveway standard profile exhibit showing drive slopes and sidewalks meeting AASHTO and ADA standards to be provided. Location of drives will be required to meet all UDC and AASHTO standards for safety, including site visibility and corner clips.
25. Site layout and design must be in compliance with the adopted floodplain ordinance. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.
26. Landscape will not be allowed to be placed within waterline or storm sewer easements.
27. The extension of Buckner storm sewer along Buckner Lane is required to be extended across property frontage. All Culvert designs must be to the 100-year, 24-hour for residential collector and commercial road crossings
28. Downstream analysis of existing storm sewers and open channels will be required.
29. Any additional requirements as determined during construction for the sole purpose of meeting public health, safety, and welfare as determined by the City Engineer, Development Director, and City Administrator will require field changes or site design revisions as necessary to fully address the concerns. Site layout or lot count changes required to meet public health, safety, and welfare will be reviewed by the Planning Director or Development Director for determination if the project will be required to go back through the Planning Commission approval process. The development representative will hold the right to go before the Planning Commission if resolutions to address concerns between staff and the development cannot be agreed upon.
30. Approval of this development vests this development to the typical roadway sections shown on sheet C2.04.

31. Approval of this development vests this development in the use of GRASSPAVE or a comparable material as approved by the City Engineer, Public Works Director, and Fire Marshal for fire lane emergency entrances within the ROW.
32. Intersections are required to be designed and built with 2 percent grade for a distance of sixty feet measured from the nearest right-of-way line. This application includes a request to increase the intersection slopes to 5 percent. No intersections will have a slope greater than 5.0 percent and all pedestrian paths must meet ADA requirements (including no cross slopes greater than 2 percent).

The motion was seconded by Commission Chair Liz Droke. The motion to approve PDP 1406-2023 passed by a vote of 5-1.

MEMORANDUM



DATE: April 1, 2024
TO: Board of Mayor and Aldermen (BOMA)
FROM: Jackson Reid, Associate Planner
SUBJECT: Ordinance 24-04 (PDP 1406-2023) Preliminary Plan Development for Caldwell Property

Request: Submitted by Jeff Rosiak of the Gamble Design Collaborative on behalf of Crecent Homes. This property is located on the east side of Buckner Lane and is currently in unincorporated Williamson County. This request is for an R2-PD (Planned Development). The property is approximately 21.87 acres. The applicant is requesting plan development preliminary plan review for 123 dwelling units for a requested R-2 zone with a PD overlay and a density of 5.81 units per acre. This item was reviewed as PDC (Planned Development Concept) request on February 27, 2022. Article 13.5 of the UDC allow for Planned Developments that are intended for flexible development than is possible under a base zoning designation.

Property Description and History: The subject project is currently a 21.87-acre tract that consists of two single-family dwellings and four associated accessory structures that are proposed to be removed. The general location of the project area is on the east side of Buckner Lane just north of the existing Buckner Crossings Subdivision and south of the existing Wades Grove Subdivision. Overall, the site drains to the east with slight ranges in slope elevations. This application is being review under the current Unified Development Code last amended February 2024.

Planned Developments: Planned Developments (PDs) are intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide enhanced amenities or design features to the City. The underlying zoning district dimensional, design, and use regulations apply to a PD unless specifically modified through the approval process.

Analysis: The site proposes 123 dwelling units for a requested R-2 zoning with a PD overlay and a density of 5.81 units per acre. Any items not specifically addressed by this document will default back to the base zoning and the Unified Development Code. The applicant has provided a varied lot width pattern among single family homes including (17) 40' lots, (3) 46' lots, (6) 50' lots, (18) 65' lots, and (8) 84' lots. As noted, only 8 lots as proposed would comply with the underlying base zoning of R-2, with the remaining lots and townhomes being an exception to the underlying R-2 base zone achieved through the proposed PD overlay. In addition, proposed townhomes indicate a 20' lot width with a 20' front and rear yard setback with a 7.5' side yard setback and 10' min building separation. Buckner Lane has been identified as an arterial roadway per the City of Spring Hill's roadway classification plan and is currently in the process of being widened. This PDP indicates a ROW dedication of the property of 25' to 35'. The plan will also incorporate sidewalks and bike lanes.

The following uses are not permitted:

- Outdoor Amusement Facility
Educational Facility-Vocational
Food Bank
Food Pantry
Chronic Pain and Recover Clinics
Gas Stations
Green House/Nursery
Homeless Shelter
Live Performance Venue
Vehicle Repair

All other R-2 uses would be permitted.

Staff Report: A staff report was provided and presented to the Planning Commission for this development. The contents of the report are a detailed review of the development and has been included within the BOMA packet for this item. However, the following comment(s) from staff where request to be identified within the BOMA memo:

Planning Commission Action: *Alderman Matt Fitterer made a motion to favorably recommend PDP 1207-2022 to the BOMA for approval with the thirty-two (32) Staff provided conditions of approval.*

