SPRING HILL MUNICIPAL PLANNING COMMISSION

Jonathan Duda, Chairman
David Schlessman
William Ballard
Trent Linville, Alderman
James Golias, Vice Chairman
Meredeth McCraw
Matt Fitterer, Alderman

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

AGENDA
PLANNING COMMISSION

July 11, 2022
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 JUNE 13, 2022 PLANNING COMMISSION REGULAR MEETING MINUTES

G. APPROVAL OF THE AGENDA

H. CONSENT AGENDA

1. PC Resolution 22-59 Release Existing Perf Bond Establish Maintenance Bond Copper Ridge Ph 8
2. PC Resolution 22-60 Release Perf Bond Establish Maintenance Bond Copper Ridge Ph 6
3. PC Resolution 22-61 Dedication of Road ROW, Public Improvements Benevito East Ph 3 Sec 2, Ph 4 1 & 2
4. PC Resolution 22-62 Release Perf Bond for Benevito East Ph 3 Sec 2, Ph 4 - 1 & 2
5. PC Resolution 22-63 Release Perf Bond for Benevito East Ph 3 Sec 1
6. PC Resolution 22-64 Dedication of Road ROW, Public Improvements in Dartford Place Phase 1
7. PC Resolution 22-65 Release Perf Bond for Dartford Place Phase 1
8. PC Resolution 22-66 Establish Maintenance Bond for FlexMet Inc. Water Lines
9. PC Resolution 22-68 Establish Maintenance Bond Barton Hills Phase 1 A
10. PC Resolution 22-69 Establish Performance Bond Barton Hills Ph 1 Sec A
11. PC Resolution 22-70 Release Maintenance Bond Copper Ridge Ph 8
12. ANX 1193-2022: Submitted by Deirdre Kelley located at 3723 Jim Warren Road. The property is zoned AG and contains approximately .95 acres. The applicant is requesting annexation to connect to city sewer. Requested by Deirdre Kelley.
13. EXT 1224-2022: Submitted by WES Engineers for Sawgrass PUD Subdivision, Phase 4, located at Tom Lunn Rd. The property is zoned R-2 PUD and contains approximately 11.14 acres. The applicant is requesting an extension to the Final Plat approval creating 59 single family lots. Requested by Allen O'Leary.
14. FPL 1226-2022: Submitted by CSDG for Wilkerson Place Phase 2B, located on Buckner Lane. The property is zoned R-2 PUD and contains approximately 12.6 acres. The applicant is requesting final plat approval. Requested by Kasey LeRoy.
15. FPL 1227-2022: Submitted by CSDG for Wilkerson Place Phase 2C, located on Buckner Lane. The property is zoned R-2 PUD and

contains approximately 11.93 acres. The applicant is requesting final plat approval. Requested by Kasey LeRoy.

16. FPL 1230-2022: Submitted by CSDG for Beechcroft Subdivision Phase 2, located on Beechcroft Road. The property is zoned C-2 and contains approximately 7.57 acres. The applicant is requesting final plat approval. Requested by Jim Harrison.

17. FPL 1228-2022: Submitted by CSDG for Beechcroft Subdivision Phase 3, located on Beechcroft Road. The property is zoned C-2 PUD and contains approximately 11.92 acres. The applicant is requesting final plat approval. Requested by Kasey LeRoy.

I. OLD BUSINESS

J. NEW BUSINESS

1. PC Resolution 22-67 Recommend to call a portion of Summer Meadows Performance Bond

2. PDP 1208-2022
Submitted by Kimley-Horn for HyVee Grocery, located at the corner of Buckner Lane and June Lake Boulevard. The property is zoned PZD and contains approximately 17.28 acres. The applicant requests planned development preliminary plan approval. Requested by John Richard Patterson.

3. PPL 1219-2022
Submitted by CSDG for Marston Ave Preliminary Plat, located in June Lake running perpendicular to June Lake Boulevard. The property is zoned PZD and contains approximately 30.21 acres. The applicant is requesting preliminary plat approval. Requested by Kasey LeRoy.

4. SPC 1222-2022
Submitted by CEC Consultants for Tom Lunn & Port Royal Industrial Building, located at Tom Lunn Rd. and Port Royal Rd. The property is zoned I-1 and contains approximately 10.77 acres. The applicant is requesting concept plan review for a warehouse. Requested by Drew Stokes.

5. SPC 1223-2022
Submitted by CEC Consultants for Gerber Collision Addition, located at 3787 Old Port Royal Rd N. The property is zoned I-1 and contains approximately 1.26 acres. The applicant is requesting concept plan review for an expansion. Requested by Bert Morton.

K. OTHER BUSINESS

1. Traffic Impact Analysis -- PC Resolution 22-71 Amend Article 2 & 13 of UDC

2. Discuss adding Sign-In Sheets for Public Comment

L. COMMISSION COMMENT

M. STAFF COMMENT

N. ADJOURN