Due to the current Covid-19 Pandemic, this meeting will be held virtually. If you have any questions, comments or concerns regarding the agenda item(s) below or any other issue, please submit them to PCPublicComment@Springhilltn.org no later than 12:00 PM on Monday, June 8, 2020.

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. If you have any comments regarding any agenda and non-agenda items, please submit your public comments to PCPublicComment@Springhilltn.org

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

E. PUBLIC COMMENT (AGENDA ITEMS)

F. MINUTES

1. Approval of Meeting Minutes from the May 11, 2020 Regular Meeting of the Planning Commission.

G. APPROVAL OF THE AGENDA

H. CONSENT AGENDA

1. PC Resolution 20-33 Release Maintenance Bond Harvest Point Ph 5C
2. PC Resolution 20-34 Release Perf Bond and establish Maintenance Bond Derryberry Estates Sec 4
3. PC Resolution 20-35 Release Maintenance Bond Derryberry Estates Sec 4
4. PC Resolution 20-36 Dedication of Road ROW and Public Improvements at Firestone Complete Auto Care
5. PC Resolution 20-37 Release Maintenance Bond Firestone Complete Auto Care
6. PC Resolution 20-38 Dedication of Road ROW and Public Improvements in Kings Creek Ph 5B Sec 1
7. PC Resolution 20-39 Release Performance Bond Kings Creek Ph 5B Sec 1
8. PC Resolution 20-40 Dedication of Road ROW and Public Improvements in Kings Creek Ph 5B Sec 2
9. PC Resolution 20-41 Release Maintenance Bond Kings Creek Ph 5B Sec 2
10. PC Resolution 20-42 Release Performance Bond Kings Creek Ph 5B Sec 2
11. PC Resolution 20-43 Dedication of Road ROW and Public Improvements in 2848 & 2850 Hurt Road.
12. PC Resolution 20-44 Release Maintenance Bond 2848 & 2850 Hurt Road.

I. OLD BUSINESS

1. **FPL 802-2020**: Submitted by Civil Site Design Group for **Phase 1A of the Wilkerson Place PUD**. The planned unit development is located on Buckner Lane and contains approximately 91 acres. The applicant requests final plat approval for 16 lots. Requested by Jonathan Jones of Crescent Homes.

2. **STP 813-2020**: Submitted by TW Frierson Contractor, Inc. for **Spring Hill Industrial Park**, located at the southeast corner of Beechcroft Road and Cleburne Road. The total property contains approximately 106 acres, of which, approximately 9.8 are proposed for the development site. The property is zoned I-1. The applicant requests site plan approval for a 176,400-sf industrial building. Requested by Kit Ozburn.

J. NEW BUSINESS

1. **FPL 829-2020**: Submitted by Wilson & Associates for **Southern Springs Phase 1 & 2**. Property is zoned R-4. The applicant is requesting to modify the approved final plat by revising the location of the stub-out for the connection to the future Phase 7. Requested by Joey Wilson.

2. **SPM 830-2020**: Submitted by Crunk Engineering for **JMB Station Hill Offices**. The property is located on Station Hill drive, zoned C-4 and contains approximately 1.66 acres. The applicant requests approval of site plan major modification to combine the previously approved buildings into one. The result is an increase of 1,440 sq. ft. for a total building size of 11,280 sf. Requested by Adam Crunk.

3. **STP 831-2020**: Submitted by WES Engineers & Surveyors for **Listerhill Credit Union**. The property is located at 1065 Crossing Circle, zoned C-4 and contains approximately 1.95 acres. The applicant requests site plan approval to construct a 3,621-sf financial institution with drive-through. Requested by Allen O’Leary.

4. **PPL 832-2020**: Submitted by S&ME for **Harvest Point Phases 11, 12, 14 & 15**. This property is located off Cleburne Road, zoned R-2 PUD and contains approximately 57.12 acres. The applicant requests preliminary plat approval for 111 single-family lots. Requested by Zac Davis.

5. PC Resolution 20-45 Establish Maintenance Bond for The Enclave at Brandon Woods.

K. OTHER BUSINESS

L. BOARD COMMENT

M. STAFF COMMENT

N. ADJOURN
A. CALL TO ORDER

_Chairman Paul Downing called the meeting to order at 5:33 PM._

B. ROLL CALL

_Members Present:_ Chairman Paul Downing, Vice Chairman, Paul Hepp, Alderman Matt Fitterer, James Golias, and Jared Cunningham. Brent Legendre joined the meeting at 5:44 PM and Alderman Vincent Fuqua joined the meeting at 6:19 PM.

_Staff Present:_ City Attorney, Patrick Carter, Planning Director, Steve Foote, Tom Wolf, City Engineer, and Assistant City Administrator, Chuck Downham.

C. CHAIRMAN COMMENTS: Audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted. If you have any comments regarding agenda and non-agenda items, please submit your public comments to [PCPublicComment@springhilltn.org](mailto:PCPublicComment@springhilltn.org)

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

_No public comment._

E. PUBLIC COMMENT (AGENDA ITEMS)

_No public comment._

F. Approval of Meeting Minutes from the April 13, 2020 Regular Meeting of the Planning Commission.

_Alderman Fitterer made a motion to approve the April 13, 2020 Regular Meeting Minutes. Motion seconded by Vice Chairman Paula Hepp. Motion to approve the minutes passed 5-0._

G. APPROVAL OF THE AGENDA

_Alderman Fitterer made a motion to approve the Agenda. Motion seconded by James Golias. Motion to approve the Agenda passed 5-0._

H. CONSENT AGENDA

1. PC Resolution 20-28 Dedication of Road ROW and Public Improvements in Shirebrook Ph 3.
2. PC Resolution 20-29 Release Maintenance Bond Shirebrook Ph 3.
3. PC Resolution 20-30 Dedication of Sanitary Sewer Pump Station in Southern Springs Ph 3C.
4. PC Resolution 20-31 Release Maintenance Bond Southern Springs Ph 3C Sanitary Sewer Pump Station.
Alderman Fitterer made a motion to approve the Consent Agenda with all staff associated conditions of approval. Motion seconded by James Golias. Motion to approve the Consent Agenda passed 5-0.

Following the approval of the Consent Agenda, Chairman Paul Downing stated that Commissioner Brent Legendre has joined the meeting at 5:44 PM.

I. OLD BUSINESS

1. PC Resolution 20-27 Recommend to discontinue the Performance Bonds for Kings Creek Ph 5B Sec 1 and Sec 2.

   Alderman Fitterer made a motion to table PC Resolution 20-27. Motion seconded by James Golias. Motion to table PC Resolution 20-27 passed 6-0.

J. NEW BUSINESS

1. **PDC 821-2020**: Submitted by Kimley-Horn for Spring Hill Towne Crossing. The property is currently zoned I-1, contains approximately 50.6 acres and is located at the southeast corner of Port Royal Road and Saturn Parkway. The applicant requests Planned Development Concept Plan review for a mixed-use development with a C-G based zoning. Requested by Josh Rowland of Kimley-Horn.

   **Recommendation**: The Planned Development Concept Plan is a non-voting item. Staff provided the following comments for consideration by the Planning Commission and for the applicant’s benefit in preparing a potential Planned Development Preliminary Plan application. Unless removed by the Planning Commission, the below items shall be addressed by the applicant on any future Preliminary PD application.

   1. All items in the applicant’s response letter.
   2. The Traffic Impact Study will be required at the Planned Development Preliminary application and in addition to other traffic issues, needs to address the impact of this development on the on/off ramp for Saturn Parkway. The applicant is to work with the Public Works Department to determine off-site improvements. Phasing information to be provided at Preliminary PD.
   3. Bike lanes will be required on the new arterial street and Port Royal Road. The bike lanes and their widths will need to be labeled.
   4. Staff supports the use of areas along Aenon Creek for passive multi-use trails. The applicant should continue to work with the city to determine long term use of all areas considered for public park dedication. More information will be required on the Preliminary PD. The minimum width of a multi-use trail is 12’.
   5. Staff does not support the multi-family parking proposal based on information proposed at this time. Signage requests will be determined at the Preliminary PD application.
   6. Right-of-way dedication will be required for all appropriate streets.
   7. Call out the distance between the on & off-ramp and the Port Royal/Jim Warren Road intersection.
   8. Plans are subject to approval by FEMA of a Letter of Map Revision (LOMR).
   9. Plan involves the road construction and right-of-way that impacts Maury County map 27 parcel 23. Property required for right-of-way improvement should be acquired or under contract for the Preliminary PD application or an alternative design plan for areas with reduced right-of-way.
   10. Propose a new name for the currently labeled “Jim Warren Parkway” and reserve with Maury County E-911.
   11. Need to correct the Old Port Royal Rd shown on plan to “Old Port Royal Rd South”
   12. Will need to provide turning template for emergency apparatus, delivery trucks and refuse trucks at Preliminary PD.
13. Second water feed must come from the 12” water main located on the west side of Port Royal Road.
14. The Development Standards incorrectly show the height and impervious surface as “minimum”. This needs to read “maximum”, not minimum.
15. Present to the TAC, if they are meeting, and obtain TDOT input on the Port Royal Road entrance, prior to Preliminary PD submittal.
16. The multi-family site will comply with Article 8.3.K as applicable.

