SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY FEBRUARY 10, 2020
5:30 P.M.

A. CALL TO ORDER

Chairman Paul Downing called the meeting to order at 5:36 PM.

B. ROLL CALL

Members Present: Chairman, Paul Downing, Vice Chairman Paula Hepp, Alderman Matt Fitterer, Alderman, Vincent Fuqua, James Golias and Brent Legendre. Jared Cunningham was not present.

Staff Present: City Attorney, Patrick Carter, Planning Director, Steve Foote, City Engineer, Tom Wolf 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.

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

1. Joe Cody of 680 Overton Way located in Southern Springs presented a petition to reclassify Southern Springs Parkway from an arterial road to a collector road.
2. Frank Siuta of 1138 Davidson Walk expressed his concerns regarding the Southern Springs community, golf carts and speed limits.

E. PUBLIC COMMENT (AGENDA ITEMS)

No public comment.

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

Alderman Fitterer made a motion to approve the January 13, 2020 Regular Meeting Minutes, amending Item D to read “Paula” instead of “Paul”. Motion seconded by Alderman Fuqua. Motion to approve the amended minutes passed 6-0.

G. APPROVAL OF THE AGENDA

Item 1 under K. Other Business was moved up in the agenda to follow the Consent Agenda.

Alderman Fitterer made a motion to approve the amended agenda. Motion seconded by Vice Chairman Hepp. Motion to approve the amended agenda passed 6-0.

Chairman Paul Downing arrived to the meeting at 5:36 pm.

H. CONSENT AGENDA

1. PC Resolution 20-05 Release Perf Bond and establish Maintenance Bond Cherry Grove Add Ph 7 Sec 2.

P.C. Regular Meeting Minutes 2-10-2020
2. PC Resolution 20-06 Establish Maintenance Bond for Crooked Creek Ph 2 Sec 3.
3. PC Resolution 20-07 Establish Performance Bond for Crooked Creek Ph 2 Sec 3.
4. PC Resolution 20-08 Establish Maintenance Bond for Harvest Point Ph 16 Sec 1B.
5. PC Resolution 20-09 Establish Performance Bond for Harvest Point Ph 16 Sec 1B.

6. **FPL 792-2020**: Submitted by S&ME for Harvest Point, Phase 16, Section 1B. The property is zoned R-2 PUD and contains approximately 2.33 acres. The applicant requests final plat approval for 28 townhome lots and the request is being processed under provisions of the approved PUD and the previous zoning code. Requested by Zac Davis.

**Recommendation**: Staff recommended approval of Final Plat application FPL 792-2020 (Harvest Point Phase 16, Section 1B) subject to the following conditions:

1. Consistent with Section 1A, selectively placed fence panels or landscape screens shall be installed to enhance privacy for patios and meet the secluded requirement.
2. 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.

Alderman Fitterer made a motion to approve the Consent Agenda with all staff associated conditions of approval. Motion seconded by Alderman Fuqua. Motion to approve the Consent Agenda passed 6-0.

**I. OTHER BUSINESS**

1. **ZTA 788-2019**: Consider approval of PC Resolution 20-11 to amend Articles 15 & 16 of the Unified Development Code.

Alderman Fitterer made a motion to defer application ZTA 788-2019 to the February 24, 2020 Planning Commission Work Session. Motion seconded by Alderman Fuqua. Motion to defer passed 6-0.

**J. OLD BUSINESS**

1. **STP 773-2019**: Submitted by Brewer Ingram Fuller Architects for the Tennessee Children's Home. Property is located at 2225 Dr. Robertson Road, zoned I-C and contains approximately 46.25 acres. This item received site plan concept review in September 2019. The applicant requests site plan approval for the new Tennessee Children's Home campus. Requested by Anthony Fuller.

**Recommendation**: staff recommended approval of site plan application STP 773-2019 (TN Children's Home) subject to the following conditions:

1. No permits for vertical construction may be issued for the Tennessee Children's Home unless and until plans for the extension of utilities to the site have been fully reviewed and approved by all necessary parties, including, the City of Spring Hill Fire and Public Works Departments, and the Maury County Water System. All required off-site improvements necessary to provide adequate fire and domestic water, that meets or exceeds the City of Spring Hill standards is required. Off-site utilities shall be in place prior to the issuance of permits for vertical construction. Alternate methods for adequate fire flows may be submitted to the City of Spring Hill or other appropriate water utility and state fire officials for review and approval.
2. Additional landscaping is needed at the entrance to the corporate office building.
3. Applicant shall complete the design of the sewer system, including how sewer will be made available to the property, and submit said plans to Jim Vrdoljak of the Spring Hill Public Works Department for review and approval.

4. Indicate areas where grass and/or sod are proposed.

5. Show the limits of disturbance for the entire development.

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.

Alderman Fitterer made a motion to approve site plan application with conditions of approval 1, 2, 4, 5, 6, amending condition number one to read as above and striking condition number three. Motion seconded by Alderman Fuqua. Motion to approve passed 6-0.

K. NEW BUSINESS

1. **SKP 791-2020**: Submitted by Crunk Engineering for South Pointe Square. The property is located at 5081 Port Royal Road, zoned Commercial PUD and contains approximately 17.37 acres. This project was formerly named Magnolia Square. This application is governed by the old zoning ordinance. The applicant requests sketch plan approval for a mixed-use subdivision with 174 residential units (condominiums) and 48,100 sf of commercial space. Requested by Adam Crunk.

