SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY JUNE 10, 2019
5:30 P.M.

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, Vice Chairman Paula Hepp, Jared Cunningham, James Golas and Brent Legendre.

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 (NCN-AGENDA ITEMS)

No public comment

E. PUBLIC COMMENT (AGENDA ITEMS)

William Stanfill of 4217 Kedron Road expressed his concerns with RZN 686-2019. Mr. Stanfill wanted an explanation of the R-5 Zoning District and wanted to know if the potential townhome development would rent or sell their units.

Mike Ankrum of 3278 Denning Lane spoke in opposition to RZN 688-2019 (Denning Lane).

Joy Lockwood of 3262 Denning Lane spoke in opposition to RZN 688-2019 (Denning Lane).

F. MINUTES

1. Approval of Meeting Minutes from the May 13, 2019 Regular Meeting of the Planning Commission.

Alderman Fitterer made motion to approve the May 13, 2019 Regular Meeting Minutes. Motion seconded by Vice Chairman Hepp. Motion passed 7-0.

G. APPROVAL OF THE AGENDA

Item three (3) under Old Business has been withdrawn and removed from the Agenda. Item four (4) was renumbered to item three (3).

A new item was added under Other Business and will become item two (2). This is to address a zoning map error on Tax Map 043 Parcel 007.
Alderman Fitterer made motion to approve the agenda as amended. Motion seconded by Alderman Fuqua. Motion passed 7-0.

H. CONSENT AGENDA

1. PC Resolution 19-39 Release Perf Bond and establish Maintenance Bond Wades Grove Sec 15A
2. PC Resolution 19-40 Release Maintenance Bond Wades Grove Sec 15B
3. PC Resolution 19-41 Release Perf Bond and establish Maintenance Bond Wades Grove Sec 15B
4. PC Resolution 19-42 Release Maintenance Bond Wades Grove Sec 16
5. PC Resolution 19-43 Release Perf Bond and establish Maintenance Bond Wades Grove Sec 16
6. PC Resolution 19-44 Release Perf Bond and establish Maintenance Bond Wades Grove Sec 17A
7. PC Resolution 19-45 Release Perf Bond and establish Maintenance Bond Wades Grove Sec 17B
8. PC Resolution 19-46 Release Perf Bond and establish Maintenance Bond Shirebrook Ph 3
9. PC Resolution 19-47 Release Landscaping Perf Bond Harvest Point PH 8A
10. PC Resolution 19-48 Establish Maintenance Bond for Hardin’s Landing Ph 3A
11. PC Resolution 19-49 Establish Performance Bond for Hardin’s Landing Ph 3A
12. PC Resolution 19-50 Establish Maintenance Bond for Hardin’s Landing Ph 3B
13. PC Resolution 19-51 Establish Performance Bond for Hardin’s Landing Ph 3B

14. SPm 684-2019 Submitted by Remick Architecture for Belshire Village Condominiums. The property is zoned C-4 and contains 16.05 acres. The applicant requires site plan minor modification to modify previously approved building elevations (STP 606-2018). Requested by Stewart Dorn.

Staff Conditions:
1. Future modification of the original site plan, STP 606-2018, or the current application may require Planning Commission approval.


Staff Conditions:
1. The original approval of application PUD 294-2016 on April 17, 2017 shall continue to be the effective approval date for vesting purposes.

16. FPL 695-2019: Submitted by WES Engineers & Surveyors for Hardin’s Landing Section 3A. The property is located on Duplex Road, zoned R-2 PUD and contains approximately 59.25 acres. The applicant requests final plat approval to create 32 single-family lots. Requested by Allen O’Leary.

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.
2. The Plat must be recorded within one (1) year of being signed or the approval expires.

17. FPL 693-2019: Submitted by WES Engineers & Surveyors for Hardin’s Landing Section 3B. The property project is located on Duplex Road, zoned R-2 PUD and contains approximately 59.25 acres. The applicant requests final plat approval to create 39 single-family lots. Requested by Allen O’Leary.
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.
2. The Plat must be recorded within one (1) year of being signed or the approval expires.

Alderman Fitterer made motion to approve the Consent Agenda with staff associated conditions of approval. Motion seconded Alderman Fuqua. Motion passed 7-0.