1. Approval of this preliminary plan development will be valid and vesting in accordance with the vesting Table 13-2 from the date of Planning Commission approval. Modification to the approved plan may require Planning Commission Approval or BOMA approval. The date of the approval will be tied to and vested in accordance with all city development regulations in place at the time of approval to include, but not be limited to the Unified Development Code last amended September 19, 2022.
2. The applicant and project will be required to uphold the public benefit items identified on the submitted technical sheets.
3. The final revised preliminary development plan as approved by the Planning Commission and BOMA must be provided to the Planning Department within 30 days of final approval. Please submit the approval with the following documents within one document:
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 - f. Any and all additional documents included as exhibits during the BOMA approval process
4. Tree surveys will be required for each Plan Development Final submittal.
5. The amenity area must be constructed and operational at 50 percent build out of the development. To clarify 50 percent of the COs may be issued prior to the completion of the amenity areas.
6. The emergency access design must be finalized and approved by the planning commission at the time of Plan Development Final Submittal. If planning commission denies the emergency access design, the applicant must submit a plan development modification application that will be reviewed by both planning commission and BOMA.
7. The plan development final plans must detail crosswalks and ADA ramps at the applicable locations, and there must be ADA access from the sidewalk to all buildings, commercial sites, and public amenity spaces.
8. Final Stormwater drainage calculations and drainage plans will be required at the time of Plan Development Final (site plan) submittal.
9. Preliminary plats and final plats will be required to be submitted in accordance with the process identified within the UDC. Specific timing of submittals will be determined at the time of Plan Development Final submittal(s).
10. Clear cutting the site is not permitted and. A grading permit is required for all grading activities and reasonable protection and preservation of exiting mature tree growth will be required.
11. Where the PDP pattern book and proposed ordinance is silent the UDC base standards will apply, this includes but is not limited to Articles 4, 9, 10, 11, 12, 13, 15, and 17 of the UDC.
12. All required improvements and conditions of the Traffic Impact Study must be adhered to.
13. A \$2500 signal timing fee must be paid to the City Public Works department for the improved signal timing at Duplex and Buckner.
14. Record drawings of the development will be required before the reduction of the performance bond or the release of a maintenance bond. Record drawing submittal is to include the full design set in both electronic files and hard copies. The electronic files must be geographically referenced to NAD83 and NAVD88 and provided in a format that can be integrated into the City GIS and must meet all city requirements.
15. A copy of the blasting permit approved by the County Fire Marshal will be required to be provided to the City (Engineering Department) a minimum of two (2) weeks prior to blasting activities.

16. Detention basin inspection and maintenance/management plan that meets all UDC requirements, as listed in but not limited to Article 15.7, will be required prior to approval of construction plans by the Engineering and Public Works Departments and before a pre-construction meeting can be held.
17. Final detention pond design and stormwater calculations meeting all requirements of the UDC, state, and federal regulations to be provided prior to approval of construction plans by the Engineering and Public Works Departments. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.
18. All storm sewers shall be plan and profiled meeting all city regulations and checklist items prior to approval of construction plans by the Engineering and Public Works Department.
19. Erosion control measures meeting TDEC and all City regulations will be required to be provided prior to approval of construction plans by the Engineering and Public Works Departments.
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21. No sewer and water hook ups shall be allowed until corresponding infrastructure is installed, tested, and accepted by the City
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24. Driveway standard profile exhibit showing drive slopes and sidewalks meeting AASHTO and ADA standards to be provided. Location of drives will be required to meet all UDC and AASHTO standards for safety, including site visibility and corner clips.
25. Site layout and design must be in compliance with the adopted floodplain ordinance. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.
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29. Any additional requirements as determined during construction for the sole purpose of meeting public health, safety, and welfare as determined by the City Engineer, Development Director, and City Administrator will require field changes or site design revisions as necessary to fully address the concerns. Site layout or lot count changes required to meet public health, safety, and welfare will be reviewed by the Planning Director or Development Director for determination if the project will be required to go back through the Planning Commission approval process. The development representative will hold the right to go before the Planning Commission if resolutions to address concerns between staff and the development cannot be agreed upon.
30. Approval of this development vests this development to the typical roadway sections shown on sheet C2.04.
31. Approval of this development vests this development in the use of GRASSPAVE or a comparable material as approved by the City Engineer, Public Works Director, and Fire Marshal for fire lane emergency entrances within the ROW.
32. Intersections are required to be designed and built with 2 percent grade for a distance of sixty feet measured from the nearest right-of-way line. This application includes a request to increase the intersection slopes to 5 percent. No intersections will have a slope greater than 5.0 percent and all pedestrian paths must meet ADA requirements (including no cross slopes greater than 2 percent).

The motion was seconded by Commission Chair Liz Droke. The motion to approve PDP 1406-2023 passed by a vote of 5-1.

Action by Board of Mayor and Aldermen: The Board of Mayor and Aldermen will review the preliminary plan upon receipt of the Planning Commission recommendation, and may approve, approve with conditions, deny, table, or defer the preliminary plan. If the Planning Commission has recommended denial, the Board of Mayor and Aldermen must approve with a favorable two-thirds vote.

Conditions: The Planning Commission may recommend, and the Board of Mayor and Aldermen may impose, such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the planned development as may be deemed necessary for the protection of the public health, safety, and welfare. Such conditions and restrictions must be reflected in the final plan.

Approval Standards: The recommendation of the Planning Commission and decision of the Board of Mayor and Aldermen must make a finding that the following standards for a planned development have generally been met.

- i. The consistency of the proposed planned development with the Comprehensive Plan and any adopted land use policies.
- ii. The proposed planned development meets the purpose of a planned development.
- iii. The proposed planned development will not be injurious to the use and enjoyment of other property in the vicinity.
- iv. The proposed planned development will not impede the normal and orderly development and improvement of surrounding property.
- v. There is provision for adequate utilities and road infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities.
- vi. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.
- vii. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, FEBRUARY 12, 2024
5:30 P.M.

A. CALL TO ORDER

Chairman Liz Droke called the meeting to order at 5:31 PM.

B. ROLL CALL

Members Present: Chairman Elizabeth Droke, Vice Chairman James Golias, Alderman Matt Fitterer, Alderman Trent Linville, Commissioner Ryan Connolly and William Ballard. Commissioner Jonathan Duda was absent.

Staff Present: Development Director-Dwayne Hicks, Associate Planner – Jackson Reid, Planning Tech-Lucretia Sappington, City Engineer – Lance Holdorf and City Attorney- Patrick Carter.