2. **PDC 822-2020**: Submitted by Civil Site Design Group for 3706 John Lunn Road. The property is currently zoned I-1 and contains approximately 74.64 acres. The applicant requests Planned Development Concept Plan review for a residential development with an R-6 base zoning. The concept plan includes 155 single-family and 150 townhome dwellings. Requested by Brian Dunn of Civil Site Design Group.

   **Recommendation**: The Planned Development Concept Plan is a non-voting item. Staff provided the following comments for consideration by the Planning Commission and for the applicant’s benefit in preparing a potential Planned Development Preliminary Plan application. Unless removed by the Planning Commission, the below items shall be addressed by the applicant on any future Preliminary PD application.

   1. Fire Marshal approval is required regarding access to the entire development. Provide two remote access roads (20’ minimum width) from all areas of the development.
   2. According to the Spring Hill Bicycle and Greenway Plan, the applicant is to construct a section of the King’s Creek Greenway along the southern border of the property. This trail is to be connected to the internal north/south trail that extends through the development. A multi-use trail is to be constructed along Mitchum Road. Applicant to coordinate multi-use trail and open space improvements with the Parks and Recreation Department.
   3. The viability of access to Mitchum Lane should be resolved at the time of Preliminary PD application.
   4. Preliminary elevations by Rochford Realty need to be confirmed that the front façade shown can be accommodated with a 22’ width. Double car garages do not provide room for front porches, except for corner units. Rear private space is essential and should include minimum 10’x10’ patios, privacy fencing, and landscaping. Covered patios are encouraged. Townhome sites are subject to Article 8.3.K of the UDC, as applicable.

3. **PDM 823-2020**: Submitted by Southeast Venture for 2660 Buckner Lane. Property is zoned PZD and contains approximately 784 acres. The applicant requests a major modification to the previously approved plan, exhibits and planned zoning district standards approved for the Buckner Lane PZD. Requested by Jason Brouillette.

   **Recommendation**: Staff recommended that the Planning Commission adopt Planning Commission Resolution 20-32 and forward a recommendation of approval of Planned Development Major Modification application PDM 823-2020 (2660 Buckner Lane) to the Board of Mayor and Alderman. This item will not be scheduled for BOMA consideration until all comments in this report have been fully addressed and revised, clean, documents are submitted to the Planning Department.

   1. Exhibit A, Concept Plan, Page 17. Show acreage for each of the use areas, including open space, and an overall total. Repeat the trail note for the upper left reach of Aenon Creek.
   2. Exhibit A, Streets, modify page 31 by applying the graphic used in Arterial B to Arterial A. Add note that final design will comply with the city’s street design projects for these streets. Exhibit B, Subdistrict Boundaries. Revise title to read: “Exhibit B, Gateway Planned Zoning District and Subdistricts for Buckner Lane Property.” Revise the date to either the May 4 submittal date or the current date. Provide legal descriptions for each use category. The labeled use areas on the exhibit should match the names on the legal descriptions.
3. Exhibit C, Phasing Plan needs to have the subdistrict acronyms (G-R, G-RMU, etc.) added for each development site. The Plan needs to be labeled “Exhibit C, Phasing Plan.”

4. Exhibit D, Buckner Lane and Utility Improvements by Phase. Revise the developer item as follows:
   a. On page 2, change: *Widen Buckner Lane from a point 150 LF south of Buckner Road to Duplex Road per the City’s Buckner Lane Study to Widen Buckner Lane from a point approximately 600 LF south of Buckner Road corresponding with corner of 2660 Buckner Lane project property to Duplex Road per the City’s Buckner Lane widening project.*

5. Exhibit D, insert the following as a blue item, shared responsibility:
   a. *Widen Buckner Lane from a point approximately 150 LF South of Buckner Road to a point approximately 600 LF south of Buckner Road corresponding with corner of 2660 Buckner Lane project property per the City’s Buckner Lane widening project."

6. Exhibit D. Add a note to the temporary lift station as follows:
   a. *Developer to own and maintain the temporary on-site lift station until gravity sewer is connected to the development and access is provided for all residents.*

7. Exhibit D. In order to align with the original development timeline, the 1.5M gallon water storage tank will be moved to Phase 1 and be required when 50% of that development has been completed.


   *Alderman Fitterer made a motion to adopt PC Resolution 20-32 with a recommendation of approval to the Board of Mayor and Alderman. Motion seconded by James Golihas. Motion to approved passed 6-0-1 with Jared Cunningham abstaining.*

K. OTHER BUSINESS

1. Target façade alteration request.

L. BOARD COMMENT

   *No additional comment.*

M. STAFF COMMENT

   *No additional comment.*

N. ADJOURN

   *Chairman Paul Downing made motion to adjourn at 7:18 pm.*

____________________________________________________________________________
Paul Downing, Chairman                            Steve Foote, P.C. Secretary
DATE: May 20, 2020

REQUEST: Release the maintenance bond for Harvest Point Phase 5C for water, sewer, stormwater, streets and curbs

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

OVERVIEW:

- A maintenance bond was established for Harvest Point Phase 5C in the amount of $77,685.00 in November 2018. Binder was installed June 2019.
- Punch list items are completed and a certificate of satisfaction has been signed.

PC ACTION REQUESTED:

- Approve PC Resolution 20-33 to release the maintenance bond for Harvest Point Phase 5C
RESOLUTION 20-33 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
HARVEST POINT PHASE 5C

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, curbs and streets with asphalt base course, 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, it is the recommendation of the City Engineer that the Maintenance Bond for Harvest Point Phase 5C in the amount of $77,685.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Harvest Point Phase 5C in the amount of $77,685.00 is hereby approved.

Passed and adopted this 8th day of June, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 5/18/2020

CKP Development Inc.
Harvest Point
Phase 5C

Development Name: Harvest Point
Phase or Section of Construction: Phase 5C
Public Improvements: Water, sewer, stormwater, streets binder and curbs

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.

City of Spring Hill Utility Inspector (signature)

Approved By:
City of Spring Hill Engineering Dept.

Thomas S. Wolf, P.E., City Engineer
DATE: May 20, 2020

REQUEST: Release the performance bond and establish a maintenance bond for Derryberry Estates Section 4 for sidewalks, street lights, street signs and final topping

Release the maintenance bond for Derryberry Estates Section 4 for water, sewer, stormwater, streets and curbs

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

OVERVIEW:

- A performance bond was established for Section 4 in the amount of $103,394.00 in July 2019. All improvements have been constructed.
- A maintenance bond was established for Section 4 in the amount of $120,516.00 in July 2019. Binder was installed in June 2019.
- Roads were final topped in April 2020

PC ACTION REQUESTED:

- Approve PC Resolution 20-34 to release the performance bond and establish a maintenance bond for Derryberry Estates Section 4
- Approve PC Resolution 20-35 to release the maintenance bond for Derryberry Estates Section 4
RESOLUTION 20-34 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 DERRYBERRY ESTATES SECTION 4

WHEREAS, a Performance Bond is in place guaranteeing the completion of certain improvements for Derryberry Estates Section 4 in the amount of $103,394.00; 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 2020 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 Derryberry Estates Section 4 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 $103,394.00 be reduced to 30% according to Section 15.17.c of the Spring Hill Unified Development Code, establishing a Maintenance Bond letter of credit in the amount of $31,018.00 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 Derryberry Estates Section 4 in the amount of $31,018.00 is hereby approved.

Passed and adopted this 8th day of June, 2020.

Paul Downing, Chairman

______________________________
Steve Foote, Secretary
A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR DERRYBERRY ESTATES SECTION 4

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, curbs and streets with asphalt base course, 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, it is the recommendation of the City Engineer that the Maintenance Bond for Derryberry Estates Section 4 in the amount of $120,516.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Derryberry Estates Section 4 in the amount of $120,516.00 is hereby approved.

Passed and adopted this 8th day of June, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 5/16/20

A-1 Home Builders

Derryberry Estates

Section 4

Development Name: Derryberry Estates

Phase or Section of Construction: Section 4

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.

City of Spring Hill Utility Inspector (signature)

Printed name

Approved By:

City of Spring Hill Engineering Dept.

Printed name
DATE: May 20, 2020

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Firestone Complete Auto Care

Release the maintenance bond for Firestone Complete Auto Care

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

OVERVIEW:

- A maintenance bond is in place for water, curbs, sidewalks and final topping in the amount of $14,485.00.
- The road was final topped in June 2019. All improvements have been completed.

PC ACTION REQUESTED:

- Approve PC Resolution 20-36 to recommend acceptance and dedication of road rights-of-way and public improvements for Firestone Complete Auto Care
- Approve PC Resolution 20-37 to release the maintenance bond for Firestone Complete Auto Care
RESOLUTION 20-36 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
FIRESTONE COMPLETE AUTO CARE

WHEREAS, developer GTOM Spring Hill Partners, LLC has a Final Plat for Firestone Complete Auto Care in Williamson County; and

WHEREAS, said Plat shows 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 and Public Improvements, including water, curbs, sidewalks and final topping, the design intent has been achieved; 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 Improvements 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 Firestone Complete Auto Care as shown on the plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 8th day of June, 2020.

