SPRING HILL MUNICIPAL PLANNING COMMISSION

Elizabeth Droke, Chairman
Ryan Connolly, Vice Chairman
William Ballard
Jonathan Duda
James Golias
Matt Fitterer, Alderman
Trent Linville, Alderman

City of Spring Hill
199 Town Center Parkway
Spring Hill, TN 37174

AGENDA
PLANNING COMMISSION

September 9, 2024
5:30 pm

A. CALL TO ORDER

B. ROLL CALL

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. For those of you who are not able to attend the in-person meetings, please submit your public comments regarding agenda and non-agenda items to PCPublicComment@springhilltn.org.

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

E. PUBLIC COMMENT (AGENDA ITEMS)

F. APPROVAL OF AUGUST 12, 2024 PLANNING COMMISSION REGULAR MEETING MINUTES

G. APPROVAL OF THE AGENDA

H. CONSENT AGENDA

1. PC Resolution 24-75 to Establish Performance Bond for June Lake Phase B Section 2

2. PC Resolution 24-76 to Establish a Performance Bond for Harvest Point Phase 18 Bridge and Roadway

3. PC Resolution 24-77 to Establish a Performance Bond for Legacy Pointe Phase 1B Multifamily Entrance and Waterline

4. PC Resolution 24-78 to Release Performance Bond for June Lake Pod A and C Multi-use Trail Repairs

5. PC Resolution 24-79 to Establish Maintenance Bond for June Lake Phase B Section 2

6. PDM 1612-2024: Submitted by Southeast Venture for June Lake Gateway, located at June Lake Blvd from the Gateway. The property is zoned PDZ and is approximately 780 acres. The applicant is requesting to amend the subdistrict boundary map along June Lake Blvd from Gateway Residential Mixed Use to Gateway Commercial Retail. Requested by Don Alexander.

7. SPm 1629-2024: Submitted by Griffin Partners, Inc. for GMS Fence, located at 120 Timberline Drive. The property is zoned I-1 and contains 19.3 acres. The applicant is requesting to modify a portion of the site to include a fenced outdoor storage area. Requested by Anderson Clark.

8. PPM 1627-2024: Submitted by Ragan Smith for Tom Lunn, located at Christy Lane. The property is zoned R-7 and is approximately 31.85 acres. The applicant is requesting preliminary plat modification to create two phases in order to construct one phase while obtaining required FEMA permits. Requested by Caleb Pearson.

9. FPM 1605-2024: Submitted by Crunk Engineering, for August Park, Phase 1A & Phase 2, located at 2880 Hurt Road. The property is zoned R-2 and is approximately 25 acres. The applicant is requesting to revise Open space pond 2 in Phase 1A & two lots in Phase 2. Requested by Adam Crunk.

I. OLD BUSINESS

J. NEW BUSINESS

1. SPm 1624-2024

Submitted by WES Engineers for Home 2 Suites, Lot 7, located in Spring Hill Town Center. The property is zoned C-4 and contains approximately 2.80 acres. The applicant is requesting site plan modification to allow for changes to the proposed building materials.

Requested by Gerald Vick.

2. **SPC 1615-2024**
   Submitted by GBT Realty for GBT Realty located at the Southwest corner of Duplex Rd & Port Royal. The property is zoned CZ and contains approximately 11.70 acres. The applicant is requesting concept plan review. Requested by Jacob Carter.

K. OTHER BUSINESS

L. COMMISSION COMMENT

M. STAFF COMMENT

N. ADJOURN