- C. CHAIRMAN COMMENTS:** *“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. If you have any comments regarding agenda and non-agenda items, please submit your public comments to PCPublicComment@springhilltn.org.”*

D. ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN

Alderman Matt Fitterer made a motion to nominate Liz Droke as Planning Commission Chairman. Motion seconded by Alderman Trent Linville. The motion to accept Liz Droke as Planning Commission Chairman passed 5-0-1, with Liz Droke abstaining.

Alderman Matt Fitterer made a motion to nominate Ryan Connolly as Planning Commission Vice Chairman. Motion seconded by Alderman Trent Linville. The motion to accept Ryan Connolly as Planning Commission Vice Chairman passed 5-0-1, with Ryan Connolly abstaining.

E. PUBLIC COMMENT (NON-AGENDA ITEMS)

F. PUBLIC COMMENT (AGENDA ITEMS)

Mark Lonsway 4006 Garrin Court spoke regarding the proposed Caldwell farms neighborhood and drainage.

G. ACCEPTANCE OF MEETING MINUTES DECEMBER 11, 2023 REGULAR MEETING OF THE PLANNING COMMISSION

Alderman Matt Fitterer made a motion to move for acceptance of the Meeting Minutes. Motion seconded by Alderman Trent Linville. The motion to accept the December 11, 2023 minutes passed 6-0.

H. APPROVAL OF THE AGENDA

Alderman Matt Fitterer moved for approval of the Agenda as presented. Motion seconded by Alderman Trent Linville. The motion to approve the revised Agenda passed 6-0.

I. CONSENT AGENDA

1. PC Resolution 24-1 Release Maintenance Bond the Cove Ph. 2 Sec. 1
2. PC Resolution 24-2 Release Performance and Establish Maintenance for The Cove Ph. 2 Sec. 1
3. PC Resolution 24-3 Release Maintenance Bond the Cove Ph. 2 Sec. 2
4. PC Resolution 24-4 Release Performance and Establish Maintenance for The Cove Ph. 2 Sec. 2
5. PC Resolution 24-5 Release Maintenance Bond for Arbors at Autumn Ridge 15
6. PC Resolution 24-6 Release Maintenance Bond Sawgrass West Ph. 1
7. PC Resolution 24-7 Release Performance Bond and Establish Maintenance Bond Sawgrass West Ph. 1
8. PC Resolution 24-8 Release Maintenance Bond Sawgrass Ph. 2
9. PC Resolution 24-9 Release Performance Bond and Establish Maintenance Bond Sawgrass Ph. 2
10. PC Resolution 24-10 Release Maintenance Bond Sawgrass Ph. 3
11. PC Resolution 24-11 Release Performance Bond and Establish Maintenance Bond Sawgrass Ph. 3
12. PC Resolution 24-12 Release the Performance Bond and Establish a Maintenance Bond Kroger
13. PC Resolution 24-13 Release Performance Bond for Water Line Improvements on Kedron Road
14. PC Resolution 24-14 Release Performance Bond Sawgrass Walking Trail
15. PC Resolution 24-15 Dedication of Road ROW and Public Improvements for Villas at Port Royal Ph. 1
16. PC Resolution 24-16 Release Maintenance Bond Villas at Port Royal Phase 1
17. PC Resolution 24-17 Dedication of Road ROW and Public Improvements for Villas at Port Royal Ph. 2
18. PC Resolution 24-18 Release Maintenance Bond Villas at Port Royal Phase 2
19. PC Resolution 24-19 Dedication of Road ROW and Public Improvements for Harvest Point 10A
20. PC Resolution 24-20 Release Maintenance Bond Harvest Point 10A
21. PC Resolution 24-21 Dedication of Road ROW and Public Improvements for Harvest Point 13A
22. PC Resolution 24-22 Release Maintenance Bond for Harvest Point 13A
23. PC Resolution 24-23 Establish a Performance Bond for Legacy Pointe
24. PC Resolution 24-24 Establish a Performance Bond for Legacy Pointe.

25. FPL 1548-2024: Submitted by Wilson & Associates for Wilkerson Place Ph 3, located at Conifer Dr. The property is zoned R-4 and contains approximately 5.24 acres. The applicant is requesting final plat approval. Requested by Abigail Overstreet.

26. FPL 1547-2024: Submitted by Wilson & Associates for June Lake Ph 1, Pod C Sec 1, located at Buckner Lane. The property is zoned PDZ and contains approximately 18.061 acres. The applicant is requesting final plat approval. Requested by Abigail Overstreet.

27. PPL 1522-2023: Submitted by CSDG for June Lake Pod K, located at Buckner Lane. The property is zoned PDZ and contains approximately 14.4 acres. The applicant is requesting Preliminary Plat approval. Requested by Jeremy Westmoreland.

28. STP 1523-2023: Submitted by CSDG for June Lake Pod K, located at Buckner Lane. The property is zoned PDZ and contains approximately 14.4 acres. The applicant is requesting site plan approval. Requested by Jeremy Westmoreland.

29. PPL 1518-2023: Submitted by Ragan Smith for Arbor Valley Phase 4, located off of Beechcroft Road. The property is zoned R-2 PUD and contains approximately 15.41 acres. The applicant is requesting preliminary plat approval to create 48 lots. Submitted by Kevin Birdwell.

30. PDF 1517-2023: Submitted by WES Engineers for Spring Hill Town Center, Lot 7, located at Port Royal and Saturn Parkway. The property is zoned C-4 and contains approximately 2.80 acres. The applicant is requesting planned development final approval. Requested by Allen O'Leary.

Alderman Matt Fitterer made a motion to approve the Consent Agenda with all associated Staff provided conditions of approval and findings of fact. The motion was seconded by Alderman Trent Linville. The motion to approve the Consent Agenda passed 6-0.