________________________________________
Paul Downing, Chairman

________________________________________
Steve Foote, Secretary
RESOLUTION 20-37 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
FIRESTONE COMPLETE AUTO CARE

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, water lines, curbing, sidewalks and roads 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 Aldermen 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 Firestone Complete Auto Care in the amount of $14,485.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Firestone Complete Auto Care in the amount of $14,485.00 is hereby approved.

Passed and adopted this 8th day of June, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 5/18/2020

GTOM Spring Hill Partners, Inc.
Firestone Complete Auto Care

Development Name: Firestone Complete Auto Care
Phase or Section of Construction: N/A
Public Improvements: Water, curbs, sidewalks, 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.

Jeff Foster
City of Spring Hill Utility Inspector (signature)

Printed name

Approved By:

Thomas J. Wolf, P.E.
City of Spring Hill Engineering Dept.

Printed name
DATE: May 20, 2020

REQUEST:
Recommend acceptance and dedication of road rights-of-way and public improvements for Kings Creek Phase 5B Section 1
Release the performance bond for Kings Creek Phase 5B Section 1

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

OVERVIEW:

- A performance bond is in place for sidewalks and final topping in the amount of $4,950.00.
- The road was final topped in November 2018. All improvements have been completed.

PC ACTION REQUESTED:

- Approve PC Resolution 20-38 to recommend acceptance and dedication of road rights-of-way and public improvements for Kings Creek Phase 5B Section 1
- Approve PC Resolution 20-39 to release the performance bond for Kings Creek Phase 5B Section 1
RESOLUTION 20-38 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
KINGS CREEK PHASE 5B SECTION 1

WHEREAS, developer Shaw Enterpriese, LLC has a recorded Final Plat for Kings Creek Phase 5B
Section 1 in Maury County Plat Book P20, Page 186; and

WHEREAS, said Plat shows 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 and Public Improvements, including
water, sewer and drainage, the design intent has been achieved; 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 Kings Creek
Phase 5B Section 1 as shown on the recorded plats is hereby recommended to the Board of Mayor
and Aldermen.

Passed and adopted this 8th day of June, 2020.

__________________________________________
Paul Downing, Chairman

__________________________________________
Steve Foote, Secretary
RESOLUTION 20-39 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR
KINGS CREEK PHASE 5B SECTION 1

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

WHEREAS, the existing Letter of Credit, considered a “performance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sidewalks 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 performance bond shall be contingent upon the Board of Mayor and Aldermen 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 Performance Bond for Kings Creek Phase 5B Section 1 in the amount of $4,950.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Performance Bond for Kings Creek Phase 5B Section 1 in the amount of $4,950.00 is hereby approved.

Passed and adopted this 8th day of June, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 5/18/2020

Shaw Enterprises, LLC

Kings Creek

Phase 5B Section 1

Development Name: Kings Creek

Phase or Section of Construction: Phase 5B 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.

City of Spring Hill Utility Inspector (signature)       

Printed name

Approved By:                          

City of Spring Hill Engineering Dept.

Printed name

199 TOWN CENTER PARKWAY          P.O. BOX 789           SPRING HILL, TN 37174

PHONE (931)486-2252    NASHVILLE LINE (615)248-6307    WILLIAMSON CO. (615)599-2614    FAX (931)486-0516
DATE: May 20, 2020
REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Kings Creek Phase 5B Section 2

Release the maintenance bond for Kings Creek Phase 5B Section 2

Release the performance bond for Kings Creek Phase 5B Section 2

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

OVERVIEW:

- A maintenance bond is in place for water, sewer, stormwater drainage and basins, streets and curbs in the amount of $38,325.00.
- A performance bond is in place for street lights, street signs and final topping in the amount of $32,780.00.
- The road was final topped in November 2018. All improvements have been completed.

PC ACTION REQUESTED:

- Approve PC Resolution 20-40 to recommend acceptance and dedication of road rights-of-way and public improvements for Kings Creek Phase 5B Section 2
- Approve PC Resolution 20-41 to release the maintenance bond for Kings Creek Phase 5B Section 2
- Approve PC Resolution 20-42 to release the performance bond for Kings Creek Phase 5B Section 2
RESOLUTION 20-40 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
KINGS CREEK PHASE 5B SECTION 2

WHEREAS, developer Shaw Enterprises, LLC has a recorded Final Plat for Kings Creek Phase 5B Section 2 in Maury County Plat Book P21, Page 26; and

WHEREAS, said Plat shows 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 and Public Improvements, including water, sewer and drainage, the design intent has been achieved; 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 Kings Creek Phase 5B Section 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 8th day of June, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 20-41 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
KINGS CREEK PHASE 5B SECTION 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, water lines, sewer lines, stormwater drainage and basins, streets and curbs, 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 Aldermen 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 Kings Creek Phase 5B Section 2 in the amount of $38,325.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Kings Creek Phase 5B Section 2 in the amount of $38,325.00 is hereby approved.

Passed and adopted this 8th day of June, 2020.

______________________________
Paul Downing, Chairman

______________________________
Steve Foote, Secretary
RESOLUTION 20-42 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR KINGS CREEK PHASE 5B SECTION 2

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

WHEREAS, the existing Letter of Credit, considered a “performance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, street lights, street signs 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 performance bond shall be contingent upon the Board of Mayor and Aldermen 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 Performance Bond for Kings Creek Phase 5B Section 2 in the amount of $32,780.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Performance Bond for Kings Creek Phase 5B Section 2 in the amount of $32,780.00 is hereby approved.

Passed and adopted this 8th day of June, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 5/18/2020

Shaw Enterprises, LLC
Kings Creek
Phase 5B Section 2

Development Name: Kings Creek
Phase or Section of Construction: Phase 5B Section 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.

__________________________
City of Spring Hill Utility Inspector (signature)

__________________________
Printed name

Approved By:

__________________________
City of Spring Hill Engineering Dept.

__________________________
Printed name
The purpose of this plat is to create 7 single family home sites.
DATE: May 20, 2020

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for 2848 and 2850 Hurt Road

Release the maintenance bond for 2848 and 2850 Hurt Road

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

OVERVIEW:

- A maintenance bond is in place for water, sewer and sidewalks in the amount of $16,200.00
- All improvements were completed in July 2019.

PC ACTION REQUESTED:

- Approve PC Resolution 20-43 to recommend acceptance and dedication of road rights-of-way and public improvements for 2848 and 2850 Hurt Road
- Approve PC Resolution 20-44 to release the maintenance bond for 2848 and 2850 Hurt Road
RESOLUTION 20-43 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
2848 AND 2850 HURT ROAD

WHEREAS, developer Darrel E. Reifsneider has a recorded Final Plat for 2848 and 2850 Hurt Road in Williamson County Plat Book P71, Page 84; and

WHEREAS, said Plat shows 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 and Public Improvements, including water, sewer and sidewalks, the design intent has been achieved; 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 2848 and 2850 Hurt Road as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 8th day of June, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 20-44 OF THE 
PLANNING COMMISSION 
OF THE CITY OF SPRING HILL, TENNESSEE 

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR 
2848 AND 2850 HURT ROAD 

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, water lines, sewer lines, and sidewalks, 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 Aldermen 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 2848 and 2850 Hurt Road in the amount of $16,200.00 be released. 

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission 
that release of the Maintenance Bond for 2848 and 2850 Hurt Road in the amount of 
$16,200.00 is hereby approved. 

Passed and adopted this 8th day of June, 2020. 

Paul Downing, Chairman 

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 5/19/2020
Darrel E. Reifsneider
2848 and 2850 Hurt Road

Development Name: 2848 and 2850 Hurt Road
Phase or Section of Construction: N/A
Public Improvements: Water, sewer and sidewalks

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.

City of Spring Hill Utility Inspector (signature)

JIM VRDELJAK
Printed name

Approved By:

THOMAS S. WOLF, P.E.
Printed name
FPL 802-2020: Submitted by Civil Site Design Group for Phase 1A of the Wilkerson Place PUD. The planned unit development is located on Buckner Lane and contains approximately 91 acres. The applicant requests final plat approval for 16 lots. Requested by Jonathan Jones of Crescent Homes.

Request: The applicant is requesting final approval for 16 residential lots in Phase 1A of Wilkerson Place.

Plan Update: The applicant has addressed the following staff and Planning Commission comments from the May 26, 2020 Work Session:

- A temporary access easement has been added to the plat on Lot 42. This easement will house the mail kiosk for this phase. A note (#18) has also been added to the plat explaining that the mail boxes are located within a temporary access easement on Lot 42. Upon the relocation of the mail boxes to Phase 3, the easement shall be voided.
- The 10' multi-use trail along Buckner Lane has been replaced with a 5' sidewalk as required per current City plans for the widening of Buckner Lane.
- Norman Way has been changed to Thornhill Drive, which has been rejected by Williamson County E-911.
- A note (#19) has been added to the final plat referencing that a fire hydrant must be installed at the end of each phase line.
- The Typical Townhome Layout has been modified to show fencing treatments.
- Staff has confirmed that 5' sidewalk along Wilkerson Place is within the 60' right-of-way.
- All conditions of the final master development plan and preliminary plat have been addressed with the exception of traffic calming. Work on this is ongoing.

Property Description and History: Wilkerson Place is located on the east side of Buckner Lane and contains 91 acres. All infrastructure is not currently installed for this development phase. The final plat will not be recorded until all improvements are installed to the satisfaction of the City of Spring Hill or a bond is approved for this construction.

