A. CALL TO ORDER

Chairman Paul Downing called the meeting to order at 5:40 PM.

B. ROLL CALL

Members Present: Mayor Rick Graham, Alderman Fitterer, Chairman Paul Downing, Vice Chairman Paula Hepp, Todd Benne and James Golias. Jared Cunningham 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)

There was no public comment.

E. PUBLIC COMMENT (AGENDA ITEMS)

There was no public comment.

F. MINUTES

1. Approval of Meeting Minutes from the March 11, 2019 Regular Meeting and the March 25, 2019 Special Called Meeting of the Planning Commission.

Alderman Fitterer made motion to approve the March 11, 2019 Regular Meeting and March 25, 2019 Special Called Meeting minutes as amended. Motion seconded by Commissioner Golias. Motion passed 5-0.

G. APPROVAL OF THE AGENDA

Chairman Paul Downing moved Consent Agenda items three (3) and four (4) to Old Business and will become items one (1) and two (2).

Alderman Fitterer made motion to approve the Agenda as modified. Motion Seconded by Mayor Rick Graham. Motion passed 5-0.
H. CONSENT AGENDA

1. **PC Resolution 19-23**
   Dedication of Road ROW and Public Improvements in Abbington Downs Ph 1 and Ph 2

2. **PC Resolution 19-24**
   Release Maintenance Bond Abbington Downs Ph 1 and Ph 2

3. **PC Resolution 19-25**
   Dedication of Road ROW and Public Improvements in Brixworth Ph 2

4. **PC Resolution 19-26**
   Release Maintenance Bond Brixworth Ph 2

5. **PC Resolution 19-28**
   Establish Maintenance Bond for Brixworth Ph 5

6. **PC Resolution 19-29**
   Establish Performance Bond for Brixworth Ph 5

7. **STP 650-2019**: Crossings – Lot 7 (Shoppes at the Crossings). Requesting approval of Building Elevations. Site plan was approved at March 11, 2019 Planning Commission.

   **Staff Recommendation:** Staff recommends approval of building elevation option 3 with site plan application STP 650-2019 (Crossings – Lot 7).

8. **FPL 653-2019**: Submitted by SEC Engineering for Derryberry Estates Section 4. The property is located on Tom Lunn Road, zoned R-2 PUD and contains approximately 3.56 acres. The applicant requests final plat approval for 34 single-family lots. Requested by Douglas Jenkins.

   **Staff Conditions:**
   1. The applicant shall not use Tom Lunn Road as a construction entrance.
   2. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.

   **Recommendation:** The applicant to participate proportionately in partnership with the City of Spring Hill and other nearby development projects along the Tom Lunn Road corridor in the widening of Tom Lunn Road in consideration of credits to adequate facilities tax fees subject to authorization by the Board of Mayor and Aldermen. The applicant may be requested to enter into a development agreement with the City of Spring Hill to formalize the terms of their participation in the widening project.

9. **SPm 655-2019**: Submitted by Lukens Engineering Consultants for Premier Chiropractic. The property is located on Station Hill Drive, zoned C-4 and contains approximately 0.99 acres. The applicant requests site plan minor modification to the drive entrance off of Station Hill drive. Requested by Jim Lukens.

   **Staff Conditions:**
   1. A recordable easement document shall be prepared by the applicant addressing the provision for cross-access to the north that will also permit access and connection to the easement from the north including the continuation of the access driveway for the purpose of providing cross-access connectivity between the parcels. The language of this instrument shall be reviewed and approved by the Planning Director.

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**Staff Conditions:**
1. The purpose note will be amended to reference the addition of the public access easement spanning Lot 4B and Lot 4C.
2. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.


**Staff Conditions:**
1. Modification to the plat may require Planning Commission approval prior to recordation.
2. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.

12. **FPL 657-2019**: Submitted by Breland Homes, LLC for Brixworth Phase 5. This property is zoned R-2 and contains 27.26 acres. The applicant requests final plat approval for 64 single-family lots and an extension of Lantana Drive, Parliament Drive, Danes Drive and Bern Drive. Requested by Mullins, LLC.