J. OLD BUSINESS

K. NEW BUSINESS

1. **FPL 1544-2024:** Submitted by WES Engineers for Crystal Creek Townhomes, located at Jim Warren Rd. The property is zoned R-2 and contains approximately 35.11 acres. The applicant is requesting final plat approval. Requested by Allen O'Leary.

Alderman Matt Fitterer made a motion to approve FPL 1544-2024, with the Staff provided conditions of approval and finding of fact.

1. The applicant must provide a dwg file of the final plat to the City of Spring Hill GIS department.
2. All bonds must be in place or all construction must be completed and accepted by the city in order for a final plat to be recorded.
3. All preliminary Plat conditions of approval are to be applied to this final plat approval.
4. The final plat is vested in accordance with Tennessee State Statute.
5. The Planning Commission does not permit the use of vinyl siding.
6. The developer must acquire the necessary right-of-way for Rice Road and must dedicate same, at no cost, to the City of Spring Hill prior to residential Construction. Developer must also construct Rice Road from its current northern terminus to Jim Warren Road. Design Plans subject to the City of Spring Hill's Planning Commission approval. The entirety of Rice Road must be constructed to city standards prior to any building permits being issued. (Condition from the Preliminary Plat)
 - a. Rice road must be constructed or bonded prior to the issue of any building permits.
7. The developer in accordance with the preliminary plat conditions must dedicate, at no cost, right-of-way for Jim Warren Road to achieve a minimum of 47.5' from
8. Prior to the 80th building permit being issued the playground area, playground amenities and equipment will be constructed and dedicated to the City of Spring Hill. Should the Board of Mayor and Alderman choose not to accept this dedication, the HOA must maintain this amenity.
9. The development must comply with Article 8.3K of the UDC as applicable, including a formal recreation area as required by the Planning Commission.
10. All buffers identified on Exhibit A must be protected and preserved.
11. Payment of a fee in lieu of required sidewalk along Jim Warren Road frontage.
12. The 10'-wide walking trails must be in accordance to all City of Spring Hill's standards.
13. The developer must construct Rice Road to the City of Spring Hill's collector street standard.
 - a. Preliminary Plat Condition

Engineering Conditions:

1. Record drawings of the development will be required for final staff signatures on the Final Plat. Record drawing submittal is to include the full design set in both electronic files and hard copies. The electronic files must be

geographically referenced to NAD83 and NAVD88 and provided in a format that can be integrated into the City GIS and must meet all city requirements.

2. Bonds will be required to be posted in accordance with the Zoning Ordinance and Subdivision Regulations, to include bonds for final asphalt pavement, sidewalks, traffic control devices, streetlights, ditches, and drainage system including detention and retention facilities, and amenities and open space prior to the plat being signed by the Secretary of the City of Spring Hill Municipal Planning Commission and/or City Engineer.
3. Detention basin inspection and maintenance/management plan will be required for final staff signatures on the Final Plat.

The motion was seconded by Alderman Trent Linville. The motion to approve FPL 1544-2024, passed by a vote of 6-0.

2. **STP 1512-2023:** Submitted by Crunk Engineering for Main Street Retail Development, located at 4841 & 4843 Main Street. The property is zoned C-4 and contains approximately 1.898 acres. The applicant is requesting site plan approval. Requested by Aaron Keathley.

Alderman Matt Fitterer made a motion to defer STP 1512-2023. The motion was seconded by Alderman Trent Linville. The motion to defer STP 1512-2023, passed by a vote of 6-0.

3. **PPL 1550-2024:** Submitted by Gamble Design for Legacy Point Ph 1A, located at Kedron Rd, residential phase of the Legacy Development. The property is zoned C-5 PD and contains approximately 213.1 acres. The applicant is requesting preliminary plat approval. Requested by Jeff Rosiak.

Alderman Matt Fitterer made a motion to approve PPL 1550-2024, with the Staff provided conditions of approval and finding of fact.

1. *All conditions of the plan development preliminary are included with this approval.*
2. *Approval of this planned development will be valid and vesting in accordance with the vesting Table 13-2 from the date of Planning Commission approval. Modification to the approved Planned Development may require Planning Commission or BOMA approval depending on the nature of the changes.*
3. *If development within the TDEC buffer occurs a flood study may be required.*
4. *At the time of landscape inspection, the landscape team must tag bushes and trees with counts to speed up the landscape inspections. Bushes shall be done in sections of 50 and trees shall be done in sections of 10. Landscape islands do not need to be tagged.*
5. *The applicant must identify all fire lanes with red painted curbing marked (no parking fire lane).*
6. *Prior to release of the final CO for the project, as built drawings must be provided.*
7. *A dedication plat for all proposed ROW dedication, which was included as part of the public benefit aspect of the PDP, must be provided prior to the issuance of the first Certificate of Occupancy of the site. All final plats require planning commission review.*
8. *The Planning Commission in their role as the design review board approves the location of the roof mounted equipment and provided screening based on the street perspective exhibit the applicant has provided.*

Engineering Conditions of approval:

1. *The applicant must provide complete and sufficient information in the applicable design satisfactorily addressing the City Engineers comments before any permits or a pre-con meeting can occur. Any disagreement on information, design or accuracy of information between the City Engineer and applicant that cannot be resolved must be heard by the Planning Commission for a final determination.*

1.1 All recommendations as outlined in the TIS will be required to be completed as outlined in the Traffic Impact Study (TIS).