The Wilkerson Place PUD was approved by the Board of Mayor and Alderman on July 16, 2018 (RZN 493-2018) subject to the condition that a traffic signal be provided at Spring Station Drive. The development was approved for 301 residential units.

The Planning Commission approved the final master development plan (FMP 611-2018) for Wilkerson Place on November 13, 2018 with 11 conditions. The preliminary plat for Phase 1 (PPL 612-2018) was approved on November 13, 2018 by the Planning Commission with 14 conditions. All conditions of the final master plan and preliminary plat have been met with the exception of Traffic Calming (below). Staff recommends that a plan for addressing Traffic Calming be brought back to the Planning Commission for review and approval and that the plat not be recorded until this and other outstanding items (fees in lieu) are complete.

Local streets should incorporate the City’s Neighborhood Traffic Calming Program. Suggest Road A, Road B, and Road D have some traffic calming measures (ex. Chicane or curb extensions). These streets will be seen as cut through streets in the future for people going to and from the schools.
**Bulk and Area Requirements:** Lots included on the final plat are consistent with and reflect the approved planned unit development and Phase 1 Preliminary Plat for Wilkerson Place. Single family lots meet the minimum size of 6,000 sq. ft. Covenants were previously submitted on prior applications and reviewed by the city. Staff reviewed revised covenants and confirmed that the conditions above related to the covenants have been addressed. Regarding lot setbacks for single family and townhome units, the applicant has incorporated the typical lot details from the approved Preliminary Master Plan on the preliminary plat. Setback dimensions match the information shown on the approved Preliminary Master Plan.

**Streets and Sidewalks:** The main access from Buckner Lane will be constructed as will all improvements within Phase 1. Right-of-way improvements for Buckner Lane will be made with Phase 1 as shown on the construction plans. Crosswalk and emergency access driveways to Spring Station Drive will be shown on subsequent phases. Current City plans for improving Buckner Lane provide for a 5’ sidewalk along the entire property frontage comprising an estimated 1,450 linear feet (east side of Buckner Lane). Due to the upcoming road construction for the widening of Buckner Lane by the City, staff recommends consideration be given to request the developer/applicant provide a fee in lieu for this sidewalk improvement with the fees paid being utilized toward the construction of the sidewalk during the widening project. The final plat currently shows the 5’ sidewalk along Buckner Lane.

Roads and alleys located within the development will be named to enhance wayfinding and emergency response. Street names have been submitted to Williamson County E-911. Thornhill Drive has been rejected and a new name will need to be approved and added to the plat prior to recording.

**Landscaping and Buffering:** Phase 1 includes landscape buffers at the western side of Phase 1 along the frontage with Buckner Lane and along the north property line. The south property line along Wades Grove includes a landscape buffer for preserving existing vegetation. Phase 1A is restricted to internal landscaping and the frontage of Buckner Lane. Landscape plan details were provided with the preliminary plat for all of Phase 1. The improvements applicable to Phase 1A will need to be installed or bonded prior to the recording of this plat.

**Amenities:** Several small-scale open space areas, a trail, and a dog park are located within Phase 1. None of these improvements are within 1A. Amenities, including a community pool, are proposed with Phase 2. Temporary mailboxes will be provided next to Lot 42. Permanent mailboxes will be provided in Phase 2 near the Amenity Center. A temporary access easement has been provided for the mail kiosk on Lot 42. The applicant submitted a detail for providing the required 750 sq. ft. of secluded open space for each lot. Fencing is provided between yards to achieve a secluded environment.

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

**Street Lighting:** All applicable street lighting requirements will be complied with as depicted on the approved construction plans.

**Deceleration Lane/Center Turn Lane on Buckner Lane:** The applicant has submitted construction plans for road improvements along Buckner Lane to be constructed at the proposed main entrance. Specifically, the road improvements include the construction of a northbound deceleration lane on Buckner Lane as well as a southbound left turn lane on Buckner Lane each having a minimum of 100 feet of storage and designed to AASHTO standards.

The City is currently advancing the design for the Buckner Lane widening project that will include a 5-lane cross-section containing two travel lanes in either direction along with a center turn lane as well as a sidewalk and multi-use trail on either side of the street. It was noted during the conceptual and preliminary design for this portion of the Buckner Lane widening project that location, grades and elevations of the widening project will vary significantly from the turn lane and deceleration lanes proposed for installation by the developer/applicant. Therefore, it is recommended by City staff because of these potential disparities between the City’s widening project and the improvements proposed by the developer/applicant that consideration be given to request the developer/applicant provide a fee in lieu of improvements.
so that the monies required for the center turn lane and deceleration lane could be invested in the permanent widening project.

Fee in Lieu of Improvements: The developer/applicant provided an initial cost estimate of $63,176.83 for valuation of the deceleration lane, center turn lane and sidewalk. In order for the City Engineer to confirm valuation, additional information has been requested from the developer/applicant’s design consultant to verify units of measure, corresponding unit values, verification of all components necessary to complete the construction of each improvement are included in the cost estimate including engineering, site preparation, and associated construction costs. The City Engineer will provide a final determination of valuation for consideration by the Planning Commission and Board of Mayor and Aldermen.

Staff recommends that the fee in lieu of improvement considerations be properly memorialized using a Development Agreement that sets forth the responsibilities of the developer/applicant and those of the City in terms of fees to be paid and what those fees will be utilized for in the Buckner Lane widening project. Lastly, the developer/applicant noted the use of a Letter of Credit as financial surety for the fee in lieu of improvement. The use of a letter of credit is a satisfactory financial surety but, it will require review and approval by the Board of Mayor and Aldermen to formally accept the letter of credit as financial surety.

Traffic Signal Improvement (Buckner Lane/Spring Station Drive): As a condition of approval of the Planned Unit Development, the Board of Mayor and Aldermen required the applicant to install as part of the initial phase of development a “temporary” traffic signal at the intersection of Buckner Lane and Spring Station Drive with the understanding that a portion of the developer contribution that totals $602,000 (calculated at $2,000 per dwelling unit) would be used by the applicant/developer to cover expenses for the temporary signal system project.

The City is current advancing design and the preparation of plans for the widening of Buckner Lane. The widening project will provide for the signalization of Spring Station Drive and Buckner Lane. Based upon the potential extent of construction work, it was determined by the City that the installation of a temporary signal may not be a prudent undertaking and could result in potential impediments in the construction of the widening project around this intersection including the need for repositioning of the temporary signal at a later date to accommodate the widening project and associated intersection improvements. As a result, City staff recommended the developer not install the temporary traffic signal at an estimated cost of $70,000 to $80,000 and instead apply those monies toward the installation of the permanent traffic signal to be placed at the intersection as part of the Buckner Lane widening project. City staff discussed this approach with the Board of Mayor and Aldermen and received concurrence that the removal of the condition to install the temporary signal was an appropriate approach. In order to properly remove this requirement, however, an amendment to the initial Ordinance approving the PUD will be required whereby an affirmative recommendation from the Planning Commission and approval by the Board of Mayor and Aldermen will be necessary. The fee in lieu of improvement outlined in the previous section of the staff report can be undertaken during consideration of the amendment to the PUD to remove the condition of approval for the installation of the temporary traffic signal.

Recommendation: Staff recommends approval of final plat application FPL 802-2020 (Wilkerson Place Phase 1A) subject to the following conditions:

1. Regarding all forms of bonds or letters of credit proposed for this development, the final plat will not be signed by the city until all infrastructure required for Phase 1A has been installed, bonded, or approved by Letter of Credit, to the satisfaction of the City of Spring Hill.
2. The applicant shall provide a fee in lieu of public improvement for the center turn lane, deceleration lane, and sidewalk to be constructed, the valuation of which shall be as determined by the City Engineer. The fee in lieu of improvement shall be memorialized with the approval of a Development Agreement between the applicant and the City of Spring Hill outlining the responsibilities of the applicant and the City and that the fees paid by the applicant are to be utilized by the City for the Buckner Lane widening project. If the applicant utilizes a letter of credit for financial surety, the Board of Mayor and Aldermen will be required to approve that form of surety.
3. City staff with concurrence from the applicant will initiate an amendment to the approved PUD to remove the condition of approval for the installation of a temporary traffic signal at Spring Station Drive to allow the $70,000 to $80,000 estimated installation cost for the temporary signal to instead be utilized toward the installation of the permanent traffic signal and other related improvements for the Buckner Lane widening project.

4. All landscaping associated with this phase must be installed or bonded prior to recording of this plat. That includes common areas and around townhome units.

5. A new road name for Thornhill Drive will need to be selected and reserved. All road and alley names need to be approved by Williamson County E-911 and added to the plat prior to recording.

6. The prior condition of both the Final Master Plan and preliminary plat requiring Traffic Calming has not been addressed. The final plat will not be recorded until a plan for addressing Traffic Calming has been presented to and approved by the Planning Commission. Construction plans previously approved will be revised as necessary to incorporate traffic calming measures.