**Staff Conditions:**
1. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.

*Mayor Rick Graham made motion to approve Consent Agenda with all associated staff conditions of approval. Motion seconded by Vice Chairman Paula Hepp. Motion passed 5-0.*

### I. OLD BUSINESS

1. **PC Resolution 19-25**  
   Dedications of Road ROW and Public Improvements in Brixworth Ph 2

   *Commissioner Benne arrived at 5:51 PM.*

   *Alderman Fitterer made motion to approve PC Resolution 19-25. Motion seconded by Mayor Rick Graham. Motion passed 6-0.*

2. **PC Resolution 19-26**  
   Release Maintenance Bond Brixworth Ph 2

   *Alderman Fitterer made motion to approve PC Resolution 19-26. Motion seconded by Mayor Rick Graham. Motion passed 6-0.*

### J. NEW BUSINESS

1. **PC Resolution 19-27**

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Establish Performance Bond for Sawgrass Ph 1
Vice Chairman Paula Hepp made motion to approve Resolution 19-27. Motion Seconded by Mayor Rick Graham. Motion passed 6-0.

2. **STP 654-2019**: Submitted by Civil Site Design Group for The Learning Experience. The property is located on Old Port Royal Road, in the Barclay Port Royal Subdivision. The property is zoned C-4 and contains approximately 1.13 acres. The applicant requests site plan approval for a 10,000 sq./ft facility used for early education. Requested by Brad Snyder.

   **Staff Conditions:**
   1. The applicant provides a photometric plan that shows light spillage at the property lines to be in compliance with the Unified Development Code, as approved by the City Engineer.
   2. The applicant shall provide a Fire Department turning template to and receive approval from the Fire Marshal.
   3. The applicant shall provide written confirmation directed to the City from electrical provider that the proposed landscape plan including tree species selected are approved for planting along the OHE easement to prevent future conflicts and hazards as the trees mature.
   4. The applicant shall provide verification that the off-site storm water management facilities are capable of handling the storm water runoff from subject site.

   Alderman Fitterer made motion to approve STP 654-2019 with two (2) staff conditions of approval. Motion seconded by Commissioner Benne. Motion passed 6-0.

3. **SPC 660-2019**: Submitted by Catalyst Design Group for 720 Beechcroft Road. This property is zoned C-4 and contains approximately 4.14 acres. The applicant requests concept review and comment for a 45,900 sq./ft commercial and retail mixed-use development. 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.

4. **STP 661-2019**: Submitted by James Whitlock for Great White Express Car Wash. The property is located at 5414 Main Street, zoned C-4 and contains approximately 1.35 acres. The applicant requests site plan approval for a car wash facility. A car wash is considered a special use for the C-4 zoning district and the applicant received approval from the Board of Zoning Appeals (BZA 630-2018) on February 19, 2019. Requested by James Whitlock.

   **Staff Conditions:**
   1. Add City Engineer to Site General Note #16 on Sheet Number C1.0 regarding the pre-construction conference on the construction plans.
   2. Retaining walls exceeding 4 feet in height shall be designed by a licensed professional engineer in the State of Tennessee who specializes in structural engineering and submitted to the City for review and approval.
   3. Identify the concrete sidewalk on Sheet Number C1.0 in accordance with the proposed site legend on the construction plans.
   4. The TW/BW elevations at the west end of the retaining wall need to be referenced to the end of the wall itself on the construction plans.
   5. Include a copy of the Spring Hill Concrete Drive Approach detail on the construction plans.
   6. HDPE storm sewer pipe can only be used in turf or non-traffic areas. Storm sewer pipe in traffic areas shall be reinforced concrete or HDPP and shall be indicated on the construction plans.

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7. Sanitary sewer service lines shall be PVC SDR-26 pipe and shall be indicated on the construction plans.
8. Provide a 24” grass strip between the face of concrete walk and back of concrete curb to be consistent with previous development and shall be indicated on the construction plans.
9. Provide a wall or fence, 6 to 8 feet in height, between the car wash and residential lot lines with a 3’ tall shrub planted every 3’ on center on the side of the wall or fence that is interior to the site. The south-eastern lot line is residential use and should provide for this buffer requirement.
10. Elevations not been approved and the applicant shall appear on a later Planning Commission agenda for elevation approval.

Alderman made motion to approve STP 661-2019 with nine (9) staff conditions of approval and adding a tenth (10) condition to read as above. Motion seconded by Mayor Rick Graham. Motion passed 6-0.

K. OTHER BUSINESS

1. Grace Park Baptist Church (FPL 656-2019) has been withdrawn.

L. BOARD COMMENT

M. STAFF COMMENT

N. ADJOURN

Chairman Paul Downing adjourned the meeting at 6:15 PM.

Paul Downing, Chairman

Steve Foote, P.C. Secretary

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