- 1.2 All recommendations as outlined in the Water and Sewer Capacity Analysis will be required as outlined in the Water and Sewer Capacity Study.
- 1.3 Record drawings of the development will be required before the reduction of the performance bond or the release of a maintenance bond. Record drawing submittal is to include the full design set in both electronic files and hard copies. The electronic files must be geographically referenced to NAD83 and NAVD88 and provided in a format that can be integrated into the City GIS and must meet all city requirements.
- 1.4 Bonds will be required to be posted in accordance with the UDC, to include bonds for final asphalt pavement, sidewalks, traffic control devices, streetlights, ditches, and drainage system including detention and retention facilities, and amenities and open space prior to the plat being signed by the Secretary of the City of Spring Hill Municipal Planning Commission and/or City Engineer.
- 1.5 A copy of the blasting permit approved by the County Fire Marshal will be required to be provided to the City (Engineering Department) a minimum of two (2) weeks prior to blasting activities.
- 1.6 Detention basin inspection and maintenance/management plan that meets all UDC requirements, as listed in but not limited to Article 15.7, will be required prior to approval of construction plans by the Engineering and Public Works Departments and before a pre-construction meeting can be held.
- 1.7 Final detention pond design and stormwater calculations meeting all requirements of the UDC, state, and federal regulations to be provided prior to approval of construction plans by the Engineering and Public Works Departments. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.
- 1.8 All water, sewer, and storm plan and profiles meeting TDEC and City regulations and checklists will be required prior to approval of construction plans by the Engineering and Utility Departments. All lines greater than or equal to 6" will be required to be profiled.
- 1.9 Water, Sewer, and Erosion control must be finalized and approved by the City prior to submittal to TDEC.
- 1.10 No sewer and water hook ups shall be allowed until corresponding infrastructure is installed, tested, and accepted by the City
- 1.11 All transportation pavement (typically called out as roadways and drives) meeting all requirements of the City will be required prior to approval of construction plans by the Engineering and Public Works Departments.
- 1.12 A Fire Exhibit to show that the site meets the intent of the Fire Code Checklist, Engineering Checklist, and IFC must be provided.
- 1.13 Driveway standard profile exhibit showing drive slopes and sidewalks meeting AASHTO and ADA standards to be provided.
- 1.14 Site layout and design must be in compliance with the adopted floodplain ordinance. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.
- 1.15 Landscapes will not be allowed to be placed within utility easements.
- 1.16 Any additional requirements as determined during construction for the sole purpose of meeting public health, safety, and welfare as determined by the City Engineer, Development Director, and City Administrator will require field changes or site design revisions as necessary to fully address the concerns. Site layout or lot count changes required to meet public health, safety, and welfare will be reviewed by the Planning Director or Development Director to determine if the project will be required to go back through the Planning Commission approval process. The development representative will hold the right to go before the Planning Commission if resolutions to address concerns between staff and the development cannot be agreed upon.
- 1.17 Public ways shall be laid out to intersect as nearly as possible at right angles. An oblique public way should be curved approaching an intersection and should be at right angles for at least one hundred (100) feet. This application includes a request for alley way intersections to have curved approaches that do not meet the 100 feet requirement. Approval by PC will vest this application to allow the shown intersections variance to this requirement.

The motion to approve PPL 1550-2023 was seconded by Alderman Trent Linville. The motion to approve PPL 1550-2023 passed by a vote of 6-0.

4. **PDF 1524-2024:** Submitted by Gamble Design for Legacy Point Ph 1A, located at Kedron Rd, residential phase of the Legacy Development. The property is zoned C-5 PD and contains approximately 213.1 acres. The applicant is requesting planned development final approval. Requested by Jeff Rosiak.

Alderman Matt Fitterer made a motion to approve PDF 1524-2023, with the Staff provided conditions of approval and finding of fact.

1. All conditions of the plan development preliminary are included with this approval.
2. Approval of this planned development will be valid and vesting in accordance with the vesting Table 13-2 from the date of Planning Commission approval. Modification to the approved Planned Development may require Planning Commission or BOMA approval depending on the nature of the changes.
3. If development within the TDEC buffer occurs a flood study may be required.
4. At the time of landscape inspection, the landscape team must tag bushes and trees with counts to speed up the landscape inspections. Bushes shall be done in sections of 50 and trees shall be done in sections of 10. Landscape islands do not need to be tagged.
5. The applicant must identify all fire lanes with red painted curbing marked (no parking fire lane).
6. Prior to release of the final CO for the project, as built drawings must be provided.
7. A dedication plat for all proposed ROW dedication, which was included as part of the public benefit aspect of the PDP, must be provided prior to the issuance of the first Certificate of Occupancy of the site. All final plats require planning commission review.
8. The Planning Commission in their role as the design review board approves the location of the roof mounted equipment and provided screening based on the street perspective exhibit the applicant has provided.

Engineering Conditions of approval:

2. The applicant must provide complete and sufficient information in the applicable design satisfactorily addressing the City Engineers comments before any permits or a pre-con meeting can occur. Any disagreement on information, design or accuracy of information between the City Engineer and applicant that cannot be resolved must be heard by the Planning Commission for a final determination.

1.18 All recommendations as outlined in the TIS will be required to be completed as outlined in the Traffic Impact Study (TIS).

1.19 All recommendations as outlined in the Water and Sewer Capacity Analysis will be required as outlined in the Water and Sewer Capacity Study.

1.20 Record drawings of the development will be required before the reduction of the performance bond or the release of a maintenance bond. Record drawing submittal is to include the full design set in both electronic files and hard copies. The electronic files must be geographically referenced to NAD83 and NAVD88 and provided in a format that can be integrated into the City GIS and must meet all city requirements.

1.21 Bonds will be required to be posted in accordance with the UDC, to include bonds for final asphalt pavement, sidewalks, traffic control devices, streetlights, ditches, and drainage system including detention and retention facilities, and amenities and open space prior to the plat being signed by the Secretary of the City of Spring Hill Municipal Planning Commission and/or City Engineer.

