



SMYRNA MUNICIPAL PLANNING COMMISSION

MEETING MINUTES MAY 5, 2022

The regular meeting of the Smyrna Municipal Planning Commission was called to order at 5:00 p.m. on Thursday, May 5, 2022 by Councilman Tim Morrell. The meeting was held in the Council Chambers at Smyrna Town Hall, 315 South Lowry Street, Smyrna, Tennessee. The invocation was given by Mike Allen and the Pledge of Allegiance was led by Amy Wise.

The following Planning Commission members/staff were present/absent:

Present: Tim Morrell, Councilman; Mike Allen; Amy Wise; Andrew Atkins III; Tim Slate

Absent: Marc Adkins, Vice-Mayor; Tony Dover

Staff Present: Brian Hercules, Town Manager; Todd Spearman, Assistant Town Manager; Jeff Peach, Town Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Bobbitt, Office Coordinator; Mike Strange, Utilities Director; Charles King, Engineer; Kathy Ferrell, Public Information Officer

1. Citizens' Comments: None at this time.

2. Approval of Minutes of the April 7, 2022 meeting

Motion by Andrew Atkins III, seconded by Mike Allen to approve the Minutes of the April 7, 2022 meeting.

Vote: 5 - 0 Passed - Unanimously

3. Election of Officers

Motion by Tim Slate, seconded by Mike Allen to defer to the June Planning Commission meeting.

Vote: 5 - 0 Passed - Unanimously

4. Old Business:

a. Site Plans:

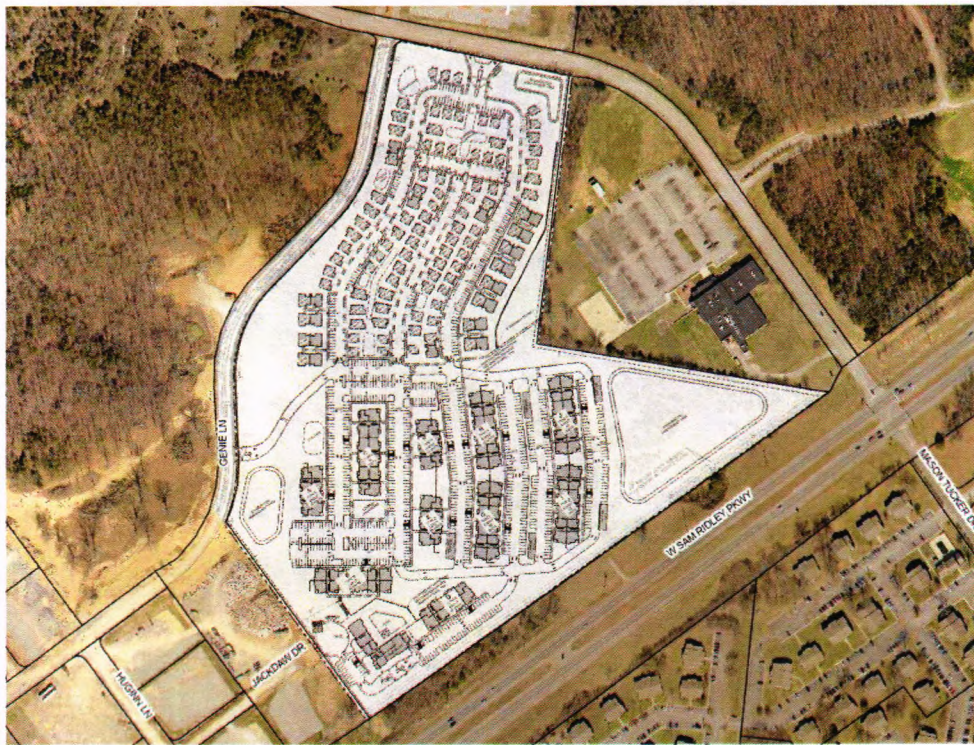
- 2nd Wave
 Motlow College Blvd, Sam Ridley Pkwy W, Genie Lane
 Owner / Developer: 2nd Wave Development

Location: Sam Ridley Pkwy. W.	Applicant: Kimley-Horn
Tax Map/Parcel: 28/44.24	Property Owner(s): 2nd Wave Development
Zoning: PRD	Use Classification: Residential

Proposal

1. Location Analysis

2nd Wave Sam Ridley is proposing 462 units (350 multi-family units and 112 single family units) off Sam Ridley Pkwy. W and Genie Lane. The property was rezoned from R-6 to PRD during the November 2021 Town Council meeting. The development is proposed to be built in one phase and would have access points off Jackdaw Drive, Genie Lane and Motlow College Boulevard.



2. Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	9.4 acres
Square Footage of Open Space/Landscaping	0.94 acres	0.94 acres
Total Parking	924 spaces	1022 spaces
Handicapped Parking Space(s)	8 spaces	38 spaces

3. Landscaping

Landscape plan shows street trees and shrubs lining Genie Lane with additional trees shown along Motlow College Blvd. and Sam Ridley Parkway. Shrubbery is shown around the perimeter of the drive aisles at entrances to the site and throughout the site. Landscape islands are shown throughout the parking lots with a mix of shrubbery and trees.

4. Design Review

Architectural elevations show the apartments, duplexes and single family units to be built using entirely fiber cement board of varying color and accents.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. An NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Total grading permit fee will be \$4,295.00.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Motlow College Boulevard and Genie Lane as collectors and Sam Ridley Parkway, West as a principal arterial. Adequate right-of-way exists for all three streets.

Staff Comments:

1. Apartment buildings are required to be sprinkled.
2. All structures 3 or more stories in height will require building plan review and approval from the State Fire Marshal's office prior to issuance of a building permit.
3. Water/Sewer construction plans are under review.
4. Submit a subdivision plat and construction plans for the extension of Jackdaw Drive. This plat will also be required to show dedication of all public easements.
5. Provide a pedestrian cross-access easement for the construction of the sidewalk on the YMCA property.
6. Submit approval from Rutherford County ECD for the road names for the internal private streets. The Town of Smyrna does not review and approve road names.
7. Staff would recommend a phasing plan, as the current proposal will require all water and sewer for the entire site to be installed, tested, and accepted prior to issuance of any building permits.
8. Provide construction details on all retaining walls.
9. Each apartment building needs to have its own valve for domestic water and fire protection.
10. Show all FDC locations. FDC cannot be on the building, but must be a minimum of 30' off the building.
11. Irrigation will need to come off the 8" line on Genie Lane and 18" line on Motlow College Blvd.
12. Put a master meter for domestic water on Jackdaw Drive.

Staff Recommendation: Approval with staff comments.

At this time, Councilman Tim Morrell acknowledged Stan Jones with 2nd Wave Development to speak regarding this request.

Motion by Andrew Atkins III, seconded by Amy Wise to approve the Site Plan for 2nd Wave with the above listed comments.

Vote: 5 - 0 Passed - Unanimously

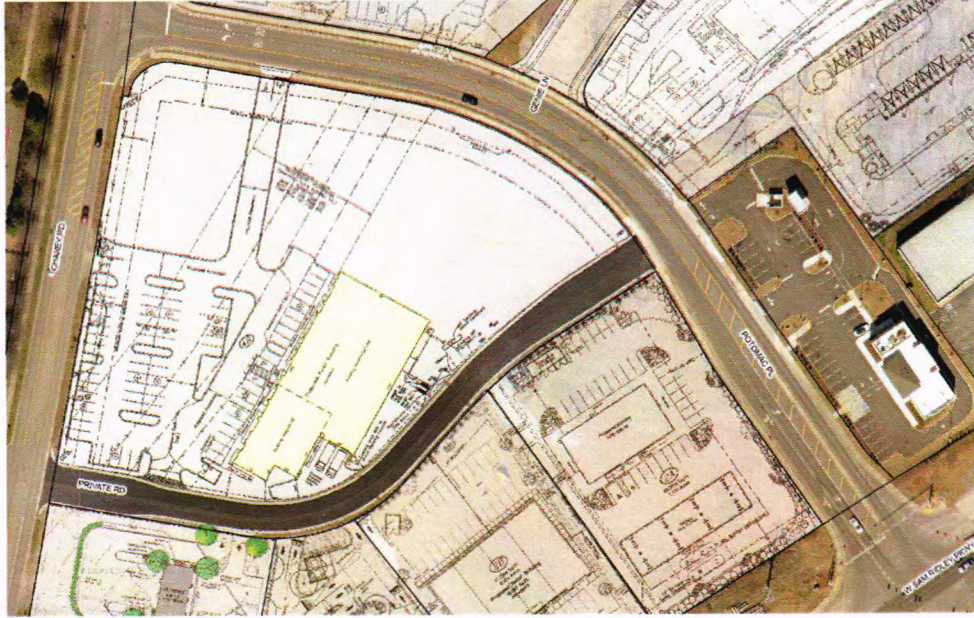
2. Lot 4B, Phase 1, Lee Bohman Subdivision
Corner of Potomac Place & Chaney Road
Owner / Developer: John Lee, LLC

Location: Chaney Rd.	Applicant: Huddleston-Steele Eng.- Steve Steele
Tax Map/Parcel: 28/67.14	Property Owner(s): John Lee, LLC
Zoning: C-2	Use Classification: Retail & Package Sales

