City of Spring Hill
199 Town Center Parkway
Spring Hill, TN. 37174

AGENDA
Regular Meeting
May 13, 2019
5:30 PM

A. CALL TO ORDER

B. ROLL CALL

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.

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

E. PUBLIC COMMENT (AGENDA ITEMS)

F. MINUTES
   1. Approval of Meeting Minutes from the April 8, 2019 Regular Meeting of the Planning Commission.

G. APPROVAL OF THE AGENDA

H. CONSENT AGENDA
   1. **PC Resolution 19-30**: Release Performance Bond and establish Maintenance Bond for Carnation Place.
   3. **PC Resolution 19-32**: Dedication of road ROW and public improvements in Copper Ridge Ph 1 and 2.
   4. **PC Resolution 19-33**: Release Maintenance Bond for Copper Ridge Ph 1 and 2.
   5. **PC Resolution 19-34**: Dedication of road ROW and public improvements in Copper Ridge Ph 7.
   7. **PC Resolution 19-36**: Establish Maintenance Bond for Derryberry Section 2.
   8. **PC Resolution 19-37**: Establish Performance Bond for Derryberry Sec 2.
   9. **PC Resolution 19-38**: Establish Maintenance Bond for 2850 & 2852 Hurt Road.
10. **RZN 664-2019**: Submitted by the City of Spring Hill for the **TN Children’s Home property**. The property is located at the corner of Beechcroft and Dr. Robertson Road. The property is zoned C-2 and contains approximately 86.29 acres. The applicant requests a rezone from C-2, Professional Office District, to IC, Institutional Campus District. Requested by the City of Spring Hill.

11. **FPm 674-2019**: Submitted by Wilson & Associates for **Southern Springs Phase 3B**. The property is located at Kedron Rd. and Saturn Parkway and contains approximately 15.04 acres. The applicant is requesting final plat minor subdivision review to abandon the cul-de-sac at the end of Humphries Glen and extend the R.O.W. to the property line for future connection. Final plat (FPL 435-2017) was approved at the March 2018 Planning Commission meeting. Requested by Keith Brotherton.

**I. OLD BUSINESS**

1. **STP 661-2019**: Submitted by James Whitlock for **Great White Express Car Wash**. The property is located at 5414 Main Street, zoned C-4 and contains approximately 1.35 acres. The applicant requests approval of building elevations. The site plan (STP 661-2019) was approved at the April 2019 Planning Commission meeting. Requested by James Whitlock.

**J. NEW BUSINESS**

1. **FPL 665-2019**: Submitted by Dale & Associates for the **Columbia Academy** at 756 Beechcroft Rd. The property is zoned C-2 and contains approximately 4.99 acres. The applicant requests final plat approval to create 2 lots. Requested by Chris Goetz.

2. **STP 668-2019**: Submitted by Mullins, LLC for **Dartford Townhomes**. The property is located on Duplex Rd., zoned R-2 and contains approximately 16.9 acres. This item was previously approved (STP 501-2018) at the May 2018 Planning Commission meeting. The applicant requests to modify the Site Plan approval. Requested by Eric Lane.

3. **ANX 675-2019**: Submitted by WES Engineers & Surveyors for the **annexation of the Checko Property**. The property is located at the intersection of Port Royal Rd. and Tom Lunn Rd. and contains approximately 13.94 acres. The applicant requests annexation. Requested by Gerald Vick.

4. **FPL 676-2019**: Submitted by WES Engineers & Surveyors for **Sawgrass Phase 1, Section 1**. The property is located on Tom Lunn Rd., zoned R-2 PUD and contains approximately 47.42 acres. The applicant requests final plat approval to create 23 single-family lots. Preliminary plat (PPL 517-2018) was approved at the June 2018 Planning Commission meeting. Requested by Allen O’Leary.

5. **PPL 678-2019**: Submitted by WES Engineers & Surveyors for **Hardin’s Landing Section 4**. The property is located on Duplex Rd., zoned R-2 PUD and contains approximately 35.13 acres. The applicant requests preliminary plan approval for 98 single-family lots with related appurtenances. Requested by Allen O’Leary.

6. **FPL 679-2019**: Submitted by Huntly Gordon for **2848 & 2850 Hurt Road**. The property is zoned R-2 and contains approximately 1.2 acres. The applicant requests final plat approval. Preliminary plat (PPL 449-2017) was approved at the February 2018 Planning Commission meeting. A Final Plat application (FPL 569-2018) was withdrawn prior to the September 2018 Planning Commission meeting. Requested by Huntly Gordon.
K. OTHER BUSINESS

1. Application NCP 677-2019 (Cobblestone Phase 2) has been withdrawn.
2. Application STP 669-2018 (Beechcroft Self Storage) has been deferred.
3. Application STP 670-2019 (4001 Parkfield Loop North) has been deferred and will be on the May 28, 2019 Work Session Agenda.
4. Application ZTA 671-2019 (Drive-through CDC) has been deferred and will be on the May 28, 2019 Work Session Agenda.
5. Application SPm 684-2019 (Belshire Village) has been deferred and will be on the May 28, 2019 Work Session Agenda.

L. BOARD COMMENT

M. STAFF COMMENT

N. ADJOURN
A. CALL TO ORDER

Chairman Paul Downing called the meeting to order at 5:40 PM.

B. ROLL CALL

Members Present: Mayor Rick Graham, Alderman Fitterer, Chairman Paul Downing, Vice Chairman Paula Hepp, Todd Benne and James Golias. Jared Cunningham was not present.

Staff Present: City Attorney Patrick Carter, Planning Director Steve Foote, Associate Planner Logan Elliott, City Engineer Tom Wolf, Assistant City Administrator Chuck Downham and Planning Assistant Austin Page.

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.

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

There was no public comment.

E. PUBLIC COMMENT (AGENDA ITEMS)

There was no public comment.

F. MINUTES

1. Approval of Meeting Minutes from the March 11, 2019 Regular Meeting and the March 25, 2019 Special Called Meeting of the Planning Commission.

   Alderman Fitterer made motion to approve the March 11, 2019 Regular Meeting and March 25, 2019 Special Called Meeting minutes as amended. Motion seconded by Commissioner Golias. Motion passed 5-0.

G. APPROVAL OF THE AGENDA

Chairman Paul Downing moved Consent Agenda items three (3) and four (4) to Old Business and will become items one (1) and two (2).

   Alderman Fitterer made motion to approve the Agenda as modified. Motion Seconded by Mayor Rick Graham. Motion passed 5-0.

P.C. Regular Meeting Minutes 4-8-2019
H. CONSENT AGENDA

1. **PC Resolution 19-23**
   Dedication of Road ROW and Public Improvements in Abbington Downs Ph 1 and Ph 2

2. **PC Resolution 19-24**
   Release Maintenance Bond Abbington Downs Ph 1 and Ph 2

3. **PC Resolution 19-25**
   Dedication of Road ROW and Public Improvements in Brixworth Ph 2

4. **PC Resolution 19-26**
   Release Maintenance Bond Brixworth Ph 2

5. **PC Resolution 19-28**
   Establish Maintenance Bond for Brixworth Ph 5

6. **PC Resolution 19-29**
   Establish Performance Bond for Brixworth Ph 5

7. **STP 650-2019**: Crossings – Lot 7 (Shoppes at the Crossings). Requesting approval of Building Elevations. Site plan was approved at March 11, 2019 Planning Commission.
   
   **Staff Recommendation**: Staff recommends approval of building elevation option 3 with site plan application STP 650-2019 (Crossings – Lot 7).

8. **FPL 653-2019**: Submitted by SEC Engineering for Derryberry Estates Section 4. The property is located on Tom Lunn Road, zoned R-2 PUD and contains approximately 3.56 acres. The applicant requests final plat approval for 34 single-family lots. Requested by Douglas Jenkins.
   
   **Staff Conditions**:
   1. The applicant shall not use Tom Lunn Road as a construction entrance.
   2. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.
   
   **Recommendation**: The applicant to participate proportionately in partnership with the City of Spring Hill and other nearby development projects along the Tom Lunn Road corridor in the widening of Tom Lunn Road in consideration of credits to adequate facilities tax fees subject to authorization by the Board of Mayor and Aldermen. The applicant may be requested to enter into a development agreement with the City of Spring Hill to formalize the terms of their participation in the widening project.

9. **SPm 655-2019**: Submitted by Lukens Engineering Consultants for Premier Chiropractic. The property is located on Station Hill Drive, zoned C-4 and contains approximately 0.99 acres. The applicant requests site plan minor modification to the drive entrance off of Station Hill drive. Requested by Jim Lukens.
   
   **Staff Conditions**:
   1. A recordable easement document shall be prepared by the applicant addressing the provision for cross-access to the north that will also permit access and connection to the easement from the north including the continuation of the access driveway for the purpose of providing cross-access connectivity between the parcels. The language of this instrument shall be reviewed and approved by the Planning Director.

*P.C. Regular Meeting Minutes 4-8-2019*

**Staff Conditions:**
1. The purpose note will be amended to reference the addition of the public access easement spanning Lot 4B and Lot 4C.
2. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.


**Staff Conditions:**
1. Modification to the plat may require Planning Commission approval prior to recordation.
2. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.

12. **FPL 657-2019**: Submitted by Breland Homes, LLC for Brixworth Phase 5. This property is zoned R-2 and contains 27.26 acres. The applicant requests final plat approval for 64 single-family lots and an extension of Lantana Drive, Parliament Drive, Danes Drive and Bern Drive. Requested by Mullins, LLC.