1.22 A copy of the blasting permit approved by the County Fire Marshal will be required to be provided to the City (Engineering Department) a minimum of two (2) weeks prior to blasting activities.

1.23 Detention basin inspection and maintenance/management plan that meets all UDC requirements, as listed in but not limited to Article 15.7, will be required prior to approval of construction plans by the Engineering and Public Works Departments and before a pre-construction meeting can be held.

1.24 Final detention pond design and stormwater calculations meeting all requirements of the UDC, state, and federal regulations to be provided prior to approval of construction plans by the Engineering and Public Works Departments. Site layout or lot count changes required to meet regulations will be reviewed by

the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.

1.25 All water, sewer, and storm plan and profiles meeting TDEC and City regulations and checklists will be required prior to approval of construction plans by the Engineering and Utility Departments. All lines greater than or equal to 6" will be required to be profiled.

1.26 Water, Sewer, and Erosion control must be finalized and approved by the City prior to submittal to TDEC.

1.27 No sewer and water hook ups shall be allowed until corresponding infrastructure is installed, tested, and accepted by the City

1.28 All transportation pavement (typically called out as roadways and drives) meeting all requirements of the City will be required prior to approval of construction plans by the Engineering and Public Works Departments.

1.29 A Fire Exhibit to show that the site meets the intent of the Fire Code Checklist, Engineering Checklist, and IFC must be provided.

1.30 Driveway standard profile exhibit showing drive slopes and sidewalks meeting AASHTO and ADA standards to be provided.

1.31 Site layout and design must be in compliance with the adopted floodplain ordinance. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.

1.32 Landscapes will not be allowed to be placed within utility easements.

1.33 Any additional requirements as determined during construction for the sole purpose of meeting public health, safety, and welfare as determined by the City Engineer, Development Director, and City Administrator will require field changes or site design revisions as necessary to fully address the concerns. Site layout or lot count changes required to meet public health, safety, and welfare will be reviewed by the Planning Director or Development Director to determine if the project will be required to go back through the Planning Commission approval process. The development representative will hold the right to go before the Planning Commission if resolutions to address concerns between staff and the development cannot be agreed upon.

1.34 Public ways shall be laid out to intersect as nearly as possible at right angles. An oblique public way should be curved approaching an intersection and should be at right angles for at least one hundred (100) feet. This application includes a request for alley way intersections to have curved approaches that do not meet the 100 feet requirement. Approval by PC will vest this application to allow the shown intersections variance to this requirement.

The motion to approve PDF 1524-2023 was seconded by Alderman Trent Linville. The motion to approve PDF 1524-2023 passed by a vote of 6-0.

5. **ANX 1405-2023:** Submitted by Gamble Design for Caldwell Property, located at 2840 Buckner Lane. The property is zoned MGA-1 and contains approximately 21.87 acres. The applicant is requesting annexation into the city. Requested by Jeff Rosiak.

Alderman Matt Fitterer made a motion to favorably recommend ANX 1405-2023 to the Board of Mayor and Alderman.

1. Upon annexation the property will be automatically rezoned Agriculture
 - a. The applicant has submitted a concurrent plan development application that will rezone the property from AG to R-2 Plan Development.

The motion was seconded by Alderman Trent Linville. The motion to favorably recommend ANX 1405-2023 passed by a vote of 6-0.

6. **PDP 1406-2023:** Submitted by Gamble Design for Caldwell Property, located at 2840 Buckner Lane. The property is zoned MGA-1 and contains approximately 21.87 acres. The applicant is requesting preliminary planned development approval. Requested by Jeff Rosiak.

Alderman Matt Fitterer made a motion to favorably recommend PDP 1406-2023 to the Board of Mayor and Alderman.

1. *Approval of this preliminary plan development will be valid and vesting in accordance with the vesting Table 13-2 from the date of Planning Commission approval. Modification to the approved plan may require Planning Commission Approval or BOMA approval. The date of the approval will be tied to and vested in accordance with all city development regulations in place at the time of approval to include, but not be limited to the Unified Development Code last amended September 19, 2022.*
2. *The applicant and project will be required to uphold the public benefit items identified on the submitted technical sheets.*
3. *The final revised preliminary development plan as approved by the Planning Commission and BOMA must be provided to the Planning Department within 30 days of final approval. Please submit the approval with the following documents within one document:*
 - a. *Technical sheets*
 - b. *Pattern Book*
 - c. *Application*
 - d. *Approval Letter (provided by city)*
 - e. *Ordinance adopted by BOMA (provided by city)*
 - f. *Any and all additional documents included as exhibits during the BOMA approval process*
4. *Tree surveys will be required for each Plan Development Final submittal.*
5. *The amenity area must be constructed and operational at 50 percent build out of the development. To clarify 50 percent of the COs may be issued prior to the completion of the amenity areas.*
6. *The emergency access design must be finalized and approved by the planning commission at the time of Plan Development Final Submittal. If planning commission denies the emergency access design, the applicant must submit a plan development modification application that will be reviewed by both planning commission and BOMA.*
7. *The plan development final plans must detail crosswalks and ADA ramps at the applicable locations, and there must be ADA access from the sidewalk to all buildings, commercial sites, and public amenity spaces.*
8. *Final Stormwater drainage calculations and drainage plans will be required at the time of Plan Development Final (site plan) submittal.*
9. *Preliminary plats and final plats will be required to be submitted in accordance with the process identified within the UDC. Specific timing of submittals will be determined at the time of Plan Development Final submittal(s).*
10. *Clear cutting the site is not permitted and. A grading permit is required for all grading activities and reasonable protection and preservation of exiting mature tree growth will be required.*
11. *Where the PDP pattern book and proposed ordinance is silent the UDC base standards will apply, this includes but is not limited to Articles 4, 9, 10, 11, 12, 13, 15, and 17 of the UDC.*
12. *All required improvements and conditions of the Traffic Impact Study must be adhered to.*
13. *A \$2500 signal timing fee must be paid to the City Public Works department for the improved signal timing at Duplex and Buckner.*

Engineering Conditions:

The applicant must provide complete and sufficient information in the applicable design satisfactorily addressing the City Engineers comments before any permits or a pre-con meeting can occur. Any disagreement on information, design or accuracy of information between the City Engineer and applicant that cannot be resolved must be heard by the Planning Commission for a final determination.