Proposal

1. Location Analysis

A retail and package sales building is being proposed for Lot 4B within the Lee Bohman Subdivision. This is the last lot to be developed within this subdivision with potential extra area to develop on the same parcel. The proposed building size is to be 14,273 square feet of retail space, 5,044 square feet of warehouse space for a total square footage of 19,317 square feet. As proposed, there would be three access points; Chaney Road, Potomac Place and a private road. The applicant is proposing to subdivide the property into three separate tracts in the near future.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	38,816 SF
Square Footage of Open Space/Landscaping	3,682 SF	4,500 SF
Total Parking	59 spaces	70 spaces
Handicapped Parking Space(s)	3 spaces	3 spaces

2. Landscaping

Landscape plan shows trees and shrubbery at the entrance off Chaney Road, along the private access drive, and around the base of the building. Shrubby is shown within landscaped islands throughout the parking lot. As proposed, the landscape plan does not meet Design Review in terms to streetscaping along the length of the public right-of-ways. Applicant intends to subdivide the property in the near future, which would bring the property into compliance. There is an easement crossing the center of the property which prevents trees from being placed along parts of Chaney Road as well as utility lines.

3. Design Review

Architectural elevations submitted show the building to be built with a primary material of brick and glass/glazing. Accent materials used include varying colors of steel and limestone. All four elevations contain at least 90% primary materials and meet the Design Review Manual.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.

3. A grading permit fee of \$761.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Chaney Road and Potomac Place as collectors. Adequate right-of-way exists for both streets.

Staff Comments:

1. The building location is required to be staked prior to a footing inspection due to the proposed close proximity to the Enbridge easement.
2. The building is required to be sprinkled.
3. Contact Enbridge about landscaping in the easement. There have been issues raised recently on another site nearby to this one.
4. Please add an ADA accessible route from the sidewalk on Chaney Road or Potomac Place to the front of the building. Extend sidewalk behind the dumpster enclosure and tie into sidewalk on the south side of the building.

Staff Recommendation: Staff recommends approval with staff comments.

Motion by Andrew Atkins III, seconded by Tim Slate to approve the Site Plan for Lot 4B, Phase 1, Lee Bohman Subdivision with the above listed comments.

Vote: 4 - 0 Passed

Other: Councilman Tim Morrell (ABSTAIN)

5. New Business:

a. Annexation, Rezoning, and Plan of Service Request:

1. Edward Clark
14001 Old Nashville Highway
Rezoning: R-1 to C-2

A Rezoning request was submitted for 14001 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 28, Parcel: 83.00, and is comprised of 13.85 acres. The surrounding zoning is C-2, C-4, and R-1. The Land Use Plan for this area is the Sam Ridley Corridor character area, which would support a mix of retail and service uses for both the local and regional market. The Major Thoroughfare Plan shows Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street.

Motion by Tim Slate, seconded by Mike Allen to recommend approval to the Town Council the rezoning of 14001 Old Nashville Highway with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

2. Matt Dowdle - **WITHDRAWN**
6304 & 6588 Lee Road
Annexation & PRD Zoning Request
3. Petergaye Taylor - **Requested to be deferred**
10259 Old Nashville Highway
Rezoning: C-4 to PRD

A Rezoning request was submitted for 10259 Old Nashville Highway. This property can be further referenced by Rutherford County Tax Map: 49, Parcel: 107.00, and is comprised of 4.38 acres. The surrounding zoning is C-2, C-4, R-1, and PUD (Lenox). The Land Use Plan for this area is the Old Nashville Corridor character area, which would support a mix of neighborhood retail and personal service uses as well as townhomes, attached residential and other multifamily uses in this area. The Major Thoroughfare Plan shows Old Nashville Highway as a minor arterial. Adequate right-of-way exists for this street. The requested PRD is for 50 townhomes. The following staff comments were made:

1. There are 10' wide easements shown between lots 6 & 7, 12 & 13, 36 & 37, and 41 & 42. Please label these as to how they are to be utilized. If they are to be public utility and/or drainage easements, they are required to be at least 20' in width.
2. Show the available existing water and sewer lines as well as the proposed routing within the site.
3. The angled street access is not allowed. Provide access perpendicular to Old Nashville Highway at this location.
4. Provide a turn-around at the end of the alley between lots 32 & 49. Show fire apparatus movement throughout the site.
5. Provide a Type C buffer abutting the C-4 property.
6. Provide typical lot detail for front and rear setbacks and side setbacks for the end units.
7. Are the interior streets intended to be private or public? Please label on the plans. The minimum right-of-way for a public street in Smyrna is 50'.
8. Horwick Lane does not connect to Old Nashville Highway as shown. Please show it correctly. Units 1-17 would only have vehicular access through Lenox. There is a small retaining wall along the northwest side of Horwick Lane which may affect driveway construction.
9. Provide calculations for the provided open space and the provided improved open space per Section 4.071 C of the Municipal Zoning Ordinance.
10. Will the common space be owned by an HOA and maintained by a third party management company?
11. Provide additional information as to the proposed amenities. What is proposed to be provided?
12. Will this development be done in a single phase? If not, please submit a phasing plan.
13. Provide a Will Serve letter from CUD.
14. Please submit a signed application.