**Staff Conditions:**
1. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.

*Mayor Rick Graham made motion to approve Consent Agenda with all associated staff conditions of approval. Motion seconded by Vice Chairman Paula Hepp. Motion passed 5-0.*

I. **OLD BUSINESS**

1. **PC Resolution 19-25**
   Dedication of Road ROW and Public Improvements in Brixworth Ph 2

*Commissioner Benne arrived at 5:51 PM.*

*Alderman Fitterer made motion to approve PC Resolution 19-25. Motion seconded by Mayor Rick Graham. Motion passed 6-0.*

2. **PC Resolution 19-26**
   Release Maintenance Bond Brixworth Ph 2

*Alderman Fitterer made motion to approve PC Resolution 19-26. Motion seconded by Mayor Rick Graham. Motion passed 6-0.*

J. **NEW BUSINESS**

1. **PC Resolution 19-27**

*P.C. Regular Meeting Minutes 4-8-2019*
Establish Performance Bond for Sawgrass Ph 1
Vice Chairman Paula Hepp made motion to approve Resolution 19-27. Motion Seconded by Mayor Rick Graham. Motion passed 6-0.

2. **STP 654-2019**: Submitted by Civil Site Design Group for The Learning Experience. The property is located on Old Port Royal Road, in the Barclay Port Royal Subdivision. The property is zoned C-4 and contains approximately 1.13 acres. The applicant requests site plan approval for a 10,000 sq./ft facility used for early education. Requested by Brad Snyder.

**Staff Conditions:**
1. The applicant provides a photometric plan that shows light spillage at the property lines to be in compliance with the Unified Development Code, as approved by the City Engineer.
2. The applicant shall provide a Fire Department turning template to and receive approval from the Fire Marshal.
3. The applicant shall provide written confirmation directed to the City from electrical provider that the proposed landscape plan including tree species selected are approved for planting along the OHE easement to prevent future conflicts and hazards as the trees mature.
4. The applicant shall provide verification that the off-site storm water management facilities are capable of handling the storm water runoff form subject site.

Alderman Fitterer made motion to approve STP 654-2019 with two (2) staff conditions of approval. Motion seconded by Commissioner Benne. Motion passed 6-0.

3. **SPC 660-2019**: Submitted by Catalyst Design Group for 720 Beechcroft Road. This property is zoned C-4 and contains approximately 4.14 acres. The applicant requests concept review and comment for a 45,900 sq./ft commercial and retail mixed-use development. Requested by Catalyst Design Group.

   *This request is a non-voting item. The purpose of this process is to offer information and guidance to the applicant. Therefore, no recommendation was made.*

4. **STP 661-2019**: Submitted by James Whitlock for Great White Express Car Wash. The property is located at 5414 Main Street, zoned C-4 and contains approximately 1.35 acres. The applicant requests site plan approval for a car wash facility. A car wash is considered a special use for the C-4 zoning district and the applicant received approval from the Board of Zoning Appeals (BZA 630-2018) on February 19, 2019. Requested by James Whitlock.

**Staff Conditions:**
1. Add City Engineer to Site General Note #16 on Sheet Number C1.0 regarding the pre-construction conference on the construction plans.
2. Retaining walls exceeding 4 feet in height shall be designed by a licensed professional engineer in the State of Tennessee who specializes in structural engineering and submitted to the City for review and approval.
3. Identify the concrete sidewalk on Sheet Number C1.0 in accordance with the proposed site legend on the construction plans.
4. The TW/BW elevations at the west end of the retaining wall need to be referenced to the end of the wall itself on the construction plans.
5. Include a copy of the Spring Hill Concrete Drive Approach detail on the construction plans.
6. HDPE storm sewer pipe can only be used in turf or non-traffic areas. Storm sewer pipe in traffic areas shall be reinforced concrete or HDPP and shall be indicated on the construction plans.

*P.C. Regular Meeting Minutes 4-8-2019*
7. Sanitary sewer service lines shall be PVC SDR-26 pipe and shall be indicated on the construction plans.
8. Provide a 24” grass strip between the face of concrete walk and back of concrete curb to be consistent with previous development and shall be indicated on the construction plans.
9. Provide a wall or fence, 6 to 8 feet in height, between the car wash and residential lot lines with a 3’ tall shrub planted every 3’ on center on the side of the wall or fence that is interior to the site. The south-eastern lot line is residential use and should provide for this buffer requirement.
10. Elevations not been approved and the applicant shall appear on a later Planning Commission agenda for elevation approval.

Alderman made motion to approve STP 661-2019 with nine (9) staff conditions of approval and adding a tenth (10) condition to read as above. Motion seconded by Mayor Rick Graham. Motion passed 6-0.

K. OTHER BUSINESS

1. Grace Park Baptist Church (FPL 656-2019) has been withdrawn.

L. BOARD COMMENT

M. STAFF COMMENT

N. ADJOURN

Chairman Paul Downing adjourned the meeting at 6:15 PM.

________________________________    ________________________
Paul Downing, Chairman            Steve Foote, P.C. Secretary
DATE: April 17, 2019

REQUEST: Release the performance bond and establish a maintenance bond for Carnation Place for sidewalks, street lights, street signs, and final topping.

SUBMITTED BY: Thomas S. Wolf, P.E. – City Engineer

OVERVIEW:

- A performance bond was established for Carnation Place in the amount of $119,900.00 in April 2017. All improvements have been constructed with the exception of final topping.
- Roads will be final topped on April 22, 2019.

PC ACTION REQUESTED:

- Approve PC Resolution 19-30 to release the performance bond and establish a maintenance bond for Carnation Place.
RESOLUTION 19-30 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND
TO ESTABLISH AS A MAINTENANCE BOND FOR
CARNATION PLACE

WHEREAS, a Performance Bond is in place guaranteeing the completion of certain improvements for Carnation Place in the amount of $119,900.00; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
   *Sidewalks, street lights, street signs, and final topping to all streets with 1 ½ inches of hot mix asphalt; and*

WHEREAS, to date, the improvements have been completed, final topping was placed in April 2019 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Carnation Place and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of $119,900.00 be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of $35,970.00 for a minimum of twelve (12) months from date of final topping.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Carnation Place in the amount of $35,970.00 is hereby approved.

Passed and adopted this 13th day of May, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 5/31/19

Paul Varney Construction, LLC

Carnation Place

N/A

Development Name: Carnation Place

Phase or Section of Construction: N/A

Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, final topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

City of Spring Hill Utility Inspector (signature)

Chris Crumley
Printed name

Approved By:

Thomas S. Wolf
City of Spring Hill Engineering Dept. (signature)

Printed name
DATE: April 17, 2019

REQUEST: Release the performance bond and establish a maintenance bond for Cobblestone Village Phase 2 Section 1 for sidewalks, street lights, and final topping

SUBMITTED BY: Thomas S. Wolf, P.E. – City Engineer

OVERVIEW:

- A performance bond was established for Phase 2 Section 1 in the amount of $75,350.00 in December 2016. All improvements have been constructed.
- Roads were final topped in November 2018.

PC ACTION REQUESTED:

- Approve PC Resolution 19-31 to release the performance bond and establish a maintenance bond for Cobblestone Village Phase 2 Section 1
RESOLUTION 19-31 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND TO ESTABLISH AS A MAINTENANCE BOND FOR COBBLESTONE VILLAGE PHASE 2 SECTION 1

WHEREAS, a Performance Bond is in place guaranteeing the completion of certain improvements for Cobblestone Village Phase 2 Section 1 in the amount of $75,350.00; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
  Sidewalks, street lights, and final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have been completed, final topping was placed in July 2018 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Cobblestone Village Phase 2 Section 1 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of $75,350.00 be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of $22,605.00 for a minimum of twelve (12) months from date of final topping.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Cobblestone Village Phase 2 Section 1 in the amount of $22,605.00 is hereby approved.

Passed and adopted this 13th day of May, 2019.

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Paul Downing, Chairman

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Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 4/16/19

SDH Nashville, LLC

Cobblestone Village

Phase 2 Section 1

Development Name: Cobblestone Village

Phase or Section of Construction: Phase 2 Section 1

Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, final topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant’s engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Michael W. Stephens
City of Spring Hill Utility Inspector (signature)

Printed name

Approved By:

Thomas S. Wolf, P.E.
City of Spring Hill Engineering Dept. (signature)

Printed name
The purpose of this plat is to create 15 single family home sites.

[Diagram of the plat showing the layout and dimensions of the proposed homesites.]
DATE: April 17, 2019

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Copper Ridge Phase 1 and Phase 2

Release the maintenance bond for Copper Ridge Phase 1 and Phase 2

SUBMITTED BY: Thomas S. Wolf, P.E. - City Engineer

OVERVIEW:

- A maintenance bond is in place for Phase 1 and Phase 2 in the amount of $12,045.00.
- Roads were final topped in June 2018.
- All certificates of satisfaction have been signed off on by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 19-32 to recommend acceptance and dedication of road rights-of-way and public improvements for Copper Ridge Phase 1 and Phase 2
- Approve PC Resolution 19-33 to release the maintenance bond for Copper Ridge Phase 1 and Phase 2
RESOLUTION 19-32 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR COPPER RIDGE PHASE 1 AND PHASE 2

WHEREAS, Copperstone Development Partners, LLC has a recorded Final Plat for Copper Ridge Phase 1 and Phase 2 in Williamson County Plat Book P60, Page 116 and Page 117; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement’s be accepted and the same become a part of the Public Street system of the City of Spring Hill.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Copper Ridge Phase 1 and Phase 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of May, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 19-33 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR COPPER RIDGE PHASE 1 AND PHASE 2

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage and detention pond, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Copper Ridge Phase 1 and Phase 2 in the amount of $12,045.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Copper Ridge Phase 1 and Phase 2 in the amount of $12,045.00 is hereby approved.