I. OLD BUSINESS


Staff Recommendation:
Staff recommends adopting Planning Commission Resolution 19-56 and forwarding a recommendation of approval to the Board of Mayor and Alderman, subject to the following conditions:

1. The following documents are recommended to be approved in conjunction with the normally approved plan set:
   a. The Narrative/Memorandum
   b. The Pattern Book
   c. Exhibit A – Tennessee Children’s Home Property Planned Development Road and Utility Improvements by Phase
   d. The Spring Hill Unified Development Code Revised Specially for the Tennessee Children’s Home Property Planned Development Modified May 6, 2019 and Revised May 21, 2019

2. Request 1 and 4 from the memorandum be removed. Instead, these requests can be made through a Planned Development minor modification application.

3. All on-site and off-site water main and sanitary sewer infrastructure are the responsibility of the developer.

4. All right-of-way on Kedron and Main Street shall be dedicated at preliminary plat.

5. As the connection of School Street is made, all off-site improvements within existing right-of-way in School Street from McLemore to the site development shall be constructed as part of Phase 1. Such improvements shall include a 22-foot wide asphalt pavement section without curb and 5-foot wide concrete sidewalk on one side minimum, side to be determined which side during construction plan review, or both sides if sufficient right-of-way exists.

6. In keeping with access management as previously adopted north of Duplex Road, remove the right in/right out access in Phase 2 opposite Toone Prades Street due to the close proximity of multiple intersections.

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7. At the end of Phase 4, a warrant study shall be performed at the intersection of “A Street” and Kedron Road to review the need for a pedestrian signal and/or traffic signal which shall be provided as warranted by the development.

8. The upstream floodplain west of Main Street will be evaluated and a written evaluation provided to the City for review prior to the approval of any preliminary plats that encroach upon the flood plain.

9. **Intersection of Kedron Road and Old Kedron Road** - Provide a separate northbound right turn lane from Kedron Road to Old Kedron Road to include a minimum of 250 feet of storage and modification of the existing traffic signal incorporating a right turn overlap signal phase for northbound motorists or reconfigure of the intersection.

10. **Intersection of Main Street and the Right-In, Right-Out Access** – Remove the right-in/right-out project access from Phase 2 opposite Toone Prados Street due to close proximity of multiple intersections.

11. **Intersection of Main Street and the Middle Project Access** – This project access shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes with the left turn lane to include a minimum of 150 feet of storage and the right turn lane to include a minimum of 100 feet of storage. This project access shall be controlled by a stop sign at Mair Street. A northbound right turn lane shall be provided on Main Street at the intersection with this project access to include a minimum of 150 of storage. A traffic signal is not recommended at this location because of the inadequate distance between this project access and the existing traffic signal at Kedron Road that would not provide adequate progression through adjacent traffic signals. To be constructed as part of Phase 2.

12. **Intersection of Main Street and the Northern Access** – This project access shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes to include a minimum of 250 feet of storage. A northbound right turn lane shall be provided on Main Street at the intersection with this project access to include a minimum of 150 feet of storage. A traffic signal shall be installed at this intersection when this project access is constructed to include protected-plus-permitted signal phases for the southbound and westbound approaches as well as right turn overlap signal phases for the northbound and westbound approaches. The proposed traffic signal at this location shall be coordinated with the existing adjacent traffic signals at Kedron Road and Depot street/Mclemore Avenue in order to facilitate progression through the Main Street corridor and minimize vehicle queues particularly on northbound Main Street. The traffic signal at this location would be more than 800 feet from the existing adjacent traffic signals at Kedron Road and Depot Street/Mclemore Avenue. With this spacing, these three (3) consecutive signals could be timed and phased to provide adequate progression through the Main Street corridor. To be constructed as part of Phase 3.

13. **Intersection of Kedron Road and the Two (2) Western Project Accesses** - These project accesses shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes to include a minimum of 100 feet of storage. These project accesses shall be controlled by a stop sign at Kedron Road. Eastbound left turn lanes and westbound right turn lanes shall be provided at both project accesses on Kedron Road with each turn lane having a minimum of 100 feet of storage. The southerly most access to be constructed as part of Phase 1; the northerly most access to be constructed as part of Phase 2.
14. Right-of-Way Along the Frontage of the Project Site — Main Street and Kedron Road are both designated as “Arterials” in the Major Thoroughfare Plan 2019 thus requiring 95 feet of dedicated right-of-way (47.5 feet either side of the roadway centerline). Additional right-of-way dedication shall be provided on both Kedron Road and Main Street in order to provide the required right-of-way in order to facilitate future widening and turn lane(s) construction that is not currently warranted.

15. School Street — There will be a negligible amount of site-generated traffic entering and exiting the project site at School Road during peak hours. However, for safety reasons, 2 – 11-foot driving lanes shall be provided on School Drive from McLemore Avenue to the project site.