1. *Record drawings of the development will be required before the reduction of the performance bond or the release of a maintenance bond. Record drawing submittal is to include the full design set in both electronic files*

and hard copies. The electronic files must be geographically referenced to NAD83 and NAVD88 and provided in a format that can be integrated into the City GIS and must meet all city requirements.

- 2. A copy of the blasting permit approved by the County Fire Marshal will be required to be provided to the City (Engineering Department) a minimum of two (2) weeks prior to blasting activities.*
- 3. Detention basin inspection and maintenance/management plan that meets all UDC requirements, as listed in but not limited to Article 15.7, will be required prior to approval of construction plans by the Engineering and Public Works Departments and before a pre-construction meeting can be held.*
- 4. Final detention pond design and stormwater calculations meeting all requirements of the UDC, state, and federal regulations to be provided prior to approval of construction plans by the Engineering and Public Works Departments. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.*
- 5. All storm sewers shall be plan and profiled meeting all city regulations and checklist items prior to approval of construction plans by the Engineering and Public Works Department.*
- 6. Erosion control measures meeting TDEC and all City regulations will be required to be provided prior to approval of construction plans by the Engineering and Public Works Departments.*
- 7. Water and sewer plan and profiles meeting TDEC and City regulations and checklists will be required prior to approval of construction plans by the Engineering and Utility Departments. All lines greater than 6" will be required to be profiled.*
- 8. No sewer and water hook ups shall be allowed until corresponding infrastructure is installed, tested, and accepted by the City*
- 9. All transportation pavement (typically called out as roadways and drives) meeting all requirements of the City will be required prior to approval of construction plans by the Engineering and Public Works Departments.*
- 10. A Fire Exhibit to show that the site meets the intent of the Fire Code Checklist, Engineering Checklist, and IFC must be provided. More than one fire apparatus access road may be necessary based on the potential for impairment of a single road by vehicle congestion, condition of the terrain, climatic conditions, or other factors that could limit access.*
- 11. Driveway standard profile exhibit showing drive slopes and sidewalks meeting AASHTO and ADA standards to be provided. Location of drives will be required to meet all UDC and AASHTO standards for safety, including site visibility and corner clips.*
- 12. Site layout and design must be in compliance with the adopted floodplain ordinance. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.*
- 13. Landscape will not be allowed to be placed within waterline or storm sewer easements.*
- 14. The extension of Buckner storm sewer along Buckner Lane is required to be extended across property frontage. All Culvert designs must be to the 100-year, 24-hour for residential collector and commercial road crossings*
- 15. Downstream analysis of existing storm sewers and open channels will be required.*
- 16. Any additional requirements as determined during construction for the sole purpose of meeting public health, safety, and welfare as determined by the City Engineer, Development Director, and City Administrator will require field changes or site design revisions as necessary to fully address the concerns. Site layout or lot count changes required to meet public health, safety, and welfare will be reviewed by the Planning Director or Development Director for determination if the project will be required to go back through the Planning Commission approval process. The development representative will hold the right to go before the Planning Commission if resolutions to address concerns between staff and the development cannot be agreed upon.*
- 17. Approval of this development vests this development to the typical roadway sections shown on sheet C2.04.*

18. *Approval of this development vests this development in the use of GRASSPAVE or a comparable material as approved by the City Engineer, Public Works Director, and Fire Marshal for fire lane emergency entrances within the ROW.*
19. *Intersections are required to be designed and built with 2 percent grade for a distance of sixty feet measured from the nearest right-of-way line. This application includes a request to increase the intersection slopes to 5 percent. No intersections will have a slope greater than 5.0 percent and all pedestrian paths must meet ADA requirements (including no cross slopes greater than 2 percent).*

The motion was seconded by Chairman Liz Droke. The motion to favorably recommend PDP 1406-2023 passed by a vote of 5-1. Alderman Trent Linville cast the nay vote.

7. **STP 1467-2023:** Submitted by Gamble Design for Wall Street Property, Wall Street Clear Blue, located East of Wall St and North of Fitts St. The property is zoned C-4 and contains approximately 9.0 acres. The applicant is requesting site plan approval. Requested by Jeff Rosiak.

Alderman Matt Fitterer made a motion to approve STP 1467-2023, with the Staff provided conditions of approval and finding of fact.

1. *The site plan is vested in accordance with the UDC.*
2. *Prior to the issuance of vertical construction permit the applicant must provide documentation that any easements that are proposed to be abandoned have been abandoned.*
3. *Prior to the issuance of a grading plan, the applicant must clearly fence off and tie ribbon around the proposed significant trees and this must be field verified by the development inspection team.*
4. *The improvements identified within the TIS must be completed in accordance with the TIS and as stated within the developer agreement passed by BOMA on November 20, 2023.*
5. *Trees are not permitted to be planted within utility easements. If this results in a reduction in proposed trees the applicant will need to prepare a revised landscape plan for Planning Commission approval.*
6. *All roof mounted equipment must be screened in accordance with the UDC.*
7. *All cross walks must utilize thermoplastic paint.*
8. *Shared access easements must be recorded prior to the last CO being issued granting access to the eastern property, so that when that property developments access has already been granted.*
9. *In the event the northeast green space is ever developed, pedestrian connectivity to that area will be required.*
10. *Any ROW dedication as a result of this project must occur through subdivision process.*