Passed and adopted this 13th day of May, 2019

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 4-17-19

Copperstone Development Partners, LLC

Copper Ridge

Phase 1 and Phase 2

Development Name: Copper Ridge

Phase or Section of Construction: Phase 1 and Phase 2

Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, final topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant’s engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

City of Spring Hill Utility Inspector (signature)

Printed name

Approved By:

City of Spring Hill Engineering Dept. (signature)

Printed name
DATE: April 17, 2019

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Copper Ridge Phase 7

Release the maintenance bond for Copper Ridge Phase 7

SUBMITTED BY: Thomas S. Wolf, P.E. - City Engineer

OVERVIEW:

- A maintenance bond is in place for Phase 7 in the amount of $8,349.00.
- Roads were final topped in June 2018.
- All certificates of satisfaction have been signed off on by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 19-34 to recommend acceptance and dedication of road rights-of-way and public improvements for Copper Ridge Phase 7
- Approve PC Resolution 19-35 to release the maintenance bond for Copper Ridge Phase 7
RESOLUTION 19-34 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR COPPER RIDGE PHASE 7

WHEREAS, Copperstone Development Partners, LLC has a recorded Final Plat for Copper Ridge Phase 7 in Williamson County Plat Book P63, Page 89; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement’s be accepted and the same become a part of the Public Street system of the City of Spring Hill.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Copper Ridge Phase 7 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of May, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 19-35 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR COPPER RIDGE PHASE 7

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage and detention pond, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Copper Ridge Phase 7 in the amount of $8,349.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Copper Ridge Phase 7 in the amount of $8,349.00 is hereby approved.

Passed and adopted this 13th day of May, 2019

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 4-17-19

Copperstone Development Partners, LLC
Copper Ridge
Phase 7

Development Name: Copper Ridge
Phase or Section of Construction: Phase 7
Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, final topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

City of Spring Hill Utility Inspector (signature)

City of Spring Hill Engineer Dept. (signature)

Approved By:

City of Spring Hill, TN 37174
PHONE (931)486-2252  NASHVILLE LINE (615)248-6307  WILLIAMSON CO. (615)599-2614  FAX (931)486-0516
DATE: April 17, 2019

REQUEST: Establish a maintenance bond and a performance bond for Derryberry Section 2

SUBMITTED BY: Thomas S. Wolf, P.E. - City Engineer

OVERVIEW:

- Final plat was approved on the April 2019 Planning Commission meeting agenda.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 19-36 to establish a maintenance bond for Derryberry Section 2
- Approve PC Resolution 19-37 to establish a performance bond for Derryberry Section 2
A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
DERRYBERRY SECTION 2

WHEREAS, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 48 lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat: Water, Sewer, Storm Water Drainage and Basins Infrastructure, Streets and Curbs; and

WHEREAS, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of $165,711.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Derryberry Section 2 in the amount of $165,711.00.

Passed and adopted this 13th day of May, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

Development ___ DERRYBERRY ___
Phase ___ N/A ___  Section ___ 2 ___ # of lots ___ 48 ___

Cost to install Utility's (Maintenance Bond)

Sewer line ___ $194,495 

Water line ___ $145,322 

Storm Water ___ $122,555 (Infrastructure)

Curbing ___ $30,000 

Binder ___ $60,000 

TOTAL = $552,372.00

30% of TOTAL = $165,711.00

BOND AMOUNT = $165,711.00
RESOLUTION 19-37 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
DERRYBERRY SECTION 2

WHEREAS, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 48 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
   Sidewalks, Street Lights, Stormwater Surface Maintenance, Street Signs
   and Final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of $147,837.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Derryberry Section 2 in the amount of $147,837.00.

Passed and adopted this 13th day of May, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

Development___DERRYBERRY_____  
Phase__N/A__  Section_2_  #of lots_48_

Cost to install Utility's (Performance Bond)

- Signage $1,500
- Street Lights $20,000
- Storm Water Surface maintenance $35,638 (to include drainage area, ditches, retention and/detention ponds, open spaces)

- Sidewalks (feet) 18,630'
- Sidewalks (cost) $37,260
- Road linear feet 1,825'
- Road width 28'
- Final Asphalt Topping cost $40,000

TOTAL = $134,398.00  
+ 10% OF TOTAL = $13,439.00  

BOND AMOUNT = $147,837.00
**Application for Surety**

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<tr>
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<td>Derry Berry</td>
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<tr>
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<td>2</td>
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<tr>
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<td>Water, sewer, stormwater drainage and streets and curb</td>
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<td><strong>Name of Financial Institution:</strong></td>
<td>First National Bank</td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
<td>Joey Allison</td>
</tr>
<tr>
<td><strong>Email:</strong></td>
<td><a href="mailto:jallison@fmbat.com">jallison@fmbat.com</a></td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>1708 Catalina Blvd.</td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong></td>
<td>Murfreesboro, TN 37129</td>
</tr>
<tr>
<td><strong>Phone Number:</strong></td>
<td>(615) 713-1172</td>
</tr>
<tr>
<td><strong>Fax Number:</strong></td>
<td>(615) 615-23-2534</td>
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<tr>
<td><strong>Name of Owner/Developer or Representative:</strong></td>
<td>Jason Beavers</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>202 Robert Ave Dr. Suite 300</td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong></td>
<td>Murfreesboro, TN 37129</td>
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<tr>
<td><strong>Phone Number:</strong></td>
<td>(615) 692-2814</td>
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<td><strong>Fax Number:</strong></td>
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</table>

**Action Request**

I (we) request that the following action be taken:

- [x] Establish New Surety
- [ ] Request Final Inspection and Release of Surety
- [ ] Request Reduction of Surety Amount
- [ ] Request extension of surety for (1) year
- [ ] Request Maintenance Bond

(Please provide proof of difficulty below)

**Explanation for Proof of Difficulty:**

______________________________
Applicant Signature

3/25/19
Date

City Staff Signature

Date
DATE: April 17, 2019

REQUEST: Establish a maintenance bond for 2850 & 2852 Hurt Road

SUBMITTED BY: Thomas S. Wolf, P.E. - City Engineer

OVERVIEW:

• Final plat is on the May 2019 Planning Commission meeting agenda for approval.
• Developer has submitted application and corresponding documentation to establish bond.

PC ACTION REQUESTED:

• Approve PC Resolution 19-38 to establish a maintenance bond for 2850 & 2852 Hurt Road
RESOLUTION 19-38
OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
3850 & 2852 HURT ROAD

WHEREAS, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 2 lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
   Water, Sewer, and Sidewalks; and

WHEREAS, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months from the date of final plat recording, in the amount of $16,200.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for 2850 & 2852 Hurt Road in the amount of $16,200.00.

Passed and adopted this 13th day of May, 2019.

______________________________
Paul Downing, Chairman

______________________________
Steve Foote, Secretary
Utility Information Sheet

Development____2850 & 2852 HURT ROAD____

Phase_N/A_ Section_N/A_ #of lots_2_

Cost to install Utility's (Maintenance Bond)

Sewer line____$32,000 __________________

Water line____$15,000 __________________

Sidewalks (feet)__350 LF ________________

Sidewalks (cost)__$7,000 __________________

TOTAL = $54,000.00

30% OF TOTAL = $16,200.00

BOND AMOUNT = $16,200.00
City of Spring Hill
199 Town Center Parkway
P.O. Box 789

Project Name: 2850-2852 Hurt Road

Phased: N/A

Section: N/A

Number of Lots Approved: 2

Number of Lots Remaining: N/A

Surety Type: X Maintenance Performance Restoration

Posted With: Letter of Credit Performance Bond Insurance Bond Cash

Surety Amount: $

Expiration Date: / / 

Automatic Renewal Clause Included with Surety: Yes / No (Circle One)

Purpose of Surety: Maintenance Bond for Infrastructure

Name of Financial Institution: Pinnacle Bank

Surety #: __

Contact Person: VICKI MANNING

Email: VICKI.MANNING@PNFP.COM

Address: 7040 Craythers Parkway

City, State, Zip: Franklin, TN 37067

Phone Number: (615) 744-3793

Fax Number: (615) 744-3893

Name of Owner/Developer or Representative: Daeul Peck

Address: 1850 Lebanon Pike

City, State, Zip: Franklin, TN 37064

Phone Number: (615) 403-3830

Fax Number: (615) 403-3830

I (we) request that the following action be taken:

- Establish New Surety
- Request Final Inspection and Release of Surety
- Request Reduction of Surety Amount
- Request Extension of Surety for (1) year
- Request Maintenance Bond

(Please provide proof of difficulty below)

Explanation for Proof of Difficulty:


Applicant Signature: DAEUL PECK

Date: 4/5/19

City Staff Signature: 

Date: 

Financial Information

Contact Information

Applicant

City Staff

Page 1 of 1
RZN 664-2019: Initiated by the City of Spring Hill Planning Commission, on behalf of the Tennessee Children’s Home, for 2225 Dr. Robertson Rd. The property is zoned C-2 and contains approximately 86.29 acres. The request is to rezone from C-2, Professional Office District, to I-C, Institutional Campus District. Requested by the City of Spring Hill.

Property Description and History: This property is the north-west corner lot at the intersection of Beechcroft and Dr. Robertson Road. The property consists of two lots about 40 acres in size each. A Neighborhood Concept Plan received approval (NCP 465-2018) for the southern lot in March of 2018 and conveys vesting rights for three years from the time of approval. The plan consists of 126 R-4 sized residential lots with access on Beechcroft and cross-access to the north lot. This plan was approved under the former B-1 zoning which permitted residential uses as allowed in the R-4 district. The minimum lot size approved for this plan was 6,000 sq. ft. When the UDC was adopted, the zoning of the site became C-2. The proposed subdivision is not permitted in the current C-2 or proposed I-C zoning category. The R-4 zoning district would permit the Neighborhood Concept Plan approved in 2018.

Regarding the proposed Tennessee Children’s Home use, the former B-1 zoning permitted schools as a use on appeal. The proposed I-C zoning district specifically permits Children’s Homes.

Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan classifies the area as a Mixed-Use Neighborhood Area. Mixed-Use Neighborhood Areas are primarily residential but may include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small-town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood. Staff believes that the requested change to I-C, Institutional Campus, enhances the future land use goal for this area because of the mixture of uses allowed by IC zoning and the intensity of use usually brought by institutional campuses.

Zoning Map Amendments: Staff has placed public notification signs on the property as required by the Unified Development Code. The city has mailed notification letters to surrounding land owners.

Approval standards for zoning map amendments, as found in the Unified Development Code, Article 13, are below:

**E. Approval Standards**

The Board of Mayor and Aldermen decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning Commission and the Board of Mayor and Aldermen must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. **Approval Standards for Map Amendments**
   a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
   b. The compatibility with the existing use and zoning of nearby property.
   c. The extent to which the proposed amendment creates nonconformities.
   d. The trend of development, if any, in the general area of the property in question.
   e. That there are no adverse impacts on public health, safety, and welfare.
f. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to or concurrent with the development of the site, which would be permitted on the subject property if the amendment were adopted.

Based on a review of the above section, Staff has determined that the proposed rezoning is in agreement with the above six criteria with the following exception:

   c. Applying the I-C district to the south lot, where Neighborhood Concept Plan 465-2018 has been approved, would result in a nonconformity if the subdivision is developed.

The City has initiated a rezoning application for a property that the Tennessee Children’s Home owns. The Children’s Home is in the process of selling their existing property on Main Street and is pursuing relocating the Children’s Home facility to this property. The current zoning of the property is commercial and does not permit the use of the property for a children’s home. The rezoning of the property to I-C, Institutional Campus, would allow for the property to be used for a children’s home and Staff believes this designation to be the most appropriate zoning district for their plans for the property. Staff met with some of the leadership of the Tennessee Children’s Home and confirmed that the long-term plans of the organization are well aligned with the uses permitted in the IC zoning district.

**Recommendation:** Staff recommends forwarding Rezoning application RZN 664-2019 to the Board of Mayor and Alderman with a recommendation of approval.
Character Areas

These character areas are intended to provide general guidance for land use decisions that will shape development growth for the next twenty years. Each area is presented in a narrative that incorporates the intent of the area, primary future land uses, and a description of the character of the area.
FPm 674-2019: Submitted by Wilson & Associates for Southern Springs Phase 3B. The property is located at Kedron Rd. and Saturn Parkway and contains approximately 15.04 acres. The applicant is requesting final plat minor subdivision review to abandon the cul-de-sac at the end of Humphries Glen and extend the R.O.W. to the property line for future connection. Final plat (FPL 435-2017) was approved at the March 2018 Planning Commission meeting. Requested by Keith Brotherton.

Property Description and History: This property is located in phase 3 (FPL 435-2017) of the Southern Springs development. Phase 3 is located adjacent to Saturn Parkway and was recently approved to serve as the east-west connection point to the recently approved additional phases 7 & 8 (649-2019). The previous plans for phase 3 showed a cul-de-sac capping “Humphreys Glen” with the associated Right-of-Way and easements to accommodate this. Now, the applicant is requesting to modify the Right-of-Way dimensions and easement locations to allow “Humphreys Glen” to continue on as a connector to phase 8.

The cul-de-sac is not presently built in a permanent manner. The site currently has a temporary cul-de-sac. This action would remove the temporary cul-de-sac and reconstruct it to the east on the Wolfe property. Right-of-way for the cul-de-sac in Phase 3 that would be outside of the normal 50’ right-of-way would be absorbed into the adjacent four lots.

Streets and Sidewalk: The applicant is continuing the 50 Right-of-Way dedication for “Humphreys Glen” with 5’ sidewalks on both sides of the street. A temporary easement is provided for fire-rescue temporary turnaround on phase 8, which will remain in effect until another suitable fire turn-around has been constructed and is accepted by the Fire Marshall.

Recommendation: Staff recommends approval of Final Plat minor modification application FPm 674-2019 (Southern Springs Phase 3B ROW), subject to the following conditions:

1. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.
Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
Logan Elliott, Associate Planner
MEETING: May 13, 2019
SUBJECT: STP 661-2019 (Great White Express Car Wash, Building Elevations)

STP 661-2019: Submitted by Civil Engineering Services, the applicant requests Site Plan approval for Great White Express Car Wash, Building Elevations. The property consists of lot 4C of the Crossings North subdivision and contains approximately 1.25 acres. The site plan was approved on April 8, 2019. The property is zoned C-4 and is being processed under the UDC. Submitted by James Whitlock.

Property Description and History: This property is interior to the Crossings North development and is eastward and across from the Arby’s and Fastrack gas and convenience market out-parcels. The applicant recently received Board of Zoning Appeals approval for application BZA 630-2018, to operate a car wash as a Special Use.

The applicant received Site Plan approval for STP 661-2019, with the condition that revised elevations be resubmitted for review and approval by the Planning Commission. The elevations provided at the April 8, 2019 Voting Meeting did not comply with the design guideline below and the Planning Commission was not in favor of waiving this guideline. The Planning Commission indicated that if the applicant followed the materials used on the Port Royal Road car wash that the building would be acceptable. Staff has visited the Port Royal Road facility and pulled the approved building elevations for that business. The Port Royal Road building does include metal panels on select facades. The applicable code provision is below:

B. Building Material Restrictions
The following building material restrictions apply in the commercial districts. These standards do not apply to the C-D and C-G Districts. Building material restrictions for the C-D and C-G Districts are found in Sections 5.5 and 5.6 respectively, below.

1. The following building materials are prohibited on any part of a façade:
   a. Plain concrete block
   b. Plastic

2. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 20% of the façade:
   a. Corrugated metal
   b. Aluminum, steel or other metal sidings
   c. Exposed aggregate (rough finish) concrete wall panels
   d. T-111 composite plywood siding
   e. Vinyl
   f. Exterior insulating finish systems (EIFS)

At the April 22, 2019 Work Session, the applicant received feedback on the materials and colors of the elevations. The Planning Commission asked the applicant to put together a proposal that complied with the Building Material Restrictions and utilized earthy colors for the materials.

Building Design: The applicant has modified the elevations to remove some of the metal panels from the entry and exit end elevations. The metal blue panels that were above the tunnel have been replaced with gray stucco. This modification brings the total area of the elevations to exactly 20% for metal materials, which are considered decorative or detail materials. EFIS has been completely removed from the building and replaced with stucco. This modification brings the
side elevations under the 20% maximum for decorative or detail materials. As shown, the building complies with the Building Material Restrictions of the UDC.

The other concern expressed to the applicant surrounded the colors of the materials. The Planning Commission expressed a preference for more earthy tones of materials. The applicant, in replacing the metal panels on the end elevations, has removed some of the blue materials and provided for a lighter gray color.

**Recommendation:** Staff recommends approval of Site Plan application STP 661-2019, subject to the following conditions:

1. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained. Modification to the approved site plan may require Planning Commission approval.
PROPOSED ELEVATIONS
BUILDING ELEVATIONS FROM STP 46-2015
4878 PORT ROYAL ROAD

STP 46-2015 Elevations A
### High Side Finish

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Exit side Finish

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<td>Nichiha</td>
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STOP & ROLL
Entrance side Finish

- ACM Fascia: 28.03%
- Exposed short tower Brick: 13.34%
- High Tower Brick: 31.80%
- Tower stone: 3.43%
- Knee wall: 0.28%
- ACM Band: 3.17%
- Window: 0.84%
- Tower Band: 10.30%
- End Wall Stucco: 8.91%
Exit side Finish

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ENTRY END ELEVATION

DINATE WITH SITE DRAWINGS
RADES ALONG BUILDING

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ENTRY END ELEVATION

STOP - WASH & ROLL
NEW CAR WASH
S P R I N G H I L L ,  TN

ISSUANCES

27.77.2015 OWNER REVIEW
FPL 665-2019: Submitted by Dale & Associates for the Columbia Academy at 756 Beechcroft Rd. The property is zoned C-2 and contains approximately 4.99 acres. The applicant requests final plat approval to create 2 lots. The request is being processed under the Unified Development Code. Requested by Chris Goetz.

Property Description and History: This property is located on the north side of Beechcroft Road and is just east of the Cleburne Road intersection. There currently exist, and have for a number of years, the Columbia Academy on the front side of the lot and Irving Materials Inc. (IMI) uses the rear portion of the lot for a concrete batch plant. Columbia Academy owns the land and Irving Materials has been leasing the land in the rear. The applicant is requesting to split the land into two lots so that that Irving Materials is situated on its own lot (Lot 2) and accesses the property through an easement on Columbia Academy’s lot.

Access: The two newly created lots would access Beechcroft Road through the same curb-cut that currently exist. The rear lot would access the Right-of-Way via an Access and Utility Easement. The plat describes that the maintenance of the drive within the Access and Utility Easement serving lot 2 shall be the responsibility of the owner of lot 2 (IMI).

Streets and Sidewalk: This property currently has a Collector Street Right-of-Way dedication for Beechcroft Road with 37.5’ being dedicated from the centerline. Beechcroft is classified as an Arterial Street in the Major Thoroughfare Plan and therefore calls for a 47.5’ dedication from the centerline. The applicant is willing to dedicate the land necessary to bring the Right-of-Way dedication from the centerline up to the Arterial Street requirement of 47.5’ with the condition that Lot 1’s sign can remain in its existing location, and partially in the Right-of-Way. The applicant has provided the following note on the plat describing the responsibility of the sign proposed to be partially encroaching into dedicated public Right-of-Way:

A portion of Lot 1’s sign currently exists within the area to be dedicated. Should it be deemed necessary at some point in the future to remove said sign for Right of Way improvements, the owner of Lot 1 will be responsible for all costs associated with the removal and/or relocation of the sign.

