

SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING AGENDA
199 Town Center Parkway
Monday, April 13, 2015
5:30 P.M.



Call meeting to order

Stipulation of members present

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.

Concerned Citizens (Non-Agenda Items)

Public Comment (Agenda Items)

Approval of the March 9, 2015, meeting minutes

Approval of the agenda

Consent Agenda:

1. **Resolution 15-08:** To establish a Maintenance Bond for Kings Creek Phase 5B Section 2.
2. **Resolution 15-09:** To establish a Performance Bond for Kings Creek Phase 5B Section 2.
3. **FPL 15-293:** Submitted by O’Leary and Associates for Phase 5B Section 2 of Kings Creek Planned Unit Development (PUD). The property is zoned R-2, Medium Density Residential, PUD and contains approximately 1.87 acres. The applicant request final plat approval for seven residential lots.
4. **FPL 15-302:** Submitted by Stanford and Associates for Phase 3B of the Williams Park Subdivision. The property is zoned R-2 Planned Unit Development and contains approximately 14.16 acres. The applicant requests final approval for 43 single-family residential lots.
5. **FPL 15-305:** Submitted by Mark Sawyer for Phase 2 Section 7 of the Westview Subdivision. The property is zoned R-4, High Density Residential, district and contains approximately 2 acres. The applicant requests final plat approval for 10 residential lots.
6. **SPT 15-309:** Submitted by Stanford and Associates for property located at 5159 Main Street. The property is zoned B-3, Intermediate Business District, and B-4, Central Business District, and contains approximately 17.92 acres. The applicant requests for six (6) commercial lots.
7. **SPT 15-310:** Submitted by Stanford and Associates for the Jenkins Commercial Plaza. The property is zoned B-4, Central Business District, and contains approximately 9.56 acres. The applicant requests sketch plat approval of four (4) commercial lots.

Regular Agenda:

Old Business

1. **STP 15-188:** Submitted by Jonathan Stewart for property located at 3818 Old Port Royal Road. The property is zoned B-4, Central Business District, and contains approximately 2.25 acres. The applicant requests site plan and design approval for a microbrewery and restaurant 13,084 square feet and associated parking.

(The applicant did not submit revisions for Planning Commission review)

New Business

1. **SKP 15-181:** Submitted by Perry Engineering for property located at the southwest corner of Reserve Boulevard and Port Royal Road. The property is zoned B-4, Central Business District, and contains approximately 2 acres. The applicant requests sketch plan approval for a gas station and convenience store containing 4,800 square feet and associated parking.
2. **SKP 15-291:** Submitted by O'Leary and Associates for Lot 1 of the Crossings at Spring Hill. The property is zoned B-4, Central Business District, and contains approximately 1.6 acres. The applicant requests sketch plan approval for a liquor store (Parkway Wine and Spirits).
3. **SKP 15-299:** Submitted by Stanford and Associates for Southaven Condos. The property is zoned R-2, Low Density Residential, Planned Unit Development, and contains approximately 16 acres. The applicant requests preliminary development approval for 226 attached dwelling units and associate amenities and parking.
4. **SPT 15-301:** Submitted by Dewey-Estes for property located south of Saturn Parkway and west of Kedron Road. The property is zoned B-1, Office and Limited Retail Commercial, and R-1, Low Density Residential, districts and contains approximately 309 acres. The applicant requests sketch plat approval for 808 dwelling units in the Vineyards at Spring Hill.
5. **STP 15-308:** Submitted by Billingsley Architecture for property located at 2760 Buckner Lane. The property is zoned R-2, Medium Density Residential, and contains approximately 10.5 acres. The applicant request site plan approval for Connection Hill Primitive Baptist Church.
6. **ADM 15-342:** Submitted by City staff. The request is for Planning Commission adoption of the Major Thoroughfare Plan.

Other Business

Adjourn