**Recommendation**: staff recommended approval of sketch plan application SKP 791-2020 (South Pointe Square) subject to the following conditions:

   1. Applicant should address conditions 1-4 (see page one) of the prior sketch plan approval (SKP 510-2018).

   2. Sketch plan approval (under the former zoning ordinance) is valid for one (1) year.

      1. In the event restaurants or cafés are located within the first-floor retail tenant spaces of buildings fronting upon Port Royal Road, the applicant shall address additional refuse collection facilities and frequency of servicing to ensure adequate sanitary refuse collection facilities are provided.

      2. In the event restaurants or cafés are located within the first-floor retail tenant spaces of buildings fronting upon Port Royal Road, the applicant shall be required to install grease traps and other improvements including providing sufficient access to such sewer system improvements.

      3. The site plan should provide for loading zones to support the various retail uses located on the first floor of building fronting upon Port Royal Road. Parking spaces with restricted loading zone time periods may be considered a substitute for the provision of dedicated loading zones.

      4. The northern entrance shall be reconfigured as a right-in/right-out entrance.

      5. The applicant shall enter into a written agreement with the City of Spring Hill to be acted upon by the Board of Mayor and Aldermen in consideration of public infrastructure improvements that include the roundabout located at the intersection of Port Royal Road, Commonwealth Drive, and Countess Lane including associated approaches and utility improvements whereby the applicant is participating in partnership with the City of Spring Hill in part or whole in the cost of the public infrastructure improvements. The agreement entered into between the applicant and the City shall detail the installation of public improvements to be constructed, the anticipated schedule for construction of improvements, and the responsibilities of each party in the installation of said improvements including related financial considerations such as contributions, fees, payments in lieu of improvements, rebates and/or credits and the like.

   6. Sketch plan approval shall remain valid for 1 year.
Alderman Fitterer made a motion to approve sketch plan application SKP 791-2020, amending the conditions of approval to include all six (6) previous conditions of approval from SKP 510-2018. Motion seconded by Alderman Fuqua. Motion to approve passed 5-1 with Vice Chairman Hepp dissenting.

2. **FPL 793-2020**: Submitted by Wes Engineers & Surveyors for Crooked Creek Sec. 3 Phase 2. The property is zoned R-2 and contains approximately 23.83 acres. The applicant requests final plat approval for 19 single family residential lots. Requested by Allen O’Leary.

**Recommendation:** Staff recommended approval of final plat application FPL 793-2020 (Crooked Creek Section 3, Phase 2) subject to the following conditions:

1. 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.

Alderman Fitterer made a motion to approve final plat application FPL 793-2020 with one (1) staff condition of approval. Motion seconded by Alderman Fuqua. Motion to approve passed 6-0.

3. **STP 794-2020**: Submitted by Berry Engineering for O’Reilly Auto Parts. The property is located at 4872 Port Royal Road, zoned C-4 and contains approximately 1.05 acres (Lot 2B of the Barclay Port Royal subdivision). The applicant requests site plan approval for a 7,500-sf commercial business. Requested by Scott Smith of Belterra Partners.

**Recommendation:** staff recommended approval of site plan application STP 794-2020 (O’Reilly Auto Parts) subject to the following conditions:

1. Project Engineer must meet with Water Department prior to the construction drawings going to TDEC. Waterlines must be extended as designed for the Learning Experience. Also, unless modified by the Planning Commission, The water main must extend along the entire property frontage for private and public roads.
2. If the sewer and water main extensions are not completed by the Learning Experience, the developer will have to provide TDEC approved plans for these extensions before construction.
3. Check the distance of 112’ in the lower right corner of Sheet C-01 for accuracy.
4. Planning Commission is asked to review elevations A, B, and C and to select one of the three provided elevations as part of this approval. Staff suggests that the Commission consider the addition of faux shutters on the front elevation. Elevation B with the glazings to the south shall be approved.
5. 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.
6. Faux shutters and awnings to match Elevation B shall be added to the right and left of the entry doors.

Alderman Fitterer made a motion to approve site plan application STP 794-2020 with the five (5) staff associated conditions approval, modifying conditions one (1) and four (4) to read as above. Motion seconded by Alderman Fuqua.

Alderman Fuqua made a motion to add a sixth condition of approval, adding faux shutters and awnings to the right and left of the entry doors. Motion to amend seconded by Alderman Fitterer. Motion to amend passed 4-2 with Vice Chairman Hepp and Brent Legendre dissenting.
Vice Chairman Hepp made a motion to amend condition number one (1) to read “the waterline extend down the private easement to Old Port Royal Road but not extend east along the frontage on Old Port Royal Road.” Motion seconded by Alderman Fuqua. Motion to amend fails 2-4 with Alderman Fitterer, Alderman Fuqua, Chairman Paul Downing and Brent Legendre dissenting.

Motion to approve passed 5-1 with Vice Chairman Hepp dissenting.

L. OTHER BUSINESS


M. BOARD COMMENT

Alderman Fuqua requested staff to look into the work being done at the end of Mallard Drive, which is a part of Weber Farms. Alderman Fitterer explained that this was previously approved. Alderman Fuqua asked staff to provide him with the approval.

Alderman Fuqua expressed the amount of complaints he has received regarding the amounts of storage facilities and asked the Planning Commission if there is anything they can change as in regards to check cashing places.

Alderman Fitterer recommended checking the state legislation prohibiting certain uses based upon documented harm to public good. There is academic research that suggests check cashing or alternate financial institutions in close proximity to each other create more public harm than good. First step would be to identify some kind of academic research. This is not a matter of our opinion but following state law.

N. STAFF COMMENT

Planning Director Steve Foote mentioned that staff granted administrative approval for the revised Southern Springs Amenity Center Landscape Plan.

O. ADJOURN

Chairman Paul Downing made motion to adjourn at 6:28 pm.

Paul Downing, Chairman

Steve Foote, P.C. Secretary