In coordination with the City Attorney, Staff recommends adding to this language so that it assigns responsibility of the sign’s maintenance and all liability associated with the sign to the owner of Lot 1 while the sign remains in the public Right-of-Way. The recommended language is as follows:

A portion of Lot 1’s sign currently exists within the area to be dedicated as public Right-of-Way. The owner of Lot 1 is responsible for all maintenance and all liability, whatsoever, associated with Lot 1’s sign. Should it be deemed necessary at some point in the future to remove said sign for Right-of-Way improvements, the owner of Lot 1 will be responsible for all costs associated with the removal and/or relocation of the sign.

In addition to having the plat updated to reflect this recommended language, Staff recommends including this note as a condition of approval for record keeping purposes and to further guarantee enforcement and that this note cannot be amended without the City’s approval. Staff recommends it be subject to approval by the City Attorney.

Utilities: The two lots will be served utilities in the same manner they are today. The underground utilities are located in the proposed Access and Utility Easement covering the driveway which provides access to the site. This easement allows
for the rear lot owner to work on and maintain the underground utilities serving their site that are located on the front lot. The applicant has reached out to the Maury County Health Department and the Tennessee Department of Environment and Conservation, and the Tennessee Department of Health in search of any records that these departments may have regarding the underground sewer improvements. The applicant has provided an email chain demonstrating that the Maury County Health Department, Tennessee Department of Environment and Conservation, and the Tennessee Department of Health have no records for the property.

**Bulk and Area Requirements:** The applicant has provided impervious surface calculations for the two created lots and both lots will contain less than the maximum coverage of 80%. This was accomplished by shifting the north/south portion of the proposed lot line that divides the property into two lots, to the east to provide lot 1 with additional pervious area.

**Bicycle and Greenway:** Beechcroft Road is a designated Multi-Use Trail route in the Bicycle and Greenway Plan. The applicant will either need to build the multi-use trail along the frontage of the property or pay a fee-in-lieu for construction.

**Recommendation:** Staff recommends approval of Final Plat application FPL 665-2019 (Columbia Academy), subject to the following conditions:

1. Correct the labeling of Beechcroft Road to “Arterial” on the plat to be recorded.
2. A portion of Lot 1’s sign currently exists within the area to be dedicated as public Right-of-Way. The owner of Lot 1 is responsible for all maintenance and all liability, whatsoever, associated with Lot 1’s sign. Should it be deemed necessary at some point in the future to remove said sign for Right-of-Way improvements, the owner of Lot 1 will be responsible for all costs associated with the removal and/or relocation of the sign.
3. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.
**External Email**

All,

See the below correspondence. Let me know if this needs any further attention or if we need to look elsewhere.

Chris Goetz, RLS

---

**From:** Hope Holtzclaw [mailto:Hope.Holtzclaw@tn.gov]
**Sent:** Wednesday, May 08, 2019 8:21 AM
**To:** Chris
**Subject:** Septic Information for Maury. County

Chris,

Good morning. I am the Environmental Health Specialist for Maury County. I received your email through our County Director Andrew Kennedy about the septic system in Spring Hill.

I can confirm that we do not keep any septic system records at the health department. As far as I know, TDEC would have those records.

If you need anything else please let me know.

Thank you,
Hope Holtzclaw | Environmental Health Specialist 3
Maury County Health Department
1909 Hampshire Pike
Columbia, TN 38401
Phone – 931-560-1182
Hope.holtzclaw@tn.gov
http://www.tn.gov/health
Connect with TDH on Facebook and Twitter @TNDeptoHealth

Our Mission – To protect, promote and improve the health and prosperity of people in Tennessee.
**External Email**

---

Hello Chris,

We have no records for this property.

Thank you,

Maranda Bedford  
South Central Region Field Office Manager  
Maury Co Health Dept.  
1909 Hampshire Pk.  
Columbia, TN. 38401  
Phone-931-560-1180
Begin forwarded message:

From: Chris <chris@daleandassociates.net>
Date: May 6, 2019 at 10:17:49 AM CDT
To: "Andrew.Kenney@tn.gov" <Andrew.Kenney@tn.gov>
Subject: FW: 746 / 756 Beechcroft/Maury Co Columbia Academy

Hi Andrew,

We are going through the subdivision process with the City of Spring Hill on the above property. One of their comments deals with building restrictions as they relate to existing septic systems. We previously reached out to your department by phone and were directed to the Columbia Environmental Field Office (TDEC) for SSDS records. Can you confirm that the Maury County Health Department does not house records for septic systems? If you do, we certainly would like to speak with someone who might help us.

Having documented correspondence with your department will help us satisfy Planning’s comment, as to date, we have been unable to locate any records for this property.

Regards,

Chris Goetz, RLS
Good Afternoon:

Based on the information provided with your request, we were not able to locate a record. If there is additional information that you think would aid in locating the record, please feel free to provide it. Should you have any further questions, please contact our Environmental Scientist for Maury County, Alan Floyd, at 931-840-4151.

Please let me know how I can be of further assistance.

Thank you,

Ashley

---

Ashley B. Shults | Administrative Secretary
Columbia Environmental Field Office
1421 Hampshire Pike
Columbia, TN 38401
p. 931-490-3931
ashley.b.shults@tn.gov
tn.gov/environment

Sign up for the TDEC E-Newsletter.

Internal Customers: We value your feedback! Please complete our customer satisfaction survey.

External Customers: We value your feedback! Please complete our customer satisfaction survey.

Please consider the environment before printing this email message.
Hi Ashley,

Here are the previous owners if this helps any.

**Patricia Hulen** was the executrix of the **Glenn D. Hulen** Property which was acquired in 1985.

Hulen acquired the property from **Williams H. Quirk**, who acquired the property in 1979 as a portion of a Bank sale of a larger tract.

Please let me know if you need any other information.

Thanks for your assistance,

Lisa Gatewood
Dale and Associates
615-297-5166 xt 113

---

Good Afternoon:

Based on the information provided with your request, we were not able to locate a record. If there is additional information that you think would aid in locating the record, please feel free to provide it. Should you have any further questions, please contact our Environmental Scientist for Maury County, Alan Floyd, at 931-840-4151.

Please let me know how I can be of further assistance.

Thank you,
Ashley

---

**Ashley B. Shults** | Administrative Secretary
Internal Customers: We value your feedback! Please complete our customer satisfaction survey.

External Customers: We value your feedback! Please complete our customer satisfaction survey.

Please consider the environment before printing this email message.

---

From: Ashley B. Shults  
Sent: Monday, April 15, 2019 10:35 AM  
To: Columbia EFO_ADM  
Subject: 756 Beechcroft/Maury Co  

Requestor: Lisa Gatewood  
Phone: 615-308-3631  
Email: lisa@daleandassociates.net  

County: Maury  
Address: 756 Beechcroft or Hwy 247  
Owners: Columbia Academy  

---

Ashley B. Shults | Administrative Secretary  
Columbia Environmental Field Office  
1421 Hampshire Pike  
Columbia, TN 38401  
p. 931-490-3931  
ashley.b.shults@tn.gov  
 tn.gov/environment  

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External Customers: We value your feedback! Please complete our customer satisfaction survey.
Please consider the environment before printing this email message
Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
       Logan Elliott, Associate Planner
MEETING: May 13, 2019
SUBJECT: STP 668-2019 (Dartford Townhomes)

**STP 668-2019**: Submitted by Mullins, LLC for Dartford Townhomes. The property is located on Duplex Rd., zoned R-2 and contains approximately 16.9 acres. This item was previously approved (STP 501-2018) at the May 2018 Planning Commission meeting. The applicant requests to modify the Site Plan approval. Requested by Eric Lane.

**Property Description and History**: This property is located in the Slayton Cove development (NCP 227-2016) which is south of Duplex Road and west of Port Royal Road. This phase of the development connects the Grand Reserve development to the south to Duplex Road. A site plan was approved for this property in May of 2018 (STP 501-2018) for 57 townhome units. The conditions of approval for this application are include here:

1. 25’ wide landscape buffers shall be provided where the property abuts lower density zoning districts prior to the issuance of any permits and applicant shall minimize any tree disturbance within the landscape buffer.
2. Grand Avenue is a public street and shall be platted via a dedication plat to the city prior to the issuance of construction permits.
3. Suggest having lots 49-53 become 3 townhomes and making lots 21-23 a 5 townhome instead. Suggest adding parking spots there instead next to the new 3 townhomes. This way townhomes are in one county instead of two counties.
4. The conditions of NCP 227-2016 shall apply.
5. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
6. Modification to the approved site plan may require Planning Commission approval.
7. On sheet 13A hardy board shall be added as the primary material.

**Requested Site Plan Modification**: The applicant is requesting to change the product type of the townhome to better meet the market demands. This involves widening the footprint of the units from 21.5” to 22”, reducing the length of the units from 49.5’ to 48’, modifying the elevations and overall footprints of the units, and moved one of the townhome units from one building grouping to another because the widening of the building caused a unit to encroach into an easement. The modifications are fairly minor in scope but the UDC requires that changes to the square footage require Planning Commission approval.

**Access**: The access to the site is not being requested to be modified through this application. The site is accessed via Duplex Road and the Grand Reserve Apartment complex to the south.

**Parking and Loading**: The applicant is providing the required parking for townhomes, which includes one guest parking space for every 8 units. The provided guest parking exceeds the required number of spaces, 7, by 5 additional spaces. The guest parking spaces are all located at the southern edge of the development and staff would prefer that the applicant spread these spaces out throughout the development to better serve the residents of this development and their guest. Since this application was previously approved this is only a request.

**Building and Site Design**: The applicant has also submitted revised elevations. The applicant is submitting to carry over the design standards that were adopted with the previous site plan application. These include:

1. Units facing Duplex Road will be 85% Hardi or Brick up to the eave line
2. Interior units-fronts will be a minimum of 80% Cementous product (Brick, Stone, Cultured Stone, Hardi Plank), 24” brick water table on sides and rear.
3. Architectural shingles, vinyl windows for all units.
4. Aluminum Gutters
5. PVC or Fiberglass columns.

