A. CALL TO ORDER

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

B. ROLL CALL

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

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

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)


F. MINUTES

1. Approval of Meeting Minutes from the February 11, 2019 regular meeting of the Planning Commission.

Alderman Fitterer made motion to approve the February 11, 2019 Meeting Minutes as amended. Motion seconded by Vice Chairman Hepp. Motion passed 6-0.

P.C. Regular Meeting Minutes 3-11-2019
G. APPROVAL OF THE AGENDA

Alderman Fitterer made motion to approve the agenda as presented. Motion seconded by Commissioner Cunningham. Motion Passed 6-0.

H. CONSENT AGENDA

1. **PC Resolution 19-16**
   Release Performance Bond and establish Maintenance Bond Southern Springs Ph 3C Sewer Pump Station

2. **PC Resolution 19-17**
   Dedication of Road ROW and Public Improvements in Wade's Grove Sec 12, 13, 14

3. **PC Resolution 19-18**
   Release Maintenance Bond Wade’s Grove Sections 12, 13 and 14

4. **PC Resolution 19-19**
   Dedication of Road ROW and Public Improvements in Wade's Grove Amenity Site

5. **PC Resolution 19-20**
   Release Maintenance Bond Wade’s Grove Amenity Site

6. **PC Resolution 19-21**
   Establish Performance Bond for Barclay Port Royal Subdivision.


   **Staff Conditions:**
   1. Submit landscape plan for Cleburne Road buffer to match phases to the south.
   2. A detailed technical review of the construction plans is in process in advance of forwarding same to TDEC for their review and approval.
   3. Incorporate on preliminary plat and construction plans and construct new ADA ramp(s) with truncated domes in accordance with new detail (one ramp per corner).
   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.

8. **FPL 648-2019**: Submitted by WES Engineers & Surveyors for Somerset Springs – Townhomes Ph. 2 Sec. 4. The property is located on Port Royal Road, zoned R-4 and contains approximately 1.27 acres. A master plan was approved in 2007. The applicant requests final Plat approval for 20 residential townhome units. Requested by Allen O’Leary.

   **Staff Conditions:**
   1. 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.
2. 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. Motion seconded by Todd Benne. Passed 6-0.

I. OLD BUSINESS

J. NEW BUSINESS

1. **ANX 643-2019**: Submitted by Crunk Engineering for the annexation of property located at 3233 Cleburne Road. The property is zoned AG, contains approximately 103 acres and is directly south of Harvest Point Subdivision. The applicant requests annexation and has submitted a concept plan for potential residential development. Requested by Adam Crunk.

Alderman Fitterer made motion to favorably recommend ANX-643-2019 to the Board of Mayor and Alderman. Motion seconded by Commissioner Benne.

Alderman Fitterer made motion to amend the proposed Plan of Services to strike the last sentence under Road and Street Construction repair. Motion seconded by Commissioner Benne. Motion passed 5-0.

Motion passed 6-0.

2. **PDC 644-2019**: Submitted by Catalyst Design Group for **Tennessee Children’s Home Mixed-Use Redevelopment.** The property is located at 804 Branham Hughes Circle, zoned C-1 and contains approximately 102.13 acres. The applicant requests planned development concept plan review and comment. Requested by Catalyst Design Group.

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

3. **PDP 646-2019**: Submitted by Civil Site Design Group for **Derrryberry Mixed-Use.** The property is located at 3786 Jim Warren Road, zoned C-4 and contains approximately 46.85 acres. The applicant requests planned development preliminary plan approval. The planned development concept plan underwent final review and comment at the February 11, 2019 meeting of the Planning Commission. Requested by Joe Haddix.

**Staff Conditions:**

1. The multi-family and age-restricted residential units be held to the R-6 zoning standards, unless modified through the Planned Development approval process.
2. The commercial portion of the development be held to the C-4 zoning standards, unless modified through the PD approval process.
3. That a change of the age-restricted living units to regular multi-family units require an application to the Planning Commission as a Planned Development Minor Modification and require an updating of the Traffic Impact Study.
4. Multi-family development, exclusive of the age restricted portion, shall meet or exceed the applicable use standards in Section 8.3K.

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5. It is not the intention of this approval to reduce or modify any requirement for buffering between this development and adjacent uses and all perimeter buffers required by the UDC shall be met or exceeded.

6. Install a traffic signal at the intersection of Port Royal and Derryberry Lane with proper signal phasing to be installed in conjunction with the first phase of development.

7. Extend Tom Lunn Road from Port Royal Road to east boundary of project to include a southbound left turn lane comprising a minimum of 250 feet of storage constructed on Port Royal Road at Tom Lunn Road and a westbound left turn/through land and separate westbound right turn lane at the intersection with Port Royal Road as well as a new northbound right turn lane comprising a minimum of 100 feet constructed on Port Royal Road at Tom Lunn Road. Install a traffic signal with proper signal phasing at beginning of second phase of development in response to commercial development.

8. Construct at the intersection of Port Royal and Jim Warren a dedicated southbound left turn lane and a separate westbound right turn lane to be constructed as part of first phase to serve multifamily development.

9. Construct an improved street section including curb and gutter and sidewalk on southern side of Jim Warren Road as well as construction of a center northbound turn lane on Jim Warren Road at its intersection with Port Royal Road as well as construct a southbound deceleration lane on Jim Warren Road at the secondary entrance serving the multifamily residential area fronting upon Jim Warren Road.