7. Provided that the Final Plat is recorded within one (1) year, approval shall remain valid for a total period of five (5) years from the date of approval, during which time the applicant/developer shall obtain all necessary permits and commence construction. If not signed by the city and recorded within one (1) year the plat expires and is voided.
On Grade, LLC  
1952 Roberts Bend Rd.  
Columbia, TN 38401

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DATE: 3/27/2020
Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
       Austin Page, Associate Planner
MEETING: June 8, 2020
SUBJECT: STP 813-2020 (Spring Hill Industrial Park) – Phase One

STP 813-2020: Submitted by TW Frierson Contractor, Inc. for Spring Hill Industrial Park, located at the southeast corner of Beechcroft Road and Cleburne Road. The total property contains approximately 106 acres, of which, approximately 9.8 are proposed for the development site. The property is zoned I-1. The applicant requests site plan approval for a 176,400-sf industrial building. Requested by Kit Ozburn.

Request: The applicant submitted a request for site plan approval for an industrial building on the southeast corner of Beechcroft and Cleburne Road. The development site fronts on Cleburne Road approximately 1,700’ south of Beechcroft Road.

Plan Update: The applicant has addressed the following staff and Planning Commission comments from the May 26, 2020 Work Session:

1) A bike rack detail has been added to sheet C6.1 and specifies a powder coat finish.
2) A note has been added to the fire hydrant detail on sheet C6.1 that all private hydrants will be factory painted silver.
3) The jack & bore that is required under Cleburne Road is shown on sheet C5.1.
4) The project engineer has coordinated with the Water Department on the needed changes for the domestic, irrigation and fire line layout. Water Department has confirmed that the utility layout is appropriate.
5) The second site layout sheet label has been corrected from C2.2 to C2.3.
6) The street trees along Cleburne Road have been moved closer to the parking lot, with 6 trees remaining near the road along the driveway entrances and exits.
7) A portion of the trees along the north and south driveways have been relocated closer to the building. The overall number of trees along these drives has not changed.
8) A Master Plan has not been provided. However, a Master Plan Note has been added to sheets C2.0 & C2.1.
9) A Development Note and Traffic Impact Study Note has also been added to sheets C2.0 & C2.1 and addresses interconnectivity and the need for future phases to provide a traffic impact study.
10) Vehicle turning templates for a WB-67 semi truck have been added to the site plan on sheet C2.1.
11) Wheel stops have been removed from the site and replaced with extruded curb, with the exception of the ADA spaces.
12) HVAC units are shown and are fully screened by the parapet wall.
13) Elevations have been provided for the pump house. The exterior design and façade materials match the primary building. Materials have been labeled as tilt-up concrete.

History: The applicant submitted the current site plan application on March 2, 2020. This item was reviewed by the Planning Commission at the March 23, 2020 Work Session and was deferred prior to the April 13, 2020 Regular Meeting to address concerns of the Planning Commission, including the alignment of driveways on Cleburne Road. The site plan application was resubmitted for review on May 4, 2020.

Property Description and History: This property is located at the corner of Beechcroft Road and Cleburne Road. The entire property is undeveloped and contains approximately 106.6 acres but this application is only for the disturbance of 9.85 acres, which represents Phase 1. The proposed development site only fronts on Cleburne Road, with approximately 700’
of road frontage. A site plan concept was reviewed by the Planning Commission at the February 24, 2020 Work Session and was withdrawn by the applicant prior to the March 9, 2020 Regular Meeting.

**Zoning:** The I-1 district in the Unified Development Code specifies a minimum lot area of 10,000-sf, minimum lot width of 100', maximum building height of 50' and a maximum impervious surface of 80%. The submitted site plan adheres to all of these requirements.

**Bulk and Area Requirements:** The proposal is compliant with these requirements of the I-1 zoning district. No subdivision or phasing of the property is proposed at this time. Any future subdivision of lots will be reviewed against the I-1 requirements for conformity.

**Access:** Access to the property is via three driveways on Cleburne Road. The previous plan reviewed at the March 23, 2020 Work Session showed two driveways on Cleburne. The applicant is showing the current right-of-way line and the proposed property line with the 37.5' of right-of-way dedication required for a Collector Street. The central and northern driveways align with the Faurecia driveways to the west. The proposed driveways have 366' and 344.2' of space between them and meets the minimum distance between driveways as required by Article 16.5.D.3. of the UDC. Turn lanes are not recommended in the TIS for this phase of development. The addition of future phases will likely trigger the requirement for additional off-site road improvements. A traffic impact study should be expected with future phases.

**Building and Site Design:** The proposed building has been increased from 115,500-sf to 176,400-sf and the length of the building has been increased from 550' to 840'. The proposed building has a height of 37'. Buildings with facades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet. Vertical panels and other architectural elements have been added to provide a change in the wall plane as required and wall projections are shown as 2', which meet the minimum code requirement. This pattern is provided on the west (front), north and south (side) elevations.

Primary materials include tilt up concrete wall panels and metal panels. Metal canopies are provided over entrances. Article 6.4.B of the UDC states that no more than 60% of the wall area for any façade may be constructed of tilt-up concrete panels. Currently, tilt-up concrete panels account for 67.7% of the wall area on the west (front) elevation, 72.2% on the south elevation, 71.6% on the north elevation and 100% on east (rear) elevation. The applicant is requesting Design Review Commission approval to allow the use of more than 60% tilt up concrete as proposed. The original building was 100% tilt up concrete but they have incorporated some decorative metal panels. The applicant has provided examples of other industrial buildings in the area and is requesting approval for the elevations as shown. Staff supports the proposed building elevations as proposed, including façade materials and architecture.

The plans show the location for the dumpster enclosure to the rear of the building. A 16' access drive is shown at the end of the northern drive which leads west to a pump house and storage tank for fire protection. Public Works Staff and the Fire Marshal have discussed the proposed method of fire protection and the sprinkler system with the applicant. General acceptance of the systems proposed have been accepted, however, full details will be required prior to permitting. Elevations have been provided for the pump house. Primary materials are shown as 100% tilt-up concrete and is consistent with rear elevation of the primary structure. Design Review Commission approval is required to exceed the maximum 60% concrete panel requirement. A monument sign is shown in the 10' landscape setback on the south side of the north driveway.

**Landscaping and Buffering:** The applicant has provided a substantial amount of landscaping on the site. A single row of plantings and trees are provided on the outer edges of the driveways and extend along the north and south side of the development site. Foundation plantings and trees are provided along the front of the building and parking lot islands meets the 60% maximum outlined in the UDC. Street trees are provided along Cleburne Road in the parking lot landscape strip. This location offers shade for the parking lot. Per staff's request, the applicant has moved these trees to the rear (eastern) side of the site along the asphalt. A single row of plantings on the western side of the detention pond has been provided for additional screening. Trees are shown along the north and south driveways. The applicant has relocated a few trees to the building side of each driveway. The overall number of trees is the same as shown on the plan provided.
for the May 26, 2020 Work Session. Additional street trees, on-site landscaping, and tree preservation will be addressed on future development phases. Landscaping is required only for the current phase of development.

Parking: The proposed plan provides 142 total parking spaces, which includes 7 ADA spaces and 135 regular spaces. The concept plan had provided 100 total parking spaces, while the previous site plan provided 102. The increase in the number of parking spaces is due to the increase to the size of the building by approximately 61,000-sf. Wheel stops have been replaced with extruded curbing, which is now proposed throughout the site. A 7’ sidewalk with curb has been provided along the building. A total of 8 bike racks have been provided and are located off the side walk for appropriate use and access of the sidewalk. Details of the bike racks have been provided and added to the details sheet. Bike racks will be powder coated.

Streets and Sidewalk: The applicant is proposing three 25’ wide driveways off of Cleburne Road. The parking lot drive aisle is also shown at 25’. A 7’ sidewalk is shown along the entrance of the building with a 7’ sidewalk connecting the sidewalk to the building entrances. A 5’ sidewalk is proposed along the Cleburne Road frontage for this phase of development and is shown on the plans. The applicant will be required to submit a dedication plat for both Cleburne Road and Beechcroft Road.

Bicycle and Greenway Plan: The city’s Bicycle and Greenway Plan includes a multi-use trail along the western side of Cleburne Road and the northern side of Beechcroft Road. Neither of these is applicable to the subject site.

Traffic Impact Study: The analyses conducted for the traffic impact study (TIS) indicate that dedicated turn lanes are not warranted. The owner has shown additional dedicated right of way along the entire frontage of this property. This TIS applies to Phase 1 only. A note has been added to the site layout explaining that the “applicant understands that the current traffic impact study (TIS) applies to this Phase 1 development. Future phases will need to be addressed in a revised TIS.”

Utilities: A tank system is proposed for fire protection. Details have been provided and the Fire Department has given preliminary approval for this system.

Recommendation: Staff recommends approval of site plan application STP 813-2020 (Spring Hill Industrial Park) subject to the following conditions:

1. Tilt-up concrete panels account for more than 60% of the façade on each elevation and the pump station. With the approval of STP 813-2020 the Design Review Commission grants approval of the building elevations and exterior façade materials as shown on the Architectural plans submitted.
2. A dedication plat is required for the dedication of right-of-way for Beechcroft Road and Cleburne Road prior to the issuance of building permits for vertical construction.
3. A turning template needs to be added to the plans submitted for building permits that shows a Tower 2 fire truck fully able to negotiate the site to the satisfaction of the Fire Marshal.
4. Future phases submitted for site plan review by the Planning Commission will likely require a revised TIS, which may require additional right-of-way improvements, including, but not limited to, left turn and decel lanes.
5. Phase 1 will be required to provide through access to future phases and interconnectivity will be expected throughout the entire 106-acre site. Driveway access points to Beechcroft Road and Cleburne Road will be scrutinized to minimize curb cuts on these roadways.
6. Approval of this site plan shall be valid for a period of three (3) years from the date of Planning Commission approval. Modification to the approved site plan may require Planning Commission Approval.
MASTER PLAN NOTE:
The master plan for the development of the remainder of land is unknown at this time. Any future development will adhere to the Spring Hill Unified Development Code requirements.

