SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY MARCH 9, 2020
5:30 P.M.

A. CALL TO ORDER

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

B. ROLL CALL

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

Staff Present: City Attorney, Patrick Carter, Planning Director, Steve Foote, 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)

No public comment.

E. PUBLIC COMMENT (AGENDA ITEMS)

1. Laura Mortiz of 1915 Portview Drive provided a letter to the Planning Commission and spoke in opposition to rezoning application RZN 800-2020.
2. Adam Mortiz of 1915 Portview Drive spoke in opposition to rezoning application RZN 800-2020.
3. Lynn, the HOA President for the Ridgeport Subdivision spoke in opposition to rezoning application RZN 800-2020.
4. Michelle Choate of 1855 Portview Drive spoke in opposition to RZN 800-2020
5. Jeff Scott of 1887 Portway Drive spoke in opposition to RZN 800-2020.

F. Approval of Meeting Minutes from the February 10, 2020 Regular Meeting of the Planning Commission.

Alderman Fitterer made a motion to approve the February 10, 2020 Regular Meeting Minutes. Motion seconded by Brent Legendre. 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 Brent Legendre. Motion to approve the Agenda passed 5-0.

H. CONSENT AGENDA

1. PC Resolution 20-14 Release Performance Bond and establish Maintenance Bond for Derryberry Estates Phase 1.

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2. **ANX 798-2020:** Submitted by Anderson, Delk, Epps and Associates, Inc. for the Campbell Property Annexation. The property (Tax Map 24, Parcel 9.02) is located on Sugar Ridge Road and contains approximately 49.49 acres. The applicant requests the annexation of 6.82 acres into the City of Spring Hill. Requested by Joe Epps.

*Planning Director Steve Foote read the comments of Vice Chairman Paula Hepp who was not in attendance.*

**Recommendation:** Staff recommended that the Planning Commission adopt Planning Commission Resolution 20-15 and forward a recommendation of approval of ANX 798-2020 and the plan of services to the Board of Mayor and Alderman.

3. **ANX 799-2020:** Submitted by Anderson, Delk, Epps and Associates, Inc. for 2251 Sugar Ridge Road. The property contains approximately 149.98 acres and the applicant requests annexation into the City of Spring Hill. Requested by Joe Epps.

**Recommendation:** Staff recommended that the Planning Commission adopt Planning Commission Resolution 20-16 and forward a recommendation of approval of ANX 799-2020 and the plan of services to the Board of Mayor and Alderman.


**Recommendation:** Staff recommended approval of preliminary plat application PPL 803-2020 (Harvest Point Phases 10A, B, C and 13A, B, C), subject to the following conditions:

1. Applicant is to correct Typical Setback Details and submit a corrected copy to the Planning Department.
2. Match lines and drawing borders shall not cut off any lot on the final plat.
3. The developer shall install all perimeter landscaping shown on the master plan for Harvest Point.
4. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.
5. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.

5. **FPm 807-2020:** Submitted by Chris Smith for 7001 Silver Cloud Way. This is Lot 181 of the Spring Hill Place subdivision. The applicant requests to change the orientation of the lot so that the house faces Silver Cloud Way. Requested by Chris Smith of Patterson Company.

**Recommendation:** Staff recommended approval of the certificate of change for FPm 807-2020 (7001 Silver Cloud Way) 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 the Consent Agenda with all staff associated conditions of approval. Motion seconded by James Golias. Motion to approve the Consent Agenda passed 5-0.*

### I. OLD BUSINESS

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1. **STP 767-2019**: Submitted by S&ME for Liberty Financial Credit Union. The property is located at 4912 Main Street, zoned C-4 and contains approximately .93 acres. The applicant requests site plan approval for a 5,385-sf financial institution. Requested by Jeff Conar.

Staff reviewed the history of this application, the denial of the request by the Planning Commission in December 2019, and the appeal for reconsideration approved by the Mayor.

