A. CALL TO ORDER

Chairman Paul Downing called the meeting to order at 5:34 PM.

B. ROLL CALL

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

Staff Present: City Attorney Patrick Carter, Planning Director Steve Foote, Associate Planner Logan Elliott, City Engineer Tom Wolf 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)

No public comment.

F. MINUTES

1. Approval of Meeting Minutes from the April 8, 2019 Regular Meeting of Planning Commission.

Alderman Fitterer made motion to approve the April 8, 2019 Regular Meeting and March 25, 2019 Special Called Meeting minutes as amended. Motion seconded by Mayor Graham. Motion passed 6-0.

G. APPROVAL OF THE AGENDA

Alderman Fitterer made motion to approve the agenda. Motion seconded by Mayor Graham. Motion passed 6-0.

H. CONSENT AGENDA

1. PC Resolution 19-30: Release Performance Bond and establish Maintenance Bond for Carnation Place.

2. PC Resolution 19-31: Release Performance Bond and establish Maintenance Bond for Cobblestone Village Ph 2 Sec 1.

3. PC Resolution 19-32: Dedication of road ROW and public improvements in Copper Ridge Ph 1 and 2.
4. **PC Resolution 19-33**: Release Maintenance Bond for Copper Ridge Ph 1 and 2.

5. **PC Resolution 19-34**: Dedication of road ROW and public improvements in Copper Ridge Ph 7.


7. **PC Resolution 19-36**: Establish Maintenance Bond for Derryberry Section 2.

8. **PC Resolution 19-37**: Establish Performance Bond for Derryberry Sec 2.

9. **PC Resolution 19-38**: Establish Maintenance Bond for 2850 & 2852 Hurt Road.

10. **FPm 674-2019**: Submitted by Wilson & Associates for Southern Springs Phase 3B. The property is located at Kedron Rd. and Saturn Parkway and contains approximately 15.04 acres. The applicant is requesting final plat minor subdivision review to abandon the cul-de-sac at the end of Humphries Glen and extend the R.O.W. to the property line for future connection. Final plat (FPL 435-2017) was approved at the March 2018 Planning Commission meeting. Requested by Keith Brotherton.

    **Staff Condition(s):**
    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.

    *Alderman Fitterer made motion to approve the consent agenda with the staff associated conditions of approval. Motion seconded by commissioner Cunningham. Motion passed 6-0.*

**I. OLD BUSINESS**

1. **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 approval of building elevations. The site plan (STP 661-2019) was approved at the April 2019 Planning Commission meeting. Requested by James Whitlock.

    **Staff Condition(s):**
    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.

    *Alderman Fitterer made motion to approve STP 661-2019 with one (1) staff condition of approval. Motion seconded by Commissioner Cunningham. Motion passed 5-0 with commissioner Legendre abstaining.*

**J. NEW BUSINESS**

1. **RZN 664-2019**: Submitted by the City of Spring Hill for the TN Children’s Home property. The property is located at the corner of Beechcroft and Dr. Robertson Road The property is zoned C-2 and contains approximately 86.29 acres. The applicant requests a rezone from C-2, Professional Office District, to IC, Institutional Campus District. Requested by the City of Spring Hill.

    **Staff Recommendation:** Staff recommends forwarding Rezoning application RZN 664-2019 to the Board of Mayor and Alderman with a recommendation of approval.
Alderman Fitterer made motion to favorably recommend RZN 664-2019, for L-C zoning on the north 45 acres and R-4 zoning on the south 40+ acres, to the Board of Mayor and Alderman. Motion seconded by Commissioner Golias. Motion passed 6-0.


**Staff Condition(s):**
1. Correct the labeling of Beechcroft Road to “Arterial” on the plat to be recorded.
2. That the following language is added to the final plat: A portion of Lot 1’s sign currently exists within the area to be dedicated as public Right-of-Way. The owner of Lot 1 is responsible for all maintenance and all liability, whatsoever, associated with Lot 1’s sign. Should it be deemed necessary at some point in the future to remove said sign for Right-of-Way improvements, the owner of Lot 1 will be responsible for all costs associated with the removal and/or relocation of the sign.
3. 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.
4. A multi-use trail in compliance with the Bike & Greenway Plan shall be constructed prior to the recording of the plat.