16. Planning Commission is not making an endorsement of the cost-sharing proposed in Exhibit A. Determination to be made by the Board of Mayor and Alderman.

17. Applicant to present plan for improvements to Kedron from Old Kedron/Kedron intersection to Saturn Parkway.

18. Table 8.1 shall be modified to strike drive-through use on appeal.

Alderman Fitterer moved motion to approve Resolution 19-56 to the Board of Mayor and Alderman. Motion seconded by Vice Chairman Hepp.

Alderman Fitterer made motion to amend Resolution 19-56 to insert following: Now, Therefore Be Resolved the following conditions of approval; staff conditions one (1) through four (4), staff condition five (5) modified to read as above, strike condition number six (6), staff condition number seven (7) as written, staff condition number eight (8) modified to read as above, staff condition number nine (9) modified to read as above, strike staff condition number ten (10), staff conditions eleven (11) through fifteen (15), add condition number sixteen (16), seventeen (17) and eighteen (18) to read as above. Motion seconded by Vice Chairman Hepp. Motion passed 6-0-1 with Commissioner Cunningham abstaining.

Motion to approve Resolution 19-56, as amended, passed 6-0-1 with Commissioner Cunningham abstaining.

2. STP 669-2019: Submitted by MB Civil Engineering for Beechcroft Storage of Spring Hill. The property is located at the northeast corner of Beechcroft Rd. and Dr. Robertson Rd. The property is zoned I-1 and contains approximately 18.64 acres. A sketch plan was seen by the Planning Commission (SKP 607-2018) in November of 2018, but was withdrawn. The applicant requests site plan approval for an 88,428 sq./ft storage facility Requested by Adam Ledsinger and Anthony Melton.

Staff Conditions:
1. A right-of-way dedication plat shall be submitted for Cleburne Road and Dr. Robertson Road prior to the issuance of permits for on-site construction.
2. The improvement recommendations of the traffic impact study conducted by T-Square Engineering shall be required as a part of this application.
3. 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.
4. The multi-use trail shall be extended to the western property line.
Alderman Fitterer made motion to approve STP 669-2019 with three (3) staff conditions of approval and the addition of a fourth (4) staff condition of approval to read as above. Motion seconded by Alderman Fuqua. Motion failed 0-7 with all members dissenting.


3. **ZTA 671-2019**: Submitted by Rhonda Hamilton for Fainting Goat Coffee (5319 and 5321 Main Street). The properties are zoned CDC and contain approximately 1 acre. The applicant requests zoning text amendments to allow drive-throughs to be considered as a special use in the CDC Zoning District and to modify 8.3.H. Requested by Rhonda Hamilton.

**Staff Recommendation:**
Staff recommends adopting PC Resolution 19-52 forwarding the Planning Commission’s recommendation on the two ordinance changes discussed herein.

Alderman Fitterer made motion to approve PC Resolution 19-52. Motion seconded by Alderman Fuqua.

Alderman Fitterer made motion to amend Resolution 19-52 by striking Item A. Motion seconded by Alderman Fuqua. Motion passed 6-1 with Vice Chairman Hepp dissenting.

Motion to approve PC Resolution 19-54, as amended, passed 4-3 with Alderman Fuqua, Chairman Downing and Vice Chairman Hepp dissenting.

J. NEW BUSINESS

1. **STP 690-2019**: Submitted by Catalyst Design Group for 720 Beechcroft Road. This property is zoned C-4 and contains approximately 4.14 acres. The applicant requests site plan approval for a 39,300 square foot commercial development. On May 21, 2019, Board of Zoning Appeals approved a special use to allow a drive-through facility. Requested by Gary Martin. Requested by Catalyst Design Group.

**Staff Conditions:**
1. A dedication plat shall be submitted for approval for the purpose of dedicating the necessary right-of-way to provide the standard 47.5’ from centerline for Beechcroft Road and for recording the necessary access easement on the adjacent flag lot.
2. **The elevations are amended so that all elevations are compliant with the UDC Building Material Restrictions.** Elevations prepared and submitted with the date of 10 June, 2019 be the approved elevations.
3. Project access shall include one (1) entering lane and two (2) exiting lanes at Beechcroft Road.
4. Existing lanes shall be striped and marked as separate left and right turn lanes.
5. Both existing lanes shall include a minimum of 50 feet of storage.
6. A traffic signal was recommended at the intersection of Beechcroft Road and Cleburne Road as part of the Traffic Impact Study completed for the Harvest Point residential site development on the west side of Cleburne Road south of Beechcroft Road. Said installation was to be completed prior to 70% build-out of Harvest Point. Therefore, no additional intersection improvements are recommended at this time.
7. 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 approved STP 690 with seven (7) staff conditions of approval, modifying the second condition to read as above. Motion seconded by Commissioner Golias. Motion passed 6-0-1 with Commissioner Cunningham abstaining.