**Recommendation**: Staff recommended approval of site plan application STP 767-2019 (Liberty Financial Credit Union) 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.
2. Development of the site is to comply with the site and general recommendations of the traffic impact study.

Planning Director Steve Foote read the comments of Vice Chairman Paula Hepp and Jared Cunningham who were not in attendance.

Alderman Fuqua made a motion to approve site plan application STP 767-2019 with the condition in the staff report and adding a second (2) condition as recommended by Mr. Foote to read as above. Motion seconded by James Golias. Motion to approve passed 4-1 with Alderman Fitterer dissenting.


**Recommendation**: Public Works Staff recommended that the Planning Commission adopt PC Resolution 20-11 amending Articles 15 & 16 of the Unified Development Code.

Alderman Fitterer made a motion to adopt PC Resolution 20-11, approving revisions to Articles 15 & 16 of the City’s Unified Development Code. Motion seconded by James Golias.

Alderman Fitterer made a motion to amend Exhibit A by removing items one (1), three (3), nine (9), twenty (20) and (25). Motion seconded by James Golias. Motion to amend passes 5-0.

Motion to approve Resolution 20-11 as amended passed 5-0.

3. **ZTA 811-2020**: Consider approval of PC Resolution 20-12 to amend the Spring Hill Rising; 2040 Future Land Use Plan (Map).

**Summary**: Required public notice was provided regarding the proposed changes. A summary of the changes is provided below.

1. **Eastern Approach Road.** Change the eastern portions of the two annexed properties identified as Residential Neighborhood Area to Mixed-Use Neighborhood Area.
2. **Industrial Development Board Parcel.** Change the Industrial Development Board property identified as Mixed-Use Neighborhood Area, the adjacent 32 acres identified as City Neighborhood Area, and the Mixed-Use Neighborhood Area to the south to Innovation Area.
3. **Fire Station Parcel.** Change the city owned property from City Neighborhood Area to Residential Neighborhood Area.

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4. *Mahlon Moore Road area.* Change the parcel identified in the map above from Rural Neighborhood to Residential Neighborhood Area.

5. *Northfield.* No action is recommended. Change the classification of Northfield and the adjacent building to the north from Industrial Area to Innovation Area. Both classifications include ‘municipal services’ and the Innovation Area is geared to uses that better reflect the future of the area.

6. *John Luna Road east of Kedron Road.* Modify the Mixed-Use Neighborhood Area in this area by converting it to Innovation Area as shown in the maps above.

**Recommendation:** Staff recommended that the Planning Commission adopt PC Resolution 20-12 retaining those map revisions supported by the Commission, excluding #5.

Alderman Fitterer made a motion to adopt PC Resolution 20-12 with all six (6) changes, modifying change number five (5) to read as above and approving revisions to the Spring Hill Rising: 2040 Future Land Use Plan. Motion seconded by Alderman Fuqua.

Alderman Fuqua made a motion to amend the proposed changes by striking change number four (4) from the approval. Motion to amend seconded by James Golias. Motion to amend passes 4-1 with Alderman Fitterer dissenting.

Motion to approve Resolution 20-12 as amended passed 5-0.

4. **STP 669-2019:** Submitted by WMB Construction for Beechcroft Self Storage. The application requests final plat approval to dedicate right-of-way. Requested by Anthony Melton.

Staff reviewed the history of the site and that the applicant is dedicating right-of-way as a condition to achieving site plat approval for the storage facility.

**Recommendation:** Staff recommended approval of the attached right-of-way dedication plat associated with STP 669-2019 (Beechcroft Storage of Spring Hill), 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 Fuqua stepped away prior to the presentation of this item and was not present for the vote or motion.

Fitterer made a motion to approve the right-of-way dedication plat with one (1) condition of approval. Motion seconded by James Golias. Motion to approve passed 4-0.