Motion by Tim Slate, seconded by Mike Allen to defer the rezoning request for 10259 Old Nashville Highway.

Vote: 5 - 0 Passed - Unanimously

b. Preliminary Plats:

1. Sims Ridge, Section 1
Tamland Avenue
Owner / Developer: Ole South Properties, Inc.

A Preliminary Plat was submitted for Sims Ridge, Section 1, located on Tamland Avenue. This property can be further referenced by Rutherford County Tax Map: 33B, Group: B, Parcel: 50.00, Tax Map: 33, part of Parcel 51.00, is comprised of 15.53 acres, and is zoned PRD with 38 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with

- this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
 3. No streets shown on the Major Thoroughfare Plan are affected with this development.
 4. A grading permit fee of \$ 1,726.00 will be required.
 5. Signs will require a separate permit.
 6. Water/Sewer construction plans are under review.
 7. Submit E911 approval for road names.
 8. Submit a roadway lighting plan.
 9. Extend Tamland Avenue to the eastern property line or create an alternate connection at Glide Cir. Show on all sheets.

At this time, Councilman Tim Morrell acknowledged Nathan Melson with Civil Infrastructure Associates, LLC to speak regarding this request.

Motion by Tim Slate, seconded by Mike Allen to approve the Preliminary Plat for Sims Ridge, Section 1 with staff comments amending #9.

Vote: 5 - 0 Passed - Unanimously

2. Sundale Subdivision, Section III
Bountiful Drive & Generosity Way
Owner / Developer: Scott Butler

A Preliminary Plat for Sundale Subdivision, Section III located at Bountiful Drive and Generosity Way was submitted. This property can be further referenced by Rutherford County Tax Map: 33, Part of Parcel: 53.00, is comprised of 8.65 acres, and is zoned PRD with 43 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. Signs will require a separate permit.
4. A grading permit fee of \$1,250.00 will be required.
5. Submit construction plans.
6. Submit a roadway lighting plan.

Motion by Andrew Atkins III, seconded by Tim Slate to approve the Preliminary Plat for Sundale Subdivision, Section III with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

3. Woodmont, Phase 8A
Blue Diamond Drive
Owner / Developer: Meritage Homes of Tennessee, Inc.

A Preliminary Plat for Woodmont, Phase 8A located on Blue Diamond Drive was submitted. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 15.00, is comprised of 22.91 acres, and is zoned PRD with 52 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. The Major Thoroughfare Plan shows a collector beginning at Winslet Drive and extending eastward to eventually connect to Greentree Drive in the Andrews development. Blue Diamond Drive is shown as that collector and adequate right-of-way is shown for this street.
4. A grading permit fee will be required.
5. Signs will require a separate permit.
6. Construction plans are under review.

Motion by Amy Wise, seconded by Mike Allen to approve the Preliminary Plat for Woodmont, Phase 8A with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

4. Woodmont, Phase 8B
Winslet Drive
Owner / Developer: Meritage Homes of Tennessee

A Preliminary Plat for Woodmont, Phase 8B located on Winslet Drive was submitted. This property can be further referenced by Rutherford County Tax Map: 32, Parcel: 15.00, is comprised of 15.15 acres, and is zoned PRD with 24 lots. The following staff comments were made:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. No streets shown on the Major Thoroughfare Plan are affected with this development.
4. A grading permit fee will be required.
5. Signs will require a separate permit.
6. Construction plans are under review.

At this time, Councilman Tim Morrell acknowledged resident Gary Fisher to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged Aws Ahmed with SEC, Inc to speak regarding this request.

At this time, Councilman Tim Morrell acknowledged resident Gary Fisher to speak regarding this request.

Motion by Andrew Atkins III, seconded by Tim Slate to approve the Preliminary Plat for Woodmont, Phase 8B with the above listed staff comments.

Vote: 5 - 0 Passed - Unanimously

c. Final Plats:

1. Seven Oaks Business Park
Seven Oaks Boulevard
Owner / Developer: Seven Oaks Investments, LLC

A final Plat for Seven Oaks Business Park located on Seven Oaks Blvd was submitted. This property can be further referenced by Rutherford Tax Map: 50, Parcel: 7.06, is comprised of 7.86 acres, and is zoned C-2 with 1 lot. The Major Thoroughfare Plan shows Seven Oaks Boulevard as a collector. Adequate right-of-way exists for this street. The following staff comment was made:

1. Signs will require a separate permit.

Motion by Amy Wise, seconded by Tim Slate to approve the Final Plat for Seven Oaks Business Park with the above listed staff comment.

Vote: 5 - 0 Passed - Unanimously

d. Site Plans:

