SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY FEBRUARY 11, 2019
5:30 P.M.

Chairman Paul Downing called the meeting to order at 5:42 PM.

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

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

**Public Comment (Non-Agenda Items):** No comment

**Public Comment (Agenda Items):**
1. Peggy Lee Romano of 801 Belle Drive (lives at 725 Lancaster) spoke in opposition to RZN 633-2019.
3. Angela Privett of 1911 Kittener Lane spoke in support of RZN 633-2019

**Approval of the January 14, 2019 combined Work Session and Regular Meeting Minutes:** Alderman Fitterer made motion to approve the January 14, 2019 Meeting Minutes. Motion seconded by Commissioner Benne. Motion passed 6-0.

**Approval of the Agenda:** Alderman Fitterer made motion to approve the agenda as presented. Motion seconded by Commissioner Benne. Motion Passed 6-0

**CONSENT AGENDA:**

Planning Director Steve Foote recommended that PPL 636-2019 should be approved with five (5) staff conditions of approval (1, 2, 3, 5, 6), with condition four (4) being taken out because it was not intended to be in this report.

1. **PPL 635-2019:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Brandon Woods (formerly Meadowbrook South). The property is zoned R2 PUD and contains approximately 24.218 acres. The applicant requests preliminary plat approval to create 65 single-family lots. Requested by Joe Epps.

   **Staff Conditions:**
   1. A detailed technical review of the construction plans is in process in advance of forwarding same to TDEC for their review and approval.
   2. Incorporate the new ADA ramp with truncated domes detail on construction plans (one ramp per corner).
   3. Dimension the PUDEs with underground infrastructure between Lots 99 – 100, 212 – 213 and 140 – 141.

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4. Add a note that all open space shall be a PUDE to allow for maintenance of said open spaces or provide width restricted access and utility easements.

5. Provide approved Fire Department turnarounds for access roads that exceed 150' in length (minimum 96' diameter pavement) or Temporary turnarounds may be hard packed gravel.

6. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.

7. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.

2. **PPL 636-2019**: Submitted by S&ME, Inc. for Harvest Point, Phase 6B. The property is zoned R-2 PUD and contains approximately 8.61 acres. The applicant requests preliminary plat approval for 34 single-family lots. Requested by Zac Davis.

**Staff conditions:**
1. A detailed technical review of the construction plans is in process in advance of forwarding same to TDEC for their review and approval.
2. Incorporate the new ADA ramp with truncated domes detail on construction plans (one ramp per corner).
3. Label all sanitary and storm sewer pipe diameters and materials of construction.
4. Prior to approval the applicant shall revise the preliminary plat to include landscaping consistent with the approved master plan and submit this revision to the Spring Hill planning department.

5. 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.

6. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.

_Alderman Fitterer made motion to approve the Consent Agenda with staff associated conditions of approval including the correction made by Mr. Foote. Motion seconded by Vice Chairman Hepp. Motion passed 6-0._

**OLD BUSINESS**

**NEW BUSINESS**

1. **STP 627-2018**: Submitted by S&ME for Harvest Point, Phase 16 Townhomes. The property is zoned R2-PUD and contains approximately 15.18 acres. The applicant requests site plan approval for 75 townhome lots. Requested by Eric McNeely.

**Staff Conditions:**
1. Incorporate the new ADA ramp with truncated domes detail on construction plans (one ramp per corner).
2. Number of units in Section 1 does not exceed the threshold requiring two (2) access points to the development. Section 2 will exceed the threshold and provisions need to be made for a second access at site plan submittal.
3. Label the diameter of the temporary cul-de-sacs.
4. The 90-degree parking stalls provided measure 9 feet by 19 feet. City standards measure 9 feet by 18 feet minimum.

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5. A detailed technical review of the construction plans is in process in advance of forwarding same to TDEC for their review and approval.

6. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained. Modification to the approved site plan may require Planning Commission approval.

*Alderman Fitterer made motion to approve STP 627-2018 with conditions one (1) through three (3), and five (5) through six (6). Motion seconded by Commissioner Benne. Motion passed 5-0 with Commissioner Cunningham abstaining.*

7. **PDC 637-2019**: Submitted by Civil Site Design Group for Derryberry Mixed-Use. The property is zoned C-1 and contains approximately 46.85 acres. The applicant requests Planned Development Concept Plan review and comment for a mixed-use development. Requested by Joe Haddix.

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

3. **SPC 638-2019**: Submitted by Gresham Smith & Partners for Crossings – Lot 7. The property is zoned C-5 and contains approximately 0.97 acres. The applicant requests Site Plan Concept review and comments for a 7,200 sq. ft retail development. Requested by Joe Johnston.

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


**Recommendation**: Staff recommends denial of rezone application RZN 633-2019. Should the Planning Commission recommend approval of the application, staff recommends that the development of the site be in substantial compliance with the concept plan provided and that the applicant provide a row of transition lots on-site that match the minimum width and area of those adjoining lots in the Autumn Ridge and Rubens Landing subdivisions, or a substantial buffer.