J. **NEW BUSINESS**

1. **RZN 795-2020:** Submitted by Roy Crutcher for the rezone of Tax Map 154, Parcel 57. The property is located off of Pratt Road, zoned AG and contains approximately 115 acres. The applicant requests a rezone of the property from AG (Agricultural) to C-G (Commercial Gateway). Requested by Pete Crutcher.

**Recommendation:** Staff recommends adopting Planning Commission Resolution 20-13 to forward a recommendation of denial to the Board of Mayor and Alderman.
Planning Director Steve Foote read the comments of Commissioner Jared Cunningham who was not in attendance.

Alderman Fitterer made a motion to adopt PC Resolution 20-13 with a recommendation of denial to the Board of Mayor and Alderman. Motion seconded by James Golias.

Alderman Fuqua stated that he is not in favor of denial.

Motion passed 4-1 with Alderman Fuqua dissenting.

2. SPC 797-2020: Submitted by Anderson, Delk, Epps and Associates, Inc. for Buckner Road Townhomes. The property is located on Buckner Road, zoned R-5 and contains approximately 15.84 acres. The applicant requests site plan concept review for a 52-unit townhome development. Requested by Joe Epps.

**Summary:** This is a non-voting item and is only reviewed by the Planning Commission to generate comments. Staff provided the following comments:

1. Staff recommends that the detention pond be located outside of the 25’ perimeter yard and that an evergreen buffer be provided adjacent to Pickett’s Ridge Lots 137-141.
2. Slopes in conservation easement or designate as open space with HOA ownership and maintenance.
3. Site plan submittal will show the location of the 12’ multi-use trail on Buckner Road.
4. Orientation of units abutting Buckner Road will be determined at site plan review.

Planning Director Steve Foote read the comments of Vice Chairman Paula Hepp and Jared Cunningham who were not in attendance.

Several Planning Commission members expressed support for pulling the detention pond substantially or completely out of the perimeter yard near to home in Pickett’s Ridge and considering a berm and vegetation to enhance the buffer at site plan.


**Recommendation:** Staff recommends adopting Planning Commission Resolution 20-17 to forward a recommendation of denial to the Board of Mayor and Alderman.

Planning Director Steve Foote read the comments of Vice Chairman Paula Hepp and Jared Cunningham who were not in attendance.

Alderman Fitterer made a motion to adopt PC Resolution 20-17 with a recommendation of denial to the Board of Mayor and Alderman. Motion seconded by James Golias. Motion passed 5-0.

K. OTHER BUSINESS

1. Application SPC 797-2020 (Spring Hill Industrial Park) has been withdrawn.

L. BOARD COMMENT

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Chairman Paul Downing stated to the audience that whenever the Planning Commission makes a vote on one of these applications, that is simply a recommendation to the Board of Mayor and Alderman who reviews and takes action.

M. STAFF COMMENT

Planning Director Steve Foote stated how in a number of instances, non-voting items are being withdrawn after the Planning Commission Work Session because the applicants believe they have received all of the comments that they need. Mr. Foote asked the Planning Commission if they were ok with applicants withdrawing their application after the Planning Commission Work Session or did they expect them to also attend the Regular Meeting?

Chairman Paul Downing stated that he prefers them to come back. It gives the Planning Commission more time items to review and to provide additional feedback.

Alderman Fitterer generally agrees but mentioned how this is an optional step. If the applicant chooses not to attend the regular meeting and staff leaves the item off agenda completely, there is no reason to hold anything against staff. If the applicant informs staff to leave their item off the agenda or to withdraw, then that is good enough and there are no issues.

Chairman Paul Downing concurred with the previous statement of Alderman Fitterer.

Planning Director Steve Foote informed the Planning Commission how staff informed the applicant of O’Reilly to move forward with faux window glazing’s and awnings on the front elevation.

N. ADJOURN

Chairman Paul Downing made motion to adjourn at 7:03 pm.

Paul Downing, Chairman

Steve Foote, P.C. Secretary

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