SPRING HILL MUNICIPAL PLANNING COMMISSION

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

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

AGENDA
PLANNING COMMISSION

April 24, 2023
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. DRAFT APRIL 10, 2023 PLANNING COMMISSION REGULAR MEETING MINUTES

F. BONDS

1. PC Resolution 23-45 Establish Performance Bond for Autism Behavior
2. PC Resolution 23-46 Release Maintenance Bond Reserves at Port Royal Phase 5
3. PC Resolution 23-47 Dedication of Road ROW and Public Improvements Reserves at Port Royal Ph5 Sec 3
4. PC Resolution 23-48 Release Maintenance Bond Reserves at Port Royal Phase 5 Section3
5. PC Resolution 23-49 Dedication of Road ROW and Public Improvements Reserves at Port Royal Ph5 Sec 3

G. OLD BUSINESS

1. FPm 1252-2022

Submitted by Anderson Delk, Epps, for Summer Meadows, located at Town Center Pkwy & Beechcroft Rd. The property is currently zoned R-2 PUD and contains approximately 2.758 acres. The applicant is requesting a revision to open space "B". Requested by Jason Murphy.

2. STP 1364-2023

Submitted by SEC, Inc. for the Autism Behavior Clinic, located at 1031 Nasdaq Street. The property is zoned C-3 and contains approximately 1.13 acres. The applicant is requesting site plan approval. Requested by Matt Taylor.

3. PC Resolution 23-50 Jim Warren & PR Intersection, Spring Hill Towne Center

4. FPL 1380-2023

Submitted by Ragan Smith for Arbor Valley Phase 1A, located at Beechcroft Road. The property is zoned R-2 PUD and is approximately 26.4 acres. The applicant is requesting final plat approval. Requested by Kevin Birdwell.

H. NEW BUSINESS

1. RZN 1351-2023

Submitted by Daniel Wischhof for a rezoning located at 945 Old Kedron Road. The property is currently zoned R-1 and is proposed to be rezoned to C-4. It is approximately 3.47 acres. Requested by Daniel Wischhof.

2. **STP 1360-2023**
   Submitted by Gamble Design Collaborative for Arbor Valley Amenities, located within the Arbor Valley Subdivision. The property is zoned R-2 PUD and contains approximately 1.74 acres. The applicant is requesting site plan approval. Requested by Scott Stokes.

3. **PPL 1345-2023**
   Submitted by CSDG for June Lake Pod A, located at June Lake Buckner Lane. The property is zoned G-R and contains approximately 22.24 acres. The applicant is requesting preliminary plat approval. Requested by Kasey LeRoy.

4. **STP 1376-2023**
   Submitted by CSDG for June Lake Pod E Amenity Center, located at Marston Avenue. The property is zoned PDZ and contains approximately 4.18 acres. The applicant is requesting site plan approval. Requested by Kasey Leroy.

5. **SPC 1396-2023**
   Submitted by T2 Engineering for Sleep Inn, located at Kedron Parkway. The property is zoned C-4 and contains approximately 1.41 acres. The applicant is requesting Concept Plan review. Requested by Nathan McVey.

6. **FPL 1397-2023**
   Submitted by Catalyst Design for Kedron Square Phase 1A, located at 4020 Chartwell Ct. The property is zoned R-6 and contains approximately 29.63 acres. The applicant is requesting Final plat approval. Requested by Jack Parker.

7. **PDM 1398-2023**
   Submitted by Kimley Horn for Hy-Vee Grocery Store, located at the SE corner of Buckner Lane and June Lake Blvd. The property is zoned PZD and is approximately 17.28 acres. The applicant is requesting a revision to the approved PD. Requested by John Richard Patterson.

I. OTHER BUSINESS

J. ROUND TABLE

K. ADJOURN