



CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL MEETING PACKET
NOVEMBER 4, 2019
06:00 PM

Board of Mayor and Aldermen:

Rick Graham, Mayor
Amy Wurth, Vice-Mayor
Hazel Nieves
Kevin Gavigan
Jeff Graves
Matt Fitterer
Vincent Fuqua
John Canepari
Dan Allen

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**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL MEETING AGENDA
NOVEMBER 4, 2019
06:00 PM**

Call Special Call Meeting To Order

Stipulation of Aldermen Present

General Announcement

The procedural rules for public comment will be as follows: Items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Mayor and will have five minutes to address the Board of Mayor and Aldermen. No rebuttal remarks are permitted.

- 1. Consider Resolution 19-210, to authorize a Site Plan for Beechcroft Storage LLC and to approve the Site Plan for Beechcroft Storage (STP 669-2019)**

Steve Foote, Planning Director; Patrick Carter, City Attorney

Attachment: [Resolution 19-210 to resolve litigation for Beechcroft Storage final.pdf](#)

Concerned Citizens

Adjourn

RESOLUTION 19-210

A RESOLUTION TO AUTHORIZE A SITE PLAN FOR BEECHCROFT STORAGE LLC AND TO APPROVE THE SITE PLAN FOR BEECHCROFT STORAGE (STP 669-2019)

WHEREAS, the Board of Mayor and Alderman intends to resolve the present dispute between the City of Spring Hill and Beechcroft Storage, known as *Beechcroft Storage, LLC v. The City of Spring Hill, Tennessee, Chancery Court for Maury County, Tennessee, No. 19-405*, and;

WHEREAS, the proposed settlement conditions will ensure that the site plan for Beechcroft Storage is compliant with City of Spring Hill codes and protect the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMAN OF THE CITY OF SPRING HILL, TENNESSEE, AS FOLLOWS:

The following settlement arrangement with Beechcroft Storage, LLC provides for the performance guarantees and actions referenced therein and is hereby approved and adopted by the Board of Mayor and Alderman of the City of Spring Hill.

Recitals:

1. Beechcroft Storage, LLC will provide an amended Site Plan containing:
 - a) Provide a future public access easement that extends from the Beechcroft Road entrance (property line) to the undeveloped “back” portion of the subject property (across the stream buffer); and
 - b) Show an extension of the multi-use trail on Beechcroft Road, to be constructed by developer, to the western property line at Dr. Robertson Road.
 - c) Note that the east elevation of Building G on Sheet A-5.5 incorrectly shows rollup doors on the façade. This will be changed to brick to match the west elevation of Building H.
 - d) The Planning Commission had asked for metal facades between the rollup doors to be covered with a row of brick. This is not reflected on the plans, except for the inside of Buildings A, B, and C. Modify other buildings to be consistent.
2. Beechcroft Storage, LLC will provide an amended emergency vehicle turning template in accordance with City of Spring Hill standards. This plan sheet will be provided with the set described in paragraph #1 above.
3. The Board of Mayor and Alderman hereby approve the amended plan set described in paragraph #1 above, submitted as part of STP 669-2019, revised as noted above and subject to review by staff that the plans conform to the specifications set forth in paragraph #1 and #4 of this resolution, and the following conditions:
 - a) A right-of-way dedication plat shall be submitted for Beechcroft Road and Dr. Robertson Road prior to the issuance of permits for on-site construction.
 - b) The improvement recommendations of the traffic impact study conducted by T-Square Engineering shall be required; specifically, Beechcroft shall:
 - i. Construct the proposed Site Access with one (1) inbound lane and one (1) outbound lane operating under a stop condition according to MUTCD, AASHTO, TDOT, and City of Spring Hill standards - The outbound lane will be a shared lane for left-turning and right-turning movements.

- ii. Construct a right-turn lane along the westbound approach of Beechcroft Road to the proposed intersection of Beechcroft Road and Site Access, as shown on the Preliminary Site Plan - The right turn lane shall provide 50 feet of storage and taper lengths in accordance with MUTCD, AASHTO, TDOT, and City of Spring Hill standards.
 - iii. Dedicate the necessary right-of-way (ROW) for the construction of a westbound right-turn lane at the intersection of Beechcroft Road and Dr. Robertson Road.
 - iv. All radii for the proposed access shall be designed to accommodate the largest turning requirements of either an SU-30 truck (garbage) or the City’s emergency vehicle fire apparatus) that will service the development according to MUTCD, AASHTO, TDOT, and City of Spring Hill standards;
 - v. Ensure that the departure sight distance triangles for all driveways, internal intersections, and site access intersections are designed to be clear of all sight obstructions (including grade) as specified by AASHTO.
- c) Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
 - d) It is understood that future phases of development on this site and not included in STP 669-2019 may require site plan approval.
4. The plans referenced in paragraph 1 above shall consist of a complete set as submitted for STP 699-2019. This set shall consist of the base plan set submitted to the City of Spring Hill, Planning Department on May 21, 2019 and containing all civil, photometric, landscape, building elevations, and other sheets. These sheets will be reconciled with Sheets A-5.0, A-5.8, and C-2.0 submitted to Spring Hill on June 3. Plans shall be amended as noted in items 1a through 1d above.

Upon approval of the amended site plan, Beechcroft Storage, LLC and the City of Spring Hill agree to dismiss the litigation.

Passed and adopted by the Board of Mayor and Alderman of the City of Spring Hill, Tennessee, on this _____ day of _____, 2019.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick M. Carter, City Attorney