10. Project access drive onto Port Royal Road does not comply with adopted Access Management Plan for Port Royal Road. Access drive onto Port Royal Road should be eliminated in compliance with adopted Access Management Plan or if permitted, the access drive should be limited to a right-in and right-out design configuration. Project access drive onto Port Royal Road to include separate westbound left and right turn lanes at the intersection with Port Royal Road shall be widened to a three-lane cross-section from Tom Lunn Road to the existing southbound left turn lane at Derryberry Lane to be constructed with second phase of development.

11. Derryberry Lane to include installation of eastbound left turn lanes at the main access for the commercial portion of proposed development and the access for the multifamily development to include a minimum of 75 feet of storage. Construction of turn lanes to coincide with residential and commercial phases of development.

12. All street and intersection improvements including signalization to be designed and constructed to AASHTO standards.

13. Utilities must be installed in the order and sequence illustrated on the utility phasing plan for water and sewer system improvements including required off-site improvements as described and illustrated on the plan or as modified by the Planning Commission at site plan approval.

14. The preliminary plan approval expires if a complete application for approval of a final plan has not been filed within three years after the date the Board of Mayor and Aldermen grants preliminary plan approval.

Alderman Fitterer made motion to favorably recommend PDP 646-2019 to the Board of Mayor and Aldermen with fourteen (14) staff conditions of approval, modifying condition number three (3) and thirteen (13) to read as above. Motion Seconded by Commissioner Benne. Motion passed 6-0.

4. **FPL 647-2019**: Submitted by Sawyer Land Surveying, LLC for Lots 36, 37, 39 & 40 of Carnation Place. The property is located at Carnation Drive at Depot Street, zoned R-2 and contains approximately .60 acres. The applicant requests final plat revision and approval to remove the private driveway easement across and for lots 36, 37, 39 & 40. Requested by Mark E. Sawyer.
Staff Conditions:
1. Incorporate on preliminary plat and construction plans and construct new ADA ramp(s) with truncated domes in accordance with new detail (one ramp per corner).
2. Final plat approval is valid for one (1) year from the date of approval, during which time the applicant shall obtain all required signatures and record the plat.

Alderman Fitterer made motion to approve FPL 647-2019 with two (2) staff conditions of approval. Motion seconded by Commissioner Benne. Motion passed 6-0.

5. PPL 649-2019: Submitted by Thomas & Hutton for Southern Springs Ph. 7 & 8. The property is zoned R-4 and contains 87.27 acres. The applicant requests preliminary plat approval for 201 single family lots. A neighborhood concept plan (NCP 489-2018) was approved at the April 9, 2018 meeting of the Planning Commission. Requested by Jon Claxton.

Staff Conditions:
1. The applicant shall preserve portions of the existing tree line located on the perimeter of the property in an effort to protect the existing tree line and better buffer the development.
2. A detailed technical review of the construction plans is in progress in advance of forwarding same to TDEC for their review and approval.
3. Incorporate on preliminary plat and construction plans and construct new ADA ramp(s) with truncated domes in accordance with new detail (one ramp per corner).
4. Phase 1 Erosion controls plans looks like it may require diversion ditches or smaller sediment ponds in areas which direct discharge. The sediment ponds do not appear to receive the runoff. There are no notes or phasing plans to direct contractor in the proper order of installation.
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.
7. Final plat for this property shall not be acted upon by the Planning Commission until a Phase 1 right-of-way plat has been recorded.

Alderman Fitterer made motion to approve PPL 649-2019 with six (6) conditions of approval and adding a seventh (7th) to read as above. Motion seconded by Commissioner Cunningham. Alderman Fitterer amended his motion to strike condition number four (4). Motion passed 5-1 with Vice Chairman Hepp dissenting.

6. STP 650-2019: Submitted by Gresham Smith for Crossings – Lot 7. The property is zoned C-5 and contains approximately .97 acres. The applicant requests site plan approval for a 7,200 sq./ft retail development. The site concept plan underwent final review and comment at the February 11, 2019 meeting of the Planning Commission. Requested by Joe Johnston.

Staff Conditions:
1. 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.
2. The pavers be maintained in a sufficient manner to maintain their permeability.
3. Elevations have not been approved and the applicant shall appear on a later Planning Commission agenda for elevation approval.

_Alderan Fitterer made motion to approve STP 650-2019 with two (2) staff conditions of approval and to add a third (3) condition of approval to read as above. Motion seconded by Commissioner Benne. Motion passed 6-0._

7. **SPm 651-2019**: Submitted by Remick Moore Architecture for Belshire Village/ Belshire Condominiums. The property is zoned C-4 and contains 16.05 acres. The applicant is requesting building elevation modifications as a site plan minor modification. The site plan (STP 606-2018) was approved at the November 11, 2018 meeting of the Planning Commission. Requested by Rachel Allen.

**Staff Conditions**: Staff recommends denial of Site Plan minor modification application SPm 651-2019, Belshire Village – Condominiums.

_Alderan Fitterer made motion to approve SPm 651-2019. Motion seconded by Chairman Downing. Motion failed 0-6 with all Commissioners dissenting._

K. OTHER BUSINESS


_Alderan Fitterer made motion to approve ZTA 639-2019. Motion seconded by Commissioner Cunningham. Motion passed 6-0._

2. **Resolution 19-15**

2019 Major Thoroughfare Plan. This item will be voted on during the Special Called Meeting of the Planning Commission on March 25, 2019.

3. The site plan minor modification for Spring Hill Oral Surgery (SPm 642-2019) has been approved administratively.

L. BOARD COMMENT

M. STAFF COMMENT

N. ADJOURN

_Chairman Paul Downing adjourned the meeting at 7:53 PM._

Paul Downing, Chairman

Steve Foote, P.C. Secretary

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