DEVELOPMENT NOTE:
When feasible, applicant understands and commits to providing connectivity between development sites to reduce the number of future curb cuts along Cleburne Road and Beechcroft Road.

TRAFFIC IMPACT STUDY NOTE:
Applicant understands that the current traffic impact study (TIS) applies to this phase 1 development. Future phases will need to be addressed in a revised TIS.
FPL 829-2020: Submitted by Wilson & Associates for Southern Springs Phase 1 & 2. Property is zoned R-4. The applicant is requesting to modify the approved final plat by revising the location of the stub-out for the connection to the future Phase 7. Requested by Joey Wilson.

Request: The applicant is requesting final plat approval to amend the previously approved Plat for Southern Springs Phase 1 & 2 by modifying the road connection to the future Phase 7.

Plan Update: The applicant has addressed the following staff and Planning Commission comments from the May 26, 2020 Work Session:

- Phase 7 linework has been added to the final plat and shows proper alignment with the proposed stub out from Phases 1 & 2.
- Additional sheets have been provided showing the entirety of OS2 and OS4.

History and Property Description: This property is located southwest of the intersection of Kedron Road and Saturn Parkway. Phase 1 & 2 is in the northeast portion of the overall site. In August of 2015, the Planning Commission approved a sketch plat for the Southern Springs neighborhood for 602 single-family residential lots and associated infrastructure and improvements. This section was part of the sketch plan approved April 10, 2015; work has progressed on other phases since then. Planning Commission approved a preliminary plat for Phase 1 & 2 (PPL 66-2016) on September 14, 2015 and a final plat (FPL 180-2016) on June 13, 2016. More recently, a preliminary plat was approved for Phase 7 & 8 on March 11, 2019. This approval included the condition that a final plat would not be approved until the access from Phase 1 and 2 was modified to address this driveway location. This proposal is made to address that condition and to relocate the proposed street connection to Phase 7 rather than the commercial corner.

Streets and Sidewalks: The street and sidewalk layout are in compliance with the previously approved final plat (FPL 180-2016). The proposed roadway lines up with the connection into Phase 7 but includes an unusual curve at the connection. Public Works is discussing with the applicant and changes will be made on the plat prior to recording. Construction of this access road may not proceed until plans have been submitted to and approved by the Public Works Department. The applicant has indicated that Pulte Homes will address this issue. A left turn lane will be installed at the new median break on Southern Springs Parkway. This is provided for as a condition of approval.

Utilities: The applicant has discussed with staff that modifying the location of the road will not in affect any of the utilities, including the existing 12” water main, and will still retain a minimum of 30” of cover. If the new roadway does not meet the 30” minimum of cover over the existing line, plans for lowering the waterline will need to be reviewed and approved by the City of Spring Hill Public Works Department and TDEC prior to construction.

Open Space & Amenities: A note has been added to the plat indicating that the abandoned Right-of-way shall be absorbed into the open space (OS2) with the recording of the plat. All open space shall be maintained by the HOA.

Recommendation: Staff recommends approval of final plat application FPL 829-2020 (Modification Southern Springs Phase 1 & 2 ROW) subject to the following conditions:
1. Note #1 shall be revised to say "DEDICATE" and not "DEDICATED" prior to recording.
2. If the new roadway does not meet the 30" minimum of cover over the existing line, plans for lowering the waterline will need to be reviewed and approved by the City of Spring Hill Public Works Department and TDEC prior to construction.
3. Construction plans and details for the proposed roadway connecting to Phase 7 will need to be submitted to and approved by the Public Works Department prior to construction. The curve at the connection of Phase 1/2 to Phase 7 shall be modified to the satisfaction of the City Engineer prior to recording.
4. A left turn lane will be provided in the median along Southern Springs Parkway. The design of the turn lane and stacking length is to be included in the plans submitted in #3 above for Public Works approval.
5. Match lines need to be added to sheet 2 of the final plat.
6. Provided that the Final Plat is recorded within one (1) year, approval shall remain valid for a total period of five (5) years from the date of approval, during which time the applicant/developer shall obtain all necessary permits and commence construction. If not signed by the city and recorded within one (1) year the plat expires and is voided.
NOTES:
1. THE PURPOSE OF THIS PLAT IS TO REVISE THE LOCATION OF THE STUB-OUT FOR THE CONNECTION TO PHASE 7 OF SOUTHERN SPRINGS AND TO SUBMIT IT FOR THE NEW CONSTRUCTION.
2. THE PROPERTY IDENTIFIED AS PARCEL 1 & 202 ON RUCKER COUNTY, TENNESSEE PROPERTY MAP NO. 45, IN THE AIR-EASEL DISTRICT, PROPERTY IS LOCATED IN THE CITY OF SPRING HILL AND ACCESSED FROM KEERIN ROAD.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS ALONG ALL OTHER STREETS WITHIN PHASES 1 AND 2 OF THE DEVELOPMENT.
4. THE EXISTING STREET LIGHTS MUST HAVE A MINIMUM OF 30 INCHES OF STREET LIGHTING FEATURES SHALL BE THE RESPONSIBILITY OF THE HOA.
5. PUBLIC UTILITY AND EASEMENTS AS FOLLOWS:
   - FRONT: 10'
   - SIDE: 50'
   - REAR: 20'
   - UNLESS OTHERWISE NOTED.

The Existing Old-Line System Sheet 3 of 3

Southern Springs
PHASE 1 & 2
Revision to Southern Springs Phase 1 & 2 as recorded in Plat Book P21, Page 113
R.O.M.C.T.

by DeW Webb

REVISED FINAL SUBDIVISION PLAT
CITY OF SPRING HILL PLANNING COMMISSION
TOTAL ACRES: 0.0 TOTAL # OF LOTS: 2
ACRES OF NEW: 0.0 TOTAL # OF LOTS: 2
ACRES OF OLD: 0.0 TOTAL # OF LOTS: 2

Certificate of Approval
City of Spring Hill Planning Commission

Final Plat 1/3
Southern Springs
PHASE 1 & 2
Revision to Southern Springs Phase 1 & 2
as recorded in Plat Book P21, Page 113
R.O.M.C.T.
by Del Webb

REVISED FINAL SUBDIVISION PLAT
CITY OF SPRING HILL PLANNING COMMISSION

TENNESSEE CORPORATION FOR HOMEOWNERSHIP

ALL OPEN SPACE IS A PUBLIC UTILITY & DRAINAGE EASEMENT
MUNICIPALITY OF SPRING HILL

PULTE HOMES TENNESSEE LTD. PARTNERSHIP
BOOK P22, PAGE 181
R.O.M.C.T.
EXISTING LANDSCAPE EASEMENT

50' LANDSCAPE EASEMENT

25' LANDSCAPE EASEMENT

DEL WEBB LAT SUBDIVISION
SPM 830-2020: Submitted by Crunk Engineering for JMB Station Hill Offices. The property is located on Station Hill drive, zoned C-4 and contains approximately 1.66 acres. The applicant requests approval of site plan major modification to combine the previously approved buildings into one. The result is an increase of 1,440 sq. ft. for a total building size of 11,280 sf. Requested by Adam Crunk.

Request: The applicant is requesting a major modification to the previously approved site plan to combine the proposed two buildings and create an additional 1,440-sf of office space.

Plan Update: The applicant has addressed the following staff and Planning Commission comments from the May 26, 2020 Work Session:

- The existing shared access road has been labeled as constructed. The note on the adjacent Dialysis center was removed.
- The bicycle parking has been relocated off the sidewalk and is no longer interferes with pedestrian access.
- A note has been added to the Photometric Plan (E1.0) explaining that pole mounted lights will be shielded to avoid visibility from adjacent residences.
- The roofline has been modified to break up the ridgeline down the center of the building. The overall height is consistent with the previous elevations.

Property Description and History: This subject site is located between the recently built FMI Dialysis center and the Church at Station Hill, on Station Hill Drive. The site received site plan approval from the Planning Commission on December 10, 2018 (STP 619-2018). The lot consists of 1.66 acres. The approval included three conditions which have been addressed.

Streets and Sidewalk: The proposed action does not impact on-site or off-site sidewalks. A 5' sidewalk exists along Station Hill Drive. The right-of-way for Station Hill Drive (70') exceeds the requirement for a local street in the City’s Major Thoroughfare Plan. The plans show an internal sidewalk network with connections to the existing sidewalk along Station Hill Drive.

Access: Access to the site has not changed. Vehicular access will be via a curb cut on Station Hill Drive at the north end of the lot and a shared access driveway on the south. Cross access with the property to the south is provided.