Alderman Fitterer made motion to approve FPL 665-2019 with three (3) conditions of approval, modifying condition two (2) and the addition of a fourth (4) condition of approval to read as above. Motion seconded by Commissioner Golias. Motion passed 6-0.

3. **ANX 675-2019**: Submitted by WES Engineers & Surveyors for the annexation of the Checko Property. The property is located at the intersection of Port Royal Rd. and Tom Lunn Rd. and contains approximately 13.94 acres. The applicant requests annexation. Requested by Gerald Vick.

**Staff Recommendation:** Staff recommends forwarding annexation application ANX 675-2019 (Checko Property) to the Board of Mayor and Alderman with a recommendation of approval.

Alderman Fitterer made motion to favorably recommend ANX 675-2019 to the Board of Mayor and Alderman. Motion seconded by Commissioner Cunningham. Motion passed 6-0.

4. **FPL 676-2019**: Submitted by WES Engineers & Surveyors for Sawgrass Phase 1, Section 1. The property is located on Tom Lunn Rd., zoned R-2 PUD and contains approximately 47.42 acres. The applicant requests final plat approval to create 23 single-family lots. Preliminary plat (PPL 517-2018) was approved at the June 2018 Planning Commission meeting. Requested by Allen O’Leary.

**Staff Condition(s):**
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.
2. Condition of approval number four (4) from PPL 517-2018 shall be addressed in section 2.
3. Final plat shall not be recorded prior to completion of condition number one (1) from PPL 517-2018.

Alderman Fitterer made motion to approve FPL 676-2019 with one (1) staff condition of approval and the addition of a second (2) and third (3) condition of approval to read as above, seconded by Mayor Graham. Motion passed 4-1-1, with Alderman Fitterer dissenting and Commissioner Legendre abstaining.
5. **PPL 678-2019**: Submitted by WES Engineers & Surveyors for Hardin’s Landing Section 4. The property is located on Duplex Rd., zoned R-2 PUD and contains approximately 35.13 acres. The applicant requests preliminary plan approval for 98 single-family lots with related appurtenances. Requested by Allen O’Leary.

**Staff Condition(s):**
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.

*Alderwoman Fitterer made motion to approve PPL 678-2019 with two (2) staff conditions of approval. Motion seconded by Mayor Graham. Motion passed 6-0.*

6. **FPL 679-2019**: Submitted by Huntly Gordon for 2848 & 2850 Hurt Road. The property is zoned R-2 and contains approximately 1.2 acres. The applicant requests final plat approval. Preliminary plat (PPL 499-2017) was approved at the February 2018 Planning Commission meeting. A Final Plat application (FPL 569-2018) was withdrawn prior to the September 2018 Planning Commission meeting. Requested by Huntly Gordon.

**Staff Condition(s):**
1. Condition of approval #6 from PPL 499-2017 is voided and not applied to the final plat.
2. Condition #2 from PPL 499-2017 shall be amended to allow a maximum of two driveways as shown on Exhibit A (driveway for Lot 2 to be on the north side of the ATT equipment).
3. Amend the ATT Easement to follow the equipment area, parking area, and the portion of the driveway for Lot 2 as shown on Exhibit A prior to recording.
4. 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.

*Alderwoman Fitterer made motion to approve FPL 679-2019 with four (4) staff conditions of approval. Motion seconded by Commissioner Cunningham. Motion passed 5-1, with Alderwoman Fitterer dissenting.*

**K. OTHER BUSINESS**

1. Application NCP 677-2019 (Cobblestone Phase 2) has been withdrawn.
2. Application STP 669-2018 (Beechcroft Self Storage) has been deferred.
3. Application STP 670-2019 (4001 Parkfield Loop North) has been deferred and will be on the May 28, 2019 WS.
4. Application ZTA 671-2019 (Drive-through CDC) has been deferred and will be on the May 28, 2019 WS.
5. Application SPm 684-2019 (Belshire Village) has been deferred and will be on the May 28, 2019 WS.
6. Application STP 668-2019 (Dartford Townhomes) has been deferred and will be on the May 28, 2019 WS.

**L. BOARD COMMENT**

**M. STAFF COMMENT**

1. Training opportunities will be coming up this fall for PC members
2. Staff is working on a code amendment to address small cell telecommunications.
N. ADJOURN

Paul Downing, Chairman

Steve Foote, P.C. Secretary

P.C. Regular Meeting Minutes 5-13-2019