



# SPRING HILL MUNICIPAL PLANNING COMMISSION

**Elizabeth Droke, Chairman**  
**William Ballard**  
**James Golias**  
**Trent Linville, Alderman**

**Ryan Connolly, Vice Chairman**  
**Jonathan Duda**  
**Matt Fitterer, Alderman**

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

## AGENDA PLANNING COMMISSION

January 27, 2025  
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](mailto:PCPublicComment@springhilltn.org).

### D. PUBLIC COMMENT (NON-AGENDA ITEMS)

### E. DRAFT DECEMBER 9, 2024 PLANNING COMMISSION REGULAR MEETING MINUTES

### F. BONDS

1. PC Resolution 25-1 to Establish a Performance Bond for August Park Phase 3
2. PC Resolution 25-2 to Establish a Maintenance Bond for August Park Phase 3
3. PC Resolution 25-4 to Release Maintenance Bond for Hampton Springs Section 3 Phase 1
4. PC Resolution 25-5 to Release Existing Performance Bond and Establish a Maintenance Bond for Hampton Springs Section 3 Phase 1
5. PC Resolution 25-6 to Release Maintenance Bond for The Cove at Spring Hill Phase 1
6. PC Resolution 25-07 to Release Maintenance Bond for The Cove at Spring Hill Phase 1
7. PC Resolution 25-08 Dedication of Road ROW and Public Utilities The Cove at Spring Hill Phase 1
8. PC Resolution 25-09 to Release Maintenance Bond for The Cove Phase 2 Section 1
9. PC Resolution 25-10 Dedication of Road ROW and Public Utilities The Cove Phase 2 Section 1
10. PC Resolution 25-11 to Release Maintenance Bond for The Cove Phase 2 Section 2
11. PC Resolution 25-12 Dedication of Road ROW and Public Utilities The Cove Phase 2 Section 2
12. PC Resolution 25-13 to Release Maintenance Bond for The Cove Phase 2 Section 3
13. PC Resolution 25-14 to Release Performance Bond for The Cove Phase 2 Section 3
14. PC Resolution 25-15 Dedication of Road ROW and Public Utilities The Cove Phase 2 Section 3
15. PC Resolution 25-16 to Release Maintenance Bond for Wades Grove Phase 15A
16. PC Resolution 25-17 Dedication of Road ROW and Public Utilities Wades Grove 15A
17. PC Resolution 25-18 to Release Maintenance Bond for Wades Grove Phase 15B
18. PC Resolution 25-19 Dedication of Road ROW and Public Utilities
19. PC Resolution 25-20 to Release Maintenance Bond for Wades Grove Phase 16

20. PC Resolution 25-21 Dedication of Road ROW and Public Utilities
21. PC Resolution 25-22 to Release Maintenance Bond for Wades Grove Phase 17A
22. PC Resolution 25-23 Dedication of Road ROW and Public Utilities
23. PC Resolution 25-24 to Release Maintenance Bond for Wades Grove Phase 17B
24. PC Resolution 25-25 Dedication of Road ROW and Public Utilities
25. PC Resolution 25-26 to Release Maintenance Bond for Wades Grove Phase 18A&B
26. PC Resolution 25-27 to Release Performance Bond for Wades Grove 18A&B
27. PC Resolution 25-28 Dedication of Road ROW and Public Utilities

## **G. OLD BUSINESS**

### **1. STP 1659-2024**

Submitted by Premier Design Build for Multi-Tenant Building, located at 1032 Parkway Drive. The property is zoned I-1 and contains approximately 1.6 acres. The applicant is requesting site plan review for a 1 story, approximately 6,600 sf multi-tenant building office warehouse with parking improvements. Requested by James Golias.

## **H. NEW BUSINESS**

### **1. STP 1604-2024**

Submitted by Rhodes Engineering for M-L Utility Equipment Services, located at 4584 Tom Lunn Rd. The property is zoned I-1 and contains approximately 5.7 acres. The applicant is requesting site plan approval for new parking areas, new drive with access to west Tom Lunn, and relocation of existing detention pond. Requested by Chet Rhodes.

### **2. FPM 1674-2024**

Submitted by CSDG for Wilkerson Place, located to the west side of West Fork Aeon Creek. The applicant is requesting a major modification of the final plat to remove a pedestrian bridge and relocate portions of greenway trail. Requested by Kasey LeRoy.

### **3. STP 1683-2024**

Submitted by CSDG for June Lake, Pod K - Goddard School, located at the intersection of Buckner Lane and Private Drive A on the proposed Lot 1. The property is zoned PZD and is approximately 1.66 acres. The applicant is requesting site plan approval for a 1 story, approximately 13,860 sf pre-school with playground area, drop-off area, and associated parking. Requested by Evan Lockhart.

### **4. PPL 1684-2024**

Submitted by CSDG for June Lake, Phase 1, Pod E, Section 3, located at the end of Deep Creek Drive, east of Marston Avenue. The property is zoned PZD, G-RMU and is approximately 17.87 acres. The applicant is requesting preliminary plat approval for 75 townhome and duplex lots. Requested by Kasey LeRoy.

### **5. STP 1690-2024**

Submitted by Kimley-Horn for SHTC-Lot 3, Starbucks, located at the southeast corner of Port Royal and Saturn Parkway, east bound on the ramp. The property is zoned PD, C-4 and is approximately 0.80 acres. The applicant is requesting site plan approval for a 1 story, approximately 2,443 sf restaurant with 400 sf outdoor seating area and drive thru. Requested by Mark Boyd.

### **6. SPm 1728-2024**

Submitted by BCA Civil for June Lake, Pod D-Sidewalks, located at Buckner Lane and Thompson's Station Road East. The applicant is requesting multiple modifications to approved sidewalk system. Request by John Gore.

### **7. FPL 1729-2025**

Submitted by Crunk Engineering for August Park Ph 3, located on Hurt Road. The property is zoned R-2 and is approximately 18.68 acres. The applicant is requesting final plat approval for 35 single family lots in Phase 3. Requested by Adam Crunk.

## **I. OTHER BUSINESS**

## **J. ROUND TABLE**

**K. ADJOURN**