The elevations show a brick water table on the side and rear elevations but the brick water table is not dimensioned. Otherwise, the elevations are similar in nature to the previous plans and appear to comply with all of the design standards of this approval.

**Landscaping and Buffering:** There is a 25’ landscape buffer on the west side boundary with the intent of buffering the abutting lower density zoning district (existing single-family neighborhood) and to provide for minimal tree disturbance. The applicant has indicated that no grading will occur in the 25’ landscape buffer in an effort to leave the buffer area undisturbed.

**Bicycle and Greenway Plan:** Duplex Road is a designated Multi-Use trail route in the Bicycle and Greenway Plan. The applicant was not required to construct or pay a fee-in-lieu of for the trail as indicated in the STP 501-2018 staff report.

**Recommendation:** Staff recommends approval of Site Plan application STP 668-2019 (Dartford Townhomes), subject to the following conditions:

1. The buildings shall comply with the design standards provided on the elevation sheets in the submitted plans, with a 24” water table.
2. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained. Modification to the approved site plan may require Planning Commission approval.
NO!O
- HOA SHALL BE RESPONSIBLE FOR
- COMMON AREAS, DRAINAGE SYSTEMS,
- EXISTING IMPERMEABLE SURFACES - 57 UNITS
- PROPOSED IMPERMEABLE SURFACE - 114 SPACES
- TOTAL PROPOSED 57 UNITS X 2 = 114 SPACES

Site Plan
Floor Plan / Elevations
FACADE NOTES:
- Units facing duplex will be 85% Hardi or brick up to the eave line.
- Interior units—fronts will be a minimum of 80% cementous product (brick, stone, cultured stone, Hardi plank), 24" brick water table on sides and rear.
- Architectural shingles, vinyl windows for all units.
- Aluminum gutters.
- PVC or fiberglass columns.
ANX 675-2019: Submitted by WES Engineers & Surveyors for the annexation of the Checko Property. The property is located at the intersection of Port Royal Rd. and Tom Lunn Rd. and contains approximately 13.94 acres. The applicant requests annexation from Maury County. Requested by Gerald Vick.

Property Description and History: This property is between Port Royal Road and Tom Lunn Road and is located north of and adjacent to the intersection of the two roadways. The property consists of three individual lots with two of the lots containing single-family houses. The single-family houses are accessed via driveways on Tom Lunn Road. The property sits on a hill that slopes down towards the Tom Lunn Road and Port Royal Road intersection.

Utilities: Public sanitary sewer service is not directly available to the property. The property owner/developer shall be solely responsible for extending sanitary sewer service to the property. The property owner/developer shall be solely responsible for extending water service to the property and any required Water Main extensions. These services are addressed more fully in the attached plan of services.

Plan of Services: A Plan of Services has been prepared for this property and is included in the packet for your review.

Land Use and Zoning: Upon annexation, the property will be zoned AG, Agricultural.

Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan classifies the area as a Mixed-Use Neighborhood Area. Mixed-Use Neighborhood Areas are primarily residential but may include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small-town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood.

Recommendation: Staff recommends forwarding annexation application ANX 675-2019 (Checko Property) to the Board of Mayor and Alderman with a recommendation of approval.
Table 2: Existing Greenways/Trails

<table>
<thead>
<tr>
<th>Trail No.</th>
<th>Trail Name</th>
<th>Location</th>
<th>Termini</th>
<th>Length (Miles)</th>
<th>Width</th>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Harvey Park Trail</td>
<td>Harvey Park</td>
<td>Miles Johnson Parkway parking lot</td>
<td>0.25</td>
<td>8'</td>
<td>asphalt</td>
</tr>
<tr>
<td>2</td>
<td>Jerry Erwin Park Trail</td>
<td>Jerry Erwin Park</td>
<td>Kedron Road Parking Lot</td>
<td>0.86</td>
<td>8'</td>
<td>asphalt</td>
</tr>
<tr>
<td>3</td>
<td>GM Walking Trail</td>
<td>GM Property</td>
<td>Behind UAW / GM parking area Saturn Pkwy</td>
<td>1.00</td>
<td>6'</td>
<td>asphalt</td>
</tr>
<tr>
<td>4</td>
<td>Rutherford Place Trail</td>
<td>Rutherford Place</td>
<td>Creekside Lane</td>
<td>0.25</td>
<td>6'</td>
<td>crushed</td>
</tr>
<tr>
<td>5</td>
<td>Golfview Estates Trail</td>
<td>Golfview Estates</td>
<td>Kristen Street, Golfview Way, Baker Way</td>
<td>0.75</td>
<td>6'</td>
<td>crushed</td>
</tr>
<tr>
<td>6</td>
<td>Meadowbrook Trail</td>
<td>Meadowbrook Subdivision</td>
<td>Sequoia Trail</td>
<td>0.50</td>
<td>6'</td>
<td>crushed</td>
</tr>
<tr>
<td>7</td>
<td>Walden Creek Trail</td>
<td>Walden Creek Apartments</td>
<td>No Public Access</td>
<td>0.25</td>
<td>10'</td>
<td>asphalt</td>
</tr>
<tr>
<td>8</td>
<td>Chapman's Retreat Trail</td>
<td>Chapman's Retreat Elementary School, Callender Road</td>
<td>0.25</td>
<td>10'</td>
<td>asphalt</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Chapman's Crossing Trail</td>
<td>Chapman's Crossing Subdivision</td>
<td>Locerbie Circle</td>
<td>0.20</td>
<td>5'</td>
<td>crushed</td>
</tr>
<tr>
<td>10</td>
<td>Peter Jenkins Trail</td>
<td>Peter Jenkins Subdivision and Allendale Elementary</td>
<td>Commonwealth Drive</td>
<td>0.64</td>
<td>5'</td>
<td>asphalt</td>
</tr>
<tr>
<td>11</td>
<td>Hardins Landing Trail</td>
<td>Hardins Landing Subdivision</td>
<td>Commonwealth Drive</td>
<td>0.36</td>
<td>8'</td>
<td>crushed</td>
</tr>
<tr>
<td>12</td>
<td>Port Royal Park Walking Trail</td>
<td>Port Royal Park</td>
<td></td>
<td>0.57</td>
<td></td>
<td>asphalt</td>
</tr>
<tr>
<td></td>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>5.88</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2.5 Bicycle Route and Greenway Deficiencies

Currently, the existing greenway trails in Spring Hill are used predominantly for recreation, with the exception of Peter Jenkins Trail that is used by elementary school students to walk to and from Allendale Elementary School. However, with strains on the street network within the City, there is a demand for a non-motorized transportation system that is efficient, interconnected, and safe. Lack of a continuous, safe bicycle and pedestrian network discourages residents and workers from bicycling or walking to their respective destinations. Low density land use and a transportation network designed solely for motor vehicles also creates a barrier to increased bicycle or pedestrian activity with the City. In fact, there are only two existing bike lanes in the City: along Campbell Station Parkway and along Buckner Lane/Port Royal Road. Campbell Station Parkway, and a short section of Buckner Lane in the Haynes Crossing subdivision, are striped for shoulders that could accommodate bikes but are not marked as bike lanes.
<table>
<thead>
<tr>
<th>BIKE LANE PROJECT</th>
<th>TERMINUS</th>
<th>TOTAL LENGTH IN FEET</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thompson’s Station Road Bike Lanes</td>
<td>From Buckner Lane to Sherrie Street</td>
<td>1,878</td>
<td>Long Term</td>
</tr>
<tr>
<td>US 31 Bike Lanes Phase 7</td>
<td>From The Crossings to southern City Limits</td>
<td>10,500</td>
<td>Long Term</td>
</tr>
<tr>
<td>Commonwealth Drive Bike Lanes Phase 3</td>
<td>From Duplex Road to Port Royal Road</td>
<td>5,796</td>
<td>Long Term</td>
</tr>
<tr>
<td>Port Royal Road Bike Lanes Phase 2</td>
<td>From Reserve Boulevard to Derryberry Lane</td>
<td>5,108</td>
<td>Long Term</td>
</tr>
<tr>
<td>Port Royal Road Bike Lanes Phase 3</td>
<td>From Derryberry Lane to Kedron Road</td>
<td>7,967</td>
<td>Long Term</td>
</tr>
<tr>
<td>Denning Lane Bike Lanes</td>
<td>From U.S. 31 to Kedron Road</td>
<td>14,765</td>
<td>Long Term</td>
</tr>
<tr>
<td>Royal Park Boulevard Bike Lanes</td>
<td>From Kedron Road to Timberline Drive</td>
<td>2,875</td>
<td>Long Term</td>
</tr>
<tr>
<td>Jim Warren Road Bike Lanes</td>
<td>From Port Royal Road to south of Crafton Road</td>
<td>10,852</td>
<td>Long Term</td>
</tr>
<tr>
<td>Lunn Bike Lanes</td>
<td>From Port Royal Road to Worthington Lane</td>
<td>10,667</td>
<td>Long Term</td>
</tr>
</tbody>
</table>