*Alderman Fitterer made motion to favorably recommend RZN 633-2019 to the Board of Mayor and Alderman. Motion seconded by Vice Chairman Hepp. Motion failed 2-4 with Chairman Downing and Commissioners; Cunningham, Benne and Golias dissenting.*

*Clerk Downing made motion to not recommend RZN 633-2019. Motion seconded by Commissioner Cunningham. Motion passed 4-7 with Alderman Fitterer and Vice Chairman Hepp dissenting.*

5. **RZN 634-2019**: Submitted by Anderson, Delk, Epps & Associates, Inc. for a property rezone along Buckner Road. The property is zoned R-2 and contains approximately 17.00 Acres. The applicant requests a rezone from R-2 to R-5. Requested by Joe Epps.

**Recommendation**: Staff recommends denial of rezoning application RZN 634-2019 or that the request be tabled until the zoning ordinance is amended in a manner to allow townhome uses.

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Alderman Fitterer made motion to favorably recommend RZN 634-2019 to the Board of Mayor and Alderman and ask them to consider including the sketch exhibit dated 1-31-2019 as a condition of their approval. Motion seconded by Commissioner Benne. Motion passed 5-1 with Chairman Downing dissenting.

6. Development Code Text and Map Amendments

Alderman Fitterer recommended to approve Resolution 19-13 and then one (1) by one (1) motion to amend individual items and go through the list and proceed to the next resolution.

a. ZTA 639-2019: Consider zoning text amendments to Article 1-14 and the Table of Contents of the UDC. Said amendments further refine the new document, add clarity and remove inconsistencies (Resolution 19-13).

RZN 640-2019: Consider several corrections to the Municipal Zoning Map of Spring Hill. Proposed changes correct errors performed in translating zoning designations from the prior zoning map and/or ordinances during the UDC adoption.

Alderman Fitterer made motion to approve Resolution 19-13. Motion Seconded by Vice Chairman Hepp.

Alderman Fitterer made motion to amend Item 5 in Article 8, to strike number 1, Amusement Facility and strike number 3, Place of Worship. Motion was not seconded.

Vice Chairman Paula Hepp made a motion to amend Item 5 in Article 8, to strike number 3, Place of Worship. Motion Seconded by Alderman Fitterer. Motion failed 3-3.

Alderman Fitterer made motion to amend Exhibit A by striking item 6. Motion seconded by Commissioner Cunningham. Motion passed 6-0.

Alderman Fitterer made motion to amend Exhibit A, Item 12 to replace the references of 8 dwelling units to 12 dwelling units. Motion was not seconded.

Alderman Fitterer made motion to amend Exhibit A, Item 12 to replace 1 visitor space per 8 dwelling unit to 1 space per 10 dwelling units. Motion Seconded by Vice Chairman Hepp. Motion failed 3-3.

Alderman Fitterer made motion to amend Exhibit A, Item 13 by striking it entirely. Motion Seconded by Commissioner Cunningham. Motion passed 6-0.

Alderman Fitterer made motion to amend Exhibit A, Item 14 by striking it entirely. Motion seconded by Commissioner Benne. Motion passed 4-2 with Chairman Downing and Commissioner Cunningham dissenting.

Alderman Fitterer made motion to amend Exhibit A, Item 5 to replace the word “required” with “should”. Motion seconded Commissioner Benne. Motion passed 5-1 with Commissioner Cunningham dissenting.

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Alderman Fitterer made motion to amend Exhibit A, Item 23 to replace the word “including” with “may include”. Motion seconded by Commissioner Benne. Motion passed 6-0.

Motion to approve Resolution 19-13 passed 6-0.

b. **ZTA 639-2019**: Consider zoning text amendments to Article 15-17 of the UDC. Said amendments further refine the new document, add clarity and remove inconsistencies (19-14).

   Vice Chairman Hepp made motion to strike letter v from Item 6. Motion seconded by Commissioner Cunningham. Motion passed 6-0.

   Commissioner Cunningham made motion to amend Item 4 to leave the 96" diameter as is and other staff conditions to remain as is. Motion seconded by Chairman Downing. Motion passed 6-0.

   Alderman Fitterer made motion to approve Resolution 19-14 as twice amended. Motion seconded by Vice Chairman Hepp. Motion passed 6-0.


   Alderman Fitterer made motion to approve Design Review Commission Resolution 19-01. Motion seconded by Vice Chairman Hepp. Motion passed 6-0.

**OTHER BUSINESS:**

Alderman Fitterer asked for an update on the Arby’s site plan modification. City staff has contacted the applicant and are awaiting a response.

Commissioner Cunningham asked about cul-de-sac that was brought up during December 10, 2018 Planning Commission Meeting related to Silver Cloud Way.

   Assistant City Administrator Chuck Downham mentioned how the developer would be coming back to staff with a request and no request has been made.

**BOARD COMMENT:**

Planning Director, Steve Foote thanked staff for the amount of work and effort that goes into getting these packets together.

Associate Planner, Logan Elliott mentioned how staff will cut down on the waste of paper and get the commission the accurate documents ahead of time.

**STAFF COMMENT:**

1. SKP 551-2018: Preserve at Spring Hill has been withdrawn.

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ADJOURN

Chairman Downing moved to adjourn at 8:56 PM.

Paul Downing, Chairman

Steve Foote, P.C. Secretary