Parking and Loading: Parking calculations are based on the old zoning ordinance which included a calculation for office space and employees. The approved site plan provided 56 parking spaces disbursed around the perimeter of the building. With the addition of 1,440-sf, four more parking spaces are required. The proposed modified site plan indicates the addition of five parking spaces indicating a total of 61 parking spaces. No additional bike parking is required. Bike parking is noted in the site data table and on the site. The applicant has relocated the bicycle parking off the sidewalk to ensure that the proposed locations do not cause any conflict with pedestrians.

Building, Lighting, and Site Design: Building height has been increased from 30' to 33.7'. Maximum building height is 50' so the height increase is well within limits. Building materials have not changed and elevations have been provided for all building façades. The primary building material is brick veneer with architectural roof shingles. The roofline has been
modified to break up the ridgeline down the center of the building. The photometric plan shows compliance with light level maximums. Staff recommends that light fixtures on the rear of the property be shielded to prevent direct light visibility from adjacent single-family homes.

Utilities: No additional domestic taps are needed. The applicant intends to use the existing taps on the property and only one meter is being provided. Fire Marshal has ensured that the FDC is accessible and will be located on the front of the building on the NW corner as indicated on the plans.

Landscaping and Buffering: Landscaping has not changed. Landscape buffer strips are shown along street frontages and adjacent to residential zoning. The 25' landscape buffer is provided adjacent to Williams Park. Substantial foundation plantings have been provided.

Bicycle and Greenway Plan: This project is not impacted by the bicycle and greenway plan.

Recommendation: Staff recommends approval of site plan application SPM 830-2020 (JMB Station Hill Offices) subject to the following conditions:

1. Approval of this site plan shall be valid for a period of three (3) years from the date of Planning Commission approval. Modification to the approved site plan may require Planning Commission Approval.
PLANTING NOTES

1. The proposed planting scheme consists of native trees and shrubs to enhance the aesthetic appeal of the site and provide shade and privacy. All plant materials are to be drought-resistant and low-maintenance.

2. The planting locations are to be in accordance with the site plan and the required setback distances from existing structures.

3. The planting depth and soil quality are to be verified before planting to ensure the success of the plants.

4. All plant materials are to be stocked and delivered to the site within 30 days from the date of approval.

5. The planting area is to be cleared of existing vegetation and debris before planting.

6. The planting area is to be watered regularly for the first year to ensure the survival of the plants.

7. The planting area is to be mulched to retain moisture and suppress weeds.

8. The planting area is to be fenced and protected from the public until the plants are established.

9. The planting area is to be maintained and pruned regularly to ensure a healthy growth of the plants.

10. The planting area is to be labeled with the name of the plant and its date of planting.

11. The planting area is to be photographed and documented before and after planting.

LANDSCAPE REQUIREMENTS:

1. The planting area is to be cleared of existing vegetation and debris before planting.

2. The planting area is to be watered regularly for the first year to ensure the survival of the plants.

3. The planting area is to be mulched to retain moisture and suppress weeds.

4. The planting area is to be fenced and protected from the public until the plants are established.

5. The planting area is to be maintained and pruned regularly to ensure a healthy growth of the plants.

6. The planting area is to be labeled with the name of the plant and its date of planting.

7. The planting area is to be photographed and documented before and after planting.

STATION HILL OFFICES
SITE PLAN
SPRING HILL, MAURY COUNTY, TN

12/03/18 18003

PREVIOUSLY APPROVED LANDSCAPE PLAN

STP 619-2018
Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
Austin Page, Associate Planner
MEETING: June 8, 2020
SUBJECT: STP 831-2020 (Listerhill Credit Union) – 1065 Crossings Circle

**STP 831-2020:** Submitted by WES Engineers & Surveyors for Listerhill Credit Union. The property is located at 1065 Crossings Circle, zoned C-4 and contains approximately 1.95 acres. The applicant requests site plan approval to construct a 3,882-sf financial institution with drive-through. Requested by Allen O’Leary.

**Request:** The applicant requests site plan approval to construct a 3,822-sf credit union. A drive-through is considered a special use in the C-4 zoning district and received approval from the Board of Zoning Appeals on November 12, 2019.

**Plan Update:** The applicant has addressed the following staff and Planning Commission comments from the May 26, 2020 Work Session:

- The address has been corrected from “1065 Crossing Circle” to “1065 Crossings Circle” on all sheets.
- The backup generator is clearly labeled on the site plan (sheet C-2.0).
- The width and length of all drive-through lanes have been clearly labeled.
- The sidewalk along Crossings Circle has been extended to the edge of the existing pavement.
- A bike rack detail and trash corral detail have been added to sheet C-5.2.
- All sheets show adjacent roads labeled as Public R/W with the exception of the landscape plan which still has Crossings Circle labeled as a private road.
- The applicant has added stop bars to the exit points of the parking lot but has not addressed any traffic control measures for vehicles exiting the drive-through lanes.
- Linework has been added to the adjacent site (Starbucks) and shows proper drive-way alignment.
- Building material percentages have been provided for each façade and all secondary materials are under 20% of the entire façade.
- The brick symbol has been updated to a hatch pattern which better represents brick.
- The roof material used to screen the HVAC equipment has been altered to reverse the louvers and prevent the visibility of the HVAC equipment from public view.
- The applicant has provided a detail on the landscape plan to go along with note 18 showing that all areas are to be sodded.
- The applicant has spread out groups of landscaping in the 10’ strip to a single row of plantings. The requirement of one planting every 3’ has been achieved.
- All Nandina plant types have been removed from the landscape plan and replaced with other species already listed in the plant list.
- Additional trees have been added along both driveways to the site.

**Property Description and History:** This property is located at 1065 Crossings Circle, directly adjacent to the car wash and behind Starbucks. The current site is vacant. This item received special use approval for four drive-through lanes from the Board of Zoning Appeals on November 12, 2019 with the following conditions (concept plan attached):

1. **Subject to site plan approval by the Planning Commission.**
2. **During site plan approval, the plan shall have general consistency with the concept plan submitted to the Board of Zoning Appeals, subject to modifications by the Planning Commission.**
3. Per Section 13.4G of the Unified Development Code, an approved special use will expire one year from the date of approval unless a site plan review application has been submitted or, where site plan review is not required, a building permit is obtained. The Board of Zoning Appeals may grant an extension for a period of validity for no longer than an additional 6 months, so long as the applicant applies in writing for an extension of time at any time prior to the date of expiration. No public hearing is required for approval of such extension of time.

Bulk and area requirements: The site complies with the requirements of the C-4 zoning district.

Building and Site Design: The applicant has provided elevations which portray the primary façade materials as brick veneer, glazed windows, fiber cement siding, and stone, with corrugated metal siding as a roof trim. Material percentages have been provided per façade and all secondary materials are under the 20% requirement. A color rendering of the site has been provided showing the proposed building on the property. This rendering has been revised to reverse the direction of the louvers as discussed with the Planning Commission. A dumpster enclosure is provided and will contain brick facades on three sides that match the building façade.

Access: Primary access to the site is via a curb cut on Crossings Circle which lines up with Kentucky Avenue. A secondary access point is provided via cross access to the car wash site to the south. There is an additional curb cut at the northwest portion of the site but is only used for exiting the site. On-site circulation is shown as two-way through the parking areas and turns into a one-way as you drive around the rear of the site. Staff requested that some type of traffic control, such as a stop bar/sign for vehicles exiting the drive through lanes be added. Stop bars have been added for vehicles exiting the site, but not at the drive through exit. Turning templates for fire and refuse trucks have been provided and there are no known issues with the site.

Streets and Sidewalks: Crossings Circle is a public road with the appropriate 50’ of right-of-way. A 5’ sidewalk is shown within the right-of-way along Crossings Circle. A sidewalk connection is shown from Crossings Circle to the entrance of the building. One-way drive aisles are shown as 16.25’ wide. Two-way drive aisles are shown as 25’ wide. Drive aisle widths are not shown for the one-way along the rear of the site and will need to be added to the plan.

Parking and Loading: The site includes 40 parking spaces, which exceeds the minimum requirement of 8 spaces. The site includes two ADA spaces. The site plan shows typical 90-degree angle parking around the site and 25’ of maneuvering and drive-aisle space. The four drive through lanes each provide four vehicle stacking spaces and are 11’ (outer two lanes) and 13’ (inner two lanes) wide.

Landscaping and Buffering: The applicant is providing the required landscape strips along the rear and internal property lines (10’). The landscape plan shows a good mixture of foundation plantings meets the requirements of the UDC. Additional landscaping is needed within the islands around the parking spaces on the front and south side of the building. The applicant has provided street trees along Crossings Circle. The applicant is showing plantings around the trash corral which will allow for proper screening on three sides. There is no existing vegetation on the property. The plan calls for all lawns to be sodded.