Findings of Fact for Public Improvements:

1. *A 5 (five) foot wide sidewalk to be constructed on Wall Street and Fitts Street. There may be rough proportionality as a result of the impact of this development, as many more pedestrians will visit the site due to its change in use and the intensity of said use.*
 - a. *The construction of this sidewalk will create a pedestrian and ADA compliant connection to the site.*
 - b. *The standard ROW section shown within the city of Spring Hill UDC delineates a 5'-wide sidewalk as part of collector roads.*
 - c. *There is an existing sidewalk across Wall Street.*
 - d. *The sidewalk continues south and provides access to many other commercial businesses.*
 - e. *The proposed development includes residences.*
2. *ROW to be reservation along Wall Street to include 37.5' from centerline, or approximately an additional 12.5'. There may be proportionality as a result of this development, as many new vehicle trips will be generated as a result of this development, and on-street parking is proposed.*
 - a. *The standard ROW width of a collector road is 75' according to the MT Plan.*

- b. Additional improvements to Wall Street may be warranted as a result of additional trips generated.
- c. This area may be reserved for future acquisition by the city.
- d. This area is unimproved besides the current sidewalk on the west side and roadway.

Engineering Conditions:

1. The applicant must provide complete and sufficient information in the applicable design satisfactorily addressing the City Engineers' comments before any permits or a pre-con meeting can occur. Any disagreement on information, design or accuracy of information between the City Engineer and applicant that cannot be resolved must be heard by the Planning Commission for a final determination.
 - 1.1 All recommendations as outlined in the TIS will be required to be completed as outlined in the Traffic Impact Study (TIS).
 - 1.2 All recommendations as outlined in the Water and Sewer Capacity Analysis will be required as outlined in the Water and Sewer Capacity Study.
 - 1.3 Record drawings of the development will be required before the reduction of the performance bond or the release of a maintenance bond. Record drawing submittal is to include the full design set in both electronic files and hard copies. The electronic files must be geographically referenced to NAD83 and NAVD88 and provided in a format that can be integrated into the City GIS and must meet all city requirements.
 - 1.4 Bonds will be required to be posted in accordance with the UDC, to include bonds for final asphalt pavement, sidewalks, traffic control devices, streetlights, ditches, and drainage system including detention and retention facilities, and amenities and open space prior to the plat being signed by the Secretary of the City of Spring Hill Municipal Planning Commission and/or City Engineer.
 - 1.5 A copy of the blasting permit approved by the County Fire Marshal will be required to be provided to the City (Engineering Department) a minimum of two (2) weeks prior to blasting activities.
 - 1.6 Detention basin inspection and maintenance/management plan that meets all UDC requirements, as listed in but not limited to Article 15.7, will be required prior to approval of construction plans by the Engineering and Public Works Departments and before a pre-construction meeting can be held.
 - 1.7 Final detention pond design and stormwater calculations meeting all requirements of the UDC, state, and federal regulations to be provided prior to approval of construction plans by the Engineering and Public Works Departments. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.
 - 1.8 All water, sewer, and storm plans and profiles meeting TDEC and City regulations and checklists will be required prior to approval of construction plans by the Engineering and Utility Departments. All lines greater than 6" will be required to be profiled.
 - 1.9 Water, Sewer, and Erosion control must be finalized and approved by the City prior to submittal to TDEC.
 - 1.10 No sewer and water hookups shall be allowed until corresponding infrastructure is installed, tested, and accepted by the City
 - 1.11 All transportation pavement (typically called out as roadways and drives) meeting all requirements of the City will be required prior to approval of construction plans by the Engineering and Public Works Departments.
 - 1.12 A Fire Exhibit to show that the site meets the intent of the Fire Code Checklist, Engineering Checklist, and IFC must be provided.
 - 1.13 Driveway standard profile exhibit showing drive slopes and sidewalks meeting AASHTO and ADA standards to be provided.
 - 1.14 Site layout and design must be in compliance with the adopted floodplain ordinance. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.
 - 1.15 Landscapes will not be allowed to be placed within utility easements.

- 1.16 Any additional requirements as determined during construction for the sole purpose of meeting public health, safety, and welfare as determined by the City Engineer, Development Director, and City Administrator will require field changes or site design revisions as necessary to fully address the concerns. Site layout or lot count changes required to meet public health, safety, and welfare will be reviewed by the Planning Director or Development Director to determine if the project will be required to go back through the Planning Commission approval process. The development representative will hold the right to go before the Planning Commission if resolutions to address concerns between staff and the development cannot be agreed upon.

The motion to approve STP 1467-2023 was seconded by Alderman Trent Linville. The motion to approve STP 1467-2023 passed by a vote of 6-0

8. **PDC 1446-2023:** Submitted by Ragan Smith for Live/Work Units and Town Homes, located at 2748 Buckner Lane. The property is zoned AG and contains approximately 11.13 acres. The applicant is requesting concept review. Requested by Matt Hamilton.

The Applicant was not present.

9. **PDC 1532-2023:** Submitted by CDSG for Stone Creek Planned Development, located at Rice Rd. The property is zoned TND and contains approximately 153 acres. The applicant is requesting concept review. Requested by Christopher Jansen.

Advisement was provided by the Planning Commission.

L. OTHER BUSINESS

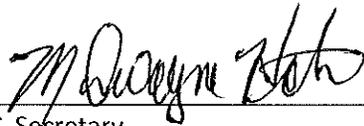
M. COMMISSION COMMENT

N. STAFF COMMENT

O. ADJOURN

Chairman Liz Droke adjourned the meeting at 6:14 pm.


Liz Droke, Chairman

X 
P.C. Secretary