Table 4: Project Priorities for Recommended Greenway Projects

<table>
<thead>
<tr>
<th>GREENWAY PROJECT</th>
<th>TERMINUS</th>
<th>TOTAL LENGTH IN FEET</th>
<th>PRIORITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harvey Park Greenway Phase 1</td>
<td>From Campbell Station Parkway to Harvey Park.</td>
<td>7,100</td>
<td>Short Term</td>
</tr>
<tr>
<td>Peter Jenkins Greenway Phase 1</td>
<td>From Longview Recreation Center to New Port Royal Road</td>
<td>2,580</td>
<td>Short Term</td>
</tr>
<tr>
<td>Peter Jenkins Greenway Phase 2</td>
<td>From current Peter Jenkins trail eastern terminus to Duplex Road</td>
<td>2,900</td>
<td>Short Term</td>
</tr>
<tr>
<td>Peter Jenkins Greenway Phase 3</td>
<td>From Duplex Road to Port Royal Greenway</td>
<td>1,890</td>
<td>Short Term</td>
</tr>
<tr>
<td>Peter Jenkins Greenway Phase 4</td>
<td>From southern terminus of Port Royal Greenway to Reserves Boulevard</td>
<td>2,755</td>
<td>Short Term</td>
</tr>
<tr>
<td>Battlefield Greenway Phase 1</td>
<td>From Jerry Erwin Park to GM Trail including US 31 underpass</td>
<td>2,700</td>
<td>Short Term</td>
</tr>
<tr>
<td>Port Royal Greenway Phase 1</td>
<td>From Port Royal Park to Kedron Road</td>
<td>1,550</td>
<td>Short Term</td>
</tr>
<tr>
<td>Port Royal Greenway Phase 2</td>
<td>From Longhunter Chase park to Port Royal Park</td>
<td>5,840</td>
<td>Short Term</td>
</tr>
<tr>
<td>Rippavilla Greenway Phase 1</td>
<td>From Kedron Road to northern loop of Rippavilla Greenway</td>
<td>4,000</td>
<td>Short Term</td>
</tr>
</tbody>
</table>

ADOPTED: 10/19/15
Notice is hereby given that the City of Spring Hill Planning Commission will be considering the annexation of 13.94 acres of Tax Map 043 Parcels 11.02, 11.06 and 11.09 (corner of Port Royal Road and Tom Lunn Road) on May 13, 2019 at 5:30 p.m. The public meeting will take place at City Hall, in the courtroom located at 199 Town Center Parkway, Spring Hill, TN 37174. The purpose of this meeting is to consider the annexation of 13.94 acres of Tax Map 043 Parcels 11.02, 11.06 and 11.09 into the City of Spring Hill and to make a recommendation to the Board of Mayor and Alderman.

This request will be considered by the Board of Mayor and Alderman during the June 3, 2019 work session and June 17, 2019 regular meeting.

The Plan of Services is available to the public for review between the hours of 8:00 a.m and 4:30 p.m. at the following locations;

- On the signs at Tax Map 43, Parcels 11.02, 11.06 & 11.09 (property to be annexed)
- Spring Hill City Hall – 199 Town Center Parkway, Spring Hill, TN 37174
- Spring Hill Planning Department – 5000 Northfield Lane, Suite 520, Spring Hill, TN 37174
- Spring Hill Library – 144 Kedron Parkway, Spring Hill, TN 37174

City of Spring Hill Planning Department  
931-486-2252 ext. 232

Newspaper Ad
RESOLUTION 19-

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR AND ANNEXING A PORTION OF MAURY COUNTY KNOWN AS MAURY COUNTY TAX MAP 43 PARCELS 11.02, 11.06, AND 11.09, CONSISTING OF APPROXIMATELY 13.94 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

(ANX 675-2019, CHEECKO PROPERTY ANNEXATION)

WHEREAS, Tennessee Code Annotated Section 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, the property owner has requested annexation in order to ensure the value and availability of this property for future uses; and

WHEREAS, the subject property is contiguous to the corporate limits of the City of Spring Hill; and

WHEREAS, the subject property is located within the Urban Growth Boundary of the City of Spring Hill; and

WHEREAS, the property will be zoned Agricultural (AG) upon the effective date of annexation; and

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the City of Spring Hill has prepared a Plan of Services for the property that describes how and when municipal services will be provided to the property and identifies the property owner/developer responsibilities for extending public infrastructure to the site; and

WHEREAS, the Spring Hill Planning Commission has reviewed and forwarded a recommendation on the Plan of Services and annexation to the Board of Mayor and Aldermen on May 13, 2019; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as Maury County Tax Map 43, Parcels 11.02, 11.06, and 11.09, consisting of approximately 13.94 acres as described herein; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, Section 102, approves the Plan of Services contained herein.

BE IT FURTHER RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, the property
shown as part of Maury County Tax Map 43, Parcels 11.02, 11.06, and 11.09, consisting of approximately 13.94 acres, as shown and described in Exhibit A, is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made a part thereof.

SECTION 1: PLAN OF SERVICES

**Police Protection:** The parcel(s) shall be subject to and benefit from City police protection upon the effective date of annexation. These services include, but are not limited to, patrolling, response calls for service, crime prevention services, traffic control and other routine police services. Radio operations are normal and uninhibited within the area. Based on the current use of the property (a single-family residence) services will be provided using existing personnel and equipment.

**Fire Protection:** The City of Spring Hill will assume primary responsibility for Fire Protection immediately upon the effective date of annexation, with mutual assistance provided by Maury County Fire Department. Fire hydrants are currently in place along Tom Lunn Road and Port Royal Road accessible to the subject property. Development of the property or a change of use on the property may require that the property owner/developer extend and provide appropriately sized water mains and/or fire hydrants to serve the site according to City of Spring Hill standards. Emergency Medical Services (EMS) is provided by contract through the City of Spring Hill and will be available to the property upon the effective date of annexation. Other services provided through Mutual Aid may apply.

Additionally, fire protection services such as those made available through the City’s Fire Marshal and Fire Investigation offices will be available upon the effective date of annexation.

**Electrical Service:** For domestic and commercial use electrical service is already and will continue to be provided by Duck River EMC.

**Public Water Service:** Public water service in the vicinity is provided by the City of Spring Hill Water Systems. Existing water mains are located on Tom Lunn Road and Port Royal Road that are accessible to the subject property. The property owner/developer shall be solely responsible for extending water service to the property and any required water main extensions. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards.

**Public Sanitary Sewer Service:** The property is currently on septic. Public sanitary sewer service is not directly available to the property. The property owner/developer shall be solely responsible for extending public sanitary sewer service to the property and any required extension shall be in compliance with City of Spring Hill standards. Once sewer service is within 300 feet of the property the site shall be converted from septic to public sewer. All inside city sanitary sewer user rates and charges shall be applicable to the area inside the annexation area.

**Solid Waste Collection:** Spring Hill currently provides its businesses and residents refuse collection services via a city-wide contract with a private solid waste collection company. Residential collection may include recycling for single family dwellings. Yard and bulky waste
collection services are also provided the City. These services will be extended to the annexed area within 90 days of the effective date of annexation.

Road and Street Construction and Repair: If any new public streets are constructed and appropriately dedicated in accordance with City standards on the property, the City will provide ongoing and routine maintenance similar to other streets within the jurisdiction of the City.

Signs and Lighting: Additionally, as new streets are developed within the site, traffic control and directional signage as well as street lighting will be furnished and installed by the property owner/developer according to established city policy or regulations.

Recreational Facilities and Programs: There are two known dwellings on the three properties proposed for annexation. All of the recreational areas and programs, current or future, provided for City residents will be made available upon the effective date of annexation to any current or future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

Planning and Zoning Services: The City's planning and zoning jurisdiction will be extended to the annexed area upon the effective date of annexation. When a property is annexed into the city, it is automatically zoned as AG, Agricultural. The Future Land Use Designation of the property on the 2040 Spring Hill Rising plan is Mixed Use Neighborhood Area.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program in accordance with Tennessee Department of Environment and Conservation (TDEC) requiring the management of all storm water discharge within its jurisdiction. Annexation of the area expands the program into the annexed area thus making it subject to the current rules and regulations of TDEC pertaining to storm water runoff and discharge. All storm water user rates and charges inside city shall be applicable to the area inside the annexation area.

Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan review services, inspection and code enforcement services (i.e. building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services for housing, litter, overgrowth, illegal dumping) to all areas of the City of Spring Hill. These same services will be provided to the newly annexed area immediately upon the effective date of annexation.

Animal Control: The City of Spring Hill does not provide Animal Control. For the subject property Spring Hill relies on Maury County for this service.

Schools: The entire annexation area is served by Maury County Schools.

Library: The City of Spring Hill public library will be available to residents of the property upon the effective date of annexation.

SECTION 2: ANNEXATION. The property described herein below and as shown and further described on Exhibit A attached hereto, is hereby annexed into the City of Spring Hill. The

ANX 675-2019, CHEECKO PROPERTY ANNEXATION
annexed land will be subject to the provisions and requirements of Ordinance 18-21 the Unified Development Code, as amended, and all other applicable ordinances, rules, and regulations of the City of Spring Hill.

SECTION 3: ZONING. Ordinance No. 18-21 (Zoning Map), adopted August 20, 2018, is hereby amended and altered by changing the zoning classification of those certain parcels of real property described below and on Exhibit A (attached), from Maury County A2 to City of Spring Hill AG (Agricultural). In the State of Tennessee, County of Maury, and City of Spring Hill, Tax Map 43, Parcels 11.02, 11.06, and 11.09, consisting of approximately 13.94 acres, and being more particularly described in Exhibit A, attached hereto:

Exhibit A (attached)

SECTION 4: In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

Passed and adopted by the City of Spring Hill, this _____ day of ____________, 2019.

This resolution shall take effect immediately upon adoption by the Board of Mayor and Alderman of the City of Spring Hill.

_________________________________________
Rick Graham, Mayor

ATTEST:
_________________________________________
April Goad, City Recorder

LEGAL FORM APPROVED:
_________________________________________
Patrick Carter, City Attorney
Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
Logan Elliott, Associate Planner
MEETING: May 13, 2019
SUBJECT: FPL 676-2019 (Sawgrass PUD, Phase 1, Section 1)

**FPL 676-2019:** Submitted by WES Engineers & Surveyors for Sawgrass Phase 1, Section 1. The property is located on Tom Lunn Rd., zoned R-2 PUD and contains approximately 47.42 acres. The applicant requests final plat approval to create 23 single-family lots. Preliminary plat (PPL 517-2018) was approved at the June 2018 Planning Commission meeting. Requested by Allen O’Leary.