2. **RZN 686-2019**: Submitted by Crunk Engineering for the rezoning of property located between Rice Rd., Lincoln Rd. and east of Port Royal. The properties are zoned C-4, C-2 and contain approximately 16.8 acres. The applicant requests to rezone the eastern parcel from C-2 to R-5 and rezone a portion of western parcel from C-4 to R-5 keeping 4.6 acres as C-4 Zoning. Requested by Adam Crunk.

**Staff Recommendation:**
Staff recommends adopting Planning Commission Resolution 19-53, recommending approval of the rezoning as proposed in this application, RZN 686-2019, with the acknowledgment that any vesting granted under the approval of STP 394-2017 for townhomes is voided.

Alderman Fitterer made motion to approve PC Resolution 19-53. Motion seconded by Alderman Fuqua. Motion passed 7-0.

3. **ANX 687-2019**: Submitted by Crunk Engineering for the annexation of property located at 3233 Cleburne Road. The property contains approximately 103 acres and is directly south of the Harvest Point Subdivision. The applicant requests annexation and has submitted a concept plan for potential residential development. This item was denied at the April 15, 2019 BOMA meeting. Requested by Adam Crunk.

**Staff Recommendation:**
Staff recommends that the Planning Commission adopt Planning Commission Resolution 19-54 and forward a recommendation of approval to the Board of Mayor and Alderman with the provided plan of services.

Alderman Fitterer made motion to approve PC Resolution 19-54. Motion seconded by Alderman Fuqua. Motion passed 6-1 with Chairman Downing dissenting.

4. **RZN 688-2019**: Submitted by Huntly Gordon for the rezone of 3357 Denning Lane. The property is currently zoned AG and contains approximately 19 acres. The applicant requests the northern portion of the property be rezoned to R-1 and the southern portion be rezoned to R-2. Requested by Huntly Gordon.

**Staff Recommendation:**
Staff recommends adopting Planning Commission Resolution 19-55 to forward a recommendation of approval or denial to the Board of Mayor and Alderman.

Alderman Fitterer made motion to approve PC Resolution 19-55. Motion seconded by Alderman Fuqua.

Alderman Fitterer made motion to amend PC Resolution 19-55 to amend now therefore be resolved that the Spring Hill Planning Commission forwarded the recommendation of denial of application. RZN 688-2019 to the Board of Mayor and Alderman. Motion seconded by Alderman Fuqua. Motion passed 7-0.

Motion to approve PC Resolution 19-55, as amended, passed 5-2 with Alderman Fuqua and Chairman Downing dissenting.

5. **FPL 692-2019**: Submitted by WES Engineers & Surveyors for Sawgrass Phase 1, Section 2. The property is located on Tom Lunn Road, zoned R-2 PUD and contains approximately 47.42 acres. The applicant requests final plat approval to create 40 single-family lots. Requested by Allen O’Leary.
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.
2. The Plat must be recorded within one (1) year of being signed or the approval expires.

Alderman Fitterer made motion to approve FPL 692-2019 with two (2) staff conditions of approval. Motion seconded by Chairman Downing. Motion failed 1-6 with Commissioner Hepp voting in the affirmative.

K. OTHER BUSINESS

1. Application PPL 694-2019 (Grand Estates Revision) has been withdrawn.
2. Zoning Map correction of Tax Map 043 Parcel 007. The property is shown as AG and should be I-1.

Alderman Fitterer made motion to defer the Zoning Map correction of Tax Map 043, Parcel 007. Motion seconded by Alderman Fuqua. Motion to defer passed 7-0.

L. BOARD COMMENT

No comment

M. STAFF COMMENT

Associate Planner Logan Elliot announced his resignation and thanked the Planning Commission and City of Spring Hill for the opportunity. Logan’s efforts were acknowledged by Planning Director Steve Foote, Assistant City Administrator Chuck Downham and the Planning Commission.

N. ADJOURN

Chairman Paul Downing adjourned the meeting at 7:32 PM.

\[Signature\]
Paul Downing, Chairman

\[Signature\]
Steve Foote, P.C. Secretary