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

Recommendation: Staff recommends approval of site plan application STP 831-2020 (Listerhill Credit Union) subject to the following conditions:

1. Additional landscaping is required on the 3 interior parking lot islands adjacent to the building. The UDC requires that islands must have 60% coverage.
2. Stop bars need to be added for vehicles exiting the drive-through lanes.
3. Approval of this site plan shall be valid for a period of three (3) years from the date of Planning Commission approval. Modification to the approved site plan may require Planning Commission Approval.
* THESE COLORS ARE REPRESENTATIVE OF WHAT IS BEING PROPOSED, HOWEVER PLEASE NOTE THAT THERE WILL BE DIFFERENTIATION PER THE CAPACITY AND SETTINGS OF THE DIGITAL DISPLAY THESE IMAGES ARE BEING VIEWED ON.
PERCENTAGES:

- 37.3% Brick
- 29.7% Glazing
- 13% Siding
- 11% Corrugated Metal
- 9% Stone
V4JS - 4" DEEP 45 DEGREE INVERTED J BLADE
EXTRUDED ALUMINUM LOUVERED EQUIPMENT SCREEN

- **Manufacturer**: Architectural Luminettes
- **Color**:
  - Beige
- **Options**:
  - Higher Wind Load Ratings
  - Architectural Finishes
  - Hinged Single and Double Doors

**Details**:
- **Elevation View**
- **Section View**

**Notes**:
- Designed for 20 PSI wind load
- Suits 50% view on 5' high up to 75% view on 10' high
Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
Austin Page, Associate Planner
MEETING: June 8, 2020
SUBJECT: PPL 832-2020 (Harvest Point Phases 11, 12, 14, 15)

PPL 832-2020: Submitted by S&ME for Harvest Point Phases 11, 12, 14 & 15. This property is located off Cleburne Road, zoned R-2 PUD and contains approximately 57.12 acres. The applicant requests preliminary plat approval for 111 single-family lots. Requested by Zac Davis.

Request: The applicant seeks preliminary plat approval for 111 single-family lots to be processed under the provisions of the PUD, approved under the provisions of the previous zoning code.

Plan Update: The applicant has addressed the following staff and Planning Commission comments from the May 26, 2020 Work Session:

- The Cloverleaf Way road name has been moved off the landscaped islands.
- Two cul-de-sacs are provided on Cloverleaf Way and are proposed to have center landscaped islands. A note has been added to these islands stating they will be maintained by the HOA but does reference any ownership.
- The Phase 11 label on sheet 3 has moved to the top of the page and matches the same format as the other sheets.
- Phase 11 on Sheet 3 has been updated to only include the 65’ width lot detail.
- The lot detail on sheet 4 has been updated as requested.

Property Description and History: This property is located on the northwest side of Cleburne Road and is Phase 11, 12, 14 and 15 of the Harvest Point development.

In August of 2016, the Board of Mayor and Aldermen approved a request to rezone the parent tract, containing more than 473 acres, from R-2 to Planned Unit Development (PUD 199-2016) in order to allow for a mixed-use development of single-family homes, townhomes, and a live-work village with nonresidential uses. In October of 2016, the Planning Commission approved a final development plan (PUD 254-2016) for a portion of the overall PUD to include 557 single-family lots, 234 townhome lots, and the village square.

Phasing: The applicant submitted a revised phasing plan on a previous Harvest Point application (PPL 803-2020). That plan has been provided and reflects the numbers used on this preliminary plat.

Bulk and Area: Based on staff’s review of the information provided, this proposal is compliant with the minimum bulk and area requirements of the City’s PUD provisions and the master development plan approved for the project. The number and type of lots, including lot widths, are consistent with the Final Master Plan approved by the City of Spring Hill. The preliminary plat includes the typical lot setback details for 54’, 65’ and 75’ minimum width lots.

Streets and Sidewalks: These phases include four local public streets with a dedication of 50’ of right-of-way. The applicant is providing 5’ sidewalks on both sides of each street. Two cul-de-sacs are provided on Cloverleaf Way and are proposed to include center landscape islands. Plans have been reviewed by the Fire Marshal.

Open Space & Amenities: All open space is to be maintained by the HOA per note on Sheet 6. Lots in these phases will use the centralized mailboxes located in the amenities area.
Bicycle and Greenway Plan: The Harvest Point PUD master plan proposes almost 4.5 miles of internal trails to provide for internal multi-modal circulation and connections outside of the neighborhood, particularly to the Spring Hill Middle School. Phases 11, 12, 14 and 15 do not include any of these trails.

Landscaping and Buffering: The approved final development plan (PUD 254-2016) includes a landscape plan. This preliminary plat does not include any landscape areas or buffers on the Master Plan. The phases on this preliminary plat include street trees. The two cul-de-sac landscaped islands on Cloverleaf Way will be owned and maintained by the HOA.

Recommendation: Staff recommends approval of preliminary plat application PPL 832-2020 (Harvest Point Phases 11, 12, 14, 15) subject to the following conditions:

1. If not deleted from the final plat prior to recording, the note on landscape islands in Phase 11 and 15 will be modified to include the wording "owned and maintained by the HOA."
2. Revise Note #13 on Sheet 1 to say that all open space will be "owned" and maintained by the HOA.
3. 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.
4. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.
HARVEST POINT
Vicinity Map

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PHASE 11

TYPICAL SINGLE FAMILY LOT LAYOUT (65' WIDTH MIN.)

*LOTS 1105-1110 & 1138-1143 ARE 45' WIDTH MINIMUM LOTS
NOTE: ALL OPEN SPACE TO BE DESIGNATED AS PUDE AND ACCESS EASEMENT TO BE MAINTAINED BY HOA.
FIRE TRUCK TURNING
DATE: May 28, 2020

REQUEST: Establish a maintenance bond and a performance bond for The Enclave at Brandon Woods

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

OVERVIEW:

- Final plat was approved on the October 2019 Planning Commission meeting agenda.
- Developer has submitted application and corresponding documentation to establish bonds in October 2019 but was missed in error by Missy Stahl, Senior Project Manager. Developer is ready to file the final plat and will need bond amounts to put letters of credit in place.

PC ACTION REQUESTED:

- Approve PC Resolution 20-45 to establish a maintenance bond for The Enclave at Brandon Woods
- Approve PC Resolution 20-46 to establish a performance bond for The Enclave at Brandon Woods
RESOLUTION 20-45 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
THE ENCLAVE AT BRANDON WOODS

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 62 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 Infrastructure, Street Binder 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 $224,081.00; 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 The Enclave at Brandon Woods in the amount of $224,081.00.

Passed and adopted this 8th day of June, 2020.

________________________________________
Paul Downing, Chairman

________________________________________
Steve Foote, Secretary
Utility Information Sheet

Development___THE ENCLAVE AT BRANDON WOODS___

Phase__N/A__  Section__N/A__  #of lots__62__

Cost to install Utility's (Maintenance Bond)

Sewer line___$287,700________

Water line___$165,750________

Storm Water___$83,397________
(Infrastructure)

Curbing____$20,090________

Binder____$190,000________

TOTAL = $746,937.00

30% OF TOTAL = $224,081.00

BOND AMOUNT = $224,081.00
RESOLUTION 20-46 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
THE ENCLAVE AT BRANDON WOODS

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 62 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Sidewalks, Street Lights, Street Signs, Stormwater Surface Maintenance
and Final topping to all streets with 1 ⅞ 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 $114,499.00; 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 before 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 The Enclave of Brandon Woods in
the amount of $114,499.00.

Passed and adopted this 8th day of June, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

Development_ THE ENCLAVE AT BRANDON WOODS___

Phase_N/A_  Section_N/A_  #of lots_62_

Cost to install Utility's (Performance Bond)

Signage_________ $600

Street Lights____ $9,000

Storm Water Surface maintenance___$32,500 (to include drainage area, ditches, retention and/detention ponds, open spaces)

** 30% of storm water infrastructure cost on Maintenance bond sheet

Sidewalks (feet)____ 995 LF

Sidewalks (cost)____ $1,990

Road linear feet____ 30,020 SF

Road width_______ 36' AND 26'

Final Asphalt Topping cost___$60,000

TOTAL = $104,090.00

+ 10% OF TOTAL = $10,409.00

BOND AMOUNT = $114,499.00
# Application for Surety

## Property Information

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>The Enclave at Brandon Woods</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase:</td>
<td></td>
</tr>
<tr>
<td>Number of Lots Approved:</td>
<td>62</td>
</tr>
<tr>
<td>Number of Lots Remaining:</td>
<td>2</td>
</tr>
<tr>
<td>Surety Type:</td>
<td>Maintenance, Performance, Restoration</td>
</tr>
<tr>
<td>Posted With:</td>
<td>Letter of Credit, Performance Bond, Cash</td>
</tr>
<tr>
<td>Surety Amount:</td>
<td>$</td>
</tr>
<tr>
<td>Expiration Date:</td>
<td>/ /</td>
</tr>
<tr>
<td>Automatic Renewal Clause included with Surety:</td>
<td>Yes / No (Circle One)</td>
</tr>
<tr>
<td>Purpose of Surety:</td>
<td></td>
</tr>
</tbody>
</table>

## Financial Information

| Name of Financial Institution: | First Bank |
| Contact Person: | Michael McClellan |
| Email: | mcmccllln@firstbaking.com |
| Address: | 341 Cool Springs Blvd, Suite 100 |
| City, State, Zip: | Franklin, TN 37067 |
| Phone Number: | (615) 390-9926 |
| Fax Number: | |

## Contact Information

| Name of Owner/Developer or Representative: | Jason Beavers |
| Address: | 262 Robert Rose Dr, Suite 200 |
| City, State, Zip: | Murfreesboro, TN 37129 |
| Phone Number: | (615) 690-2914 |
| Fax Number: | |

## 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:**

________________________________________________________________________

[Signature]

Applicant Signature  
10/29/19  
City Staff Signature  
Date