**Property Description and History:** The PUD was originally known as the Tom Lunn Road PUD (300-2017) and was approved by the Board of Mayor and Alderman on April 17, 2017. The PUD was amended (PUD 414-2017) by the Board of Mayor and with no conditions at the January 16, 2018 Regular Meeting.

The property received Preliminary Plat approval at the June 2018 Planning Commission Meeting (PPL 517-2018) with the following conditions:

1. The applicant shall enter into a written agreement with the City of Spring Hill to be acted upon by the Board of Mayor and Aldermen in consideration of public infrastructure improvements that include the reconstruction and widening of Tom Lunn Road and related utility improvements where required whereby the applicant is participating in partnership with the City of Spring Hill in part or whole in the cost of the public infrastructure improvements. The agreement entered into between the applicant and the City shall detail the installation of public improvements to be constructed, the anticipated schedule for construction of improvements, and the responsibilities of each party in the installation of said improvements including related financial considerations such as contributions, fees, payments in lieu of improvements, rebates and/or credits and the like.
2. Prior to the completion of Phase 2 and the issuance of building permits for residential lots within Phase 2 the widening of Tom Lunn Road shall be completed.
3. The applicant shall dedicate collector R/W, along the projects Tom Lunn Road frontage via subsequent final plat submittals.
4. Prior to the approval of any final plats, the applicant shall construct the multi-purpose trail between lots 161 and 162, as shown on the previously approved preliminary PUD plan.
5. Final plat submittal shall indicate the current R/W on Tom Lunn Road.
6. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.
7. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.

The applicant has requested to satisfy condition #4 at the time of platting section two of the development. Staff is in support of this request as Lot 161 and 162 are not being platted via this final plat application. Otherwise, the conditions of approval have been satisfied.

**Streets and Sidewalk:** Right-of-Way is being dedicated to bring the dedication on the west side of Tom Lunn Road up to the collector classification standard. The internal streets being provided are shown as 50’ Right-of-Ways with 5’ sidewalks on both sides of the street. The plans are consistent with the preliminary plat plans.
**Bulk and Area Requirements:** This final plat application is compliant with the bulk and area requirements approved in applications PUD 300-2017, PUD 414-2017, and PPL 517-2018.

**Bicycle and Greenway:** This project has not been required to participate in the Spring Hill Bicycle and Greenway Plan thus far although it was a condition of approval for the PUD.

**Recommendation:** Staff recommends approval of Final Plat application FPL 665-2019 (Columbia Academy), subject to the following conditions:

1. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.
Final Plat

Property Description: This property is located north of Reserve Boulevard and west of Port Royal Road. The property was rezoned to R-2, PUD, with a preliminary development plan in approximately 2003. Sections 1 and 2 received final plat approval in 2005 and 2007, respectively while Section 3 received preliminary plat approval in January of 2018.

In February, 2007 the developers of the property and the City reached an agreement, where in exchange for a 20’ wide water line easement, for a water line which had already been constructed on the developer’s property, the City would grant relief from certain subdivision requirements in perpetuity. The details of the agreement can be found in the “Settlement Agreement and Release” document found in this packet.

Streets and Sidewalks: The subdivision will not include sidewalks on any streets, except for one side of Commonwealth Drive, per the requirements of the February, 2007 settlement agreement. Staff asked the applicant to consider providing sidewalks on at least one side of internal streets. However, the applicant has indicated that they do not intend to provide sidewalks per the legal agreement. Per staff’s and PC’s requests, and the requirements of the 2007 agreement between the developer and the City, the preliminary plat shows sidewalk, which is currently under construction, on the east side of Commonwealth Drive. Local roads are shown with the appropriate 50’ Right-of-Way dedication and Commonwealth is shown with the appropriate 60’ Right-of-Way dedication.

Commonwealth Drive extending from the east (area just dedicated by Grand Reserve Apartments) contains sidewalk on both sides of the street. Staff has asked for the sidewalk to be continued on the west/south side of the street to the first corner and appropriate ramps be installed to connect to the east/north side of the street. The applicant has provided for this stretch of sidewalk and is providing a striped crosswalk for this pedestrian street crossing.

Landscaping and Buffering: The landscape plan provides for street trees, a landscape buffer along the northern property boundary, and a landscape buffer between the drainage pond and lots. There also will be a continuation of the landscape buffer in place to the south of this phase, that runs along Cleburne road and will serve to buffer this phase of the development, including the drainage pond, from Cleburne Road.

Area and Dimensional Standards: The PUD master plan has conflicting dimensions for the minimum lot size. The typical lot detail shows a lot that is dimensioned to be 65.5’ x 120’. Under this detail is a calculation of 61.5’ x 120’ = 7,380 SF. In looking at phase 1, 2, and 3, minimum lot size of a platted lot was 65.5 wide. The plats of phase 3 and 4 both use 65.5’ for the minimum square footage calculation while phase 1 and 2 show 60’ wide. Also, using a scale to measure the original PUD master plan, it appears that the minimum lot size shown was 65.5 wide. The evidence leads staff to be believe that correct minimum square footage on the PUD master plan 65.5’ was the mentioning of 61.5’ was a typo as it only appears in one place in all of the documentation and no lots to date have been platted using this width. The plan currently shows

Bicycle and Greenway Plan: This development is not impacted by the Bicycle and Greenway Plan.

Recommendation: Staff recommends approval of Preliminary Plat application PPL 678-2019 (Hardin's Landing Section 4), subject to the following conditions:

PPL 678-2019 (Hardin's Landing Section 4)
1. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.

2. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.
Preliminary Plat 1 of 2
PROPOSED TYPICAL BUILDING LOTS

The proposed typical building lots of the area are shown in the map below. The lots are designed to accommodate single-family homes and are located within the Planned Unit Development (PUD). The PUD is intended to be an environmentally friendly community with provisions for landscaping and keeping the area aesthetically pleasing.

Legend:
- Back Line
- Front Line
- Side Line
- Lot

Section One

Legend:
- Back Line
- Front Line
- Side Line
- Lot

NOTES:
1. The lots are designed with a setback from the street to ensure privacy and safety.
2. The lots are zoned for single-family residential use, and the minimum lot size is 0.025 acres.
3. The lots are designed to accommodate homes of various sizes and styles.
4. The PUD includes provisions for public utilities and services, such as water, sewer, and gas.
5. The lots are designed to be aesthetically pleasing, with landscaping and open spaces.

PUD
Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
       Logan Elliott, Associate Planner
MEETING: May 13, 2019
SUBJECT: FPL 679-2019 (2848 & 2850 Hurt Road)

FPL 679-2019: Submitted by Huntly Gordon for 2848 & 2850 Hurt Road. The property is zoned R-2 and contains approximately 1.2 acres. The applicant requests final plat approval. Preliminary plat (PPL 449-2017) was approved at the February 2018 Planning Commission meeting. A Final Plat application (FPL 569-2018) was withdrawn prior to the September 2018 Planning Commission meeting. Requested by Huntly Gordon.

Property Description and History: This property is located at the southwest corner of the Spring Hill Place Subdivision and is within Section 3A of the development. Section 3A of the Spring Hill Place Subdivision originally received Final Plat approval in November of 2002.

In August of 2018, the Planning Commission approved a Preliminary Plat (PPL 449-2017) for this property to create two buildable lots with the following conditions:

1. A 5’ wide sidewalk shall be constructed along the property’s Hurt Road frontage or a final plat shall not be approved.
2. Access to the two lots shall be restricted to a shared joint access driveway along the common lot line and the final plat shall indicate this.
3. The applicant shall provide a statement on the final plat and dedicate an additional access easement extending from the right-of-way for Hurt Road to the existing AT&T utility equipment on the site and existing easement.
4. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.
5. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.
6. Prior to submitting a final plat, the applicant shall extend the water and sewer line to the southern property line of lot 2.

The applicant has not satisfied condition 6. In review of the the plans approved for construction, the utility plans did not conform with this condition and were shown and approved by Staff as they exist today. Public Works determined that extending the sewer and water fully across the frontage of the two lots would serve no public purpose and is not necessary to serve any other properties. Based on this assessment, Staff believes condition number 6 is not necessary or beneficial to either the city water or sewer system and should be voided.

Access: Condition #2 from PPL 499-2017 required that the two lots share a single driveway for access. The applicant is requesting consideration to waive this condition and approve the use of individual driveways for the two lots. Under this scenario, the ATT site would use the driveway for Lot 2 for access to their equipment and not have a separate driveway. Hurt Road is a local street and staff does not believe that two driveways would adversely impact the area.

Utilities: The plat has been updated to show the correct location of the water line. The Sanitary Sewer Line is also located on the plat.

Streets and Sidewalk: Hurt Road is classified as a local street in the Major Thorough Fare Plan and the plat shows the necessary 50’ of dedicated Right-of-Way. The required 5’ sidewalk along Hurt Road has been constructed.
Area and Dimensional Standards: The proposed lots are compliant with the R-2 area and dimensional standards.

Bicycle and Greenway: This project has not been required to participate in the Spring Hill Bicycle and Greenway Plan although Hurt Road is a designated Bike Lake route.

Recommendation: Staff recommends approval of Final Plat application FPL 679-2019 (2848 & 2850 Hurt Road), subject to the following conditions:

1. Condition of approval #6 from PPL 499-2017 is voided and not applied to the final plat.
2. Condition #2 from PPL 499-2017 shall be amended to allow a maximum of two driveways as shown on Exhibit A (driveway for Lot 2 to be on the north side of the ATT equipment).
3. Amend the ATT Easement to follow the equipment area and the driveway for Lot 2 as shown on Exhibit A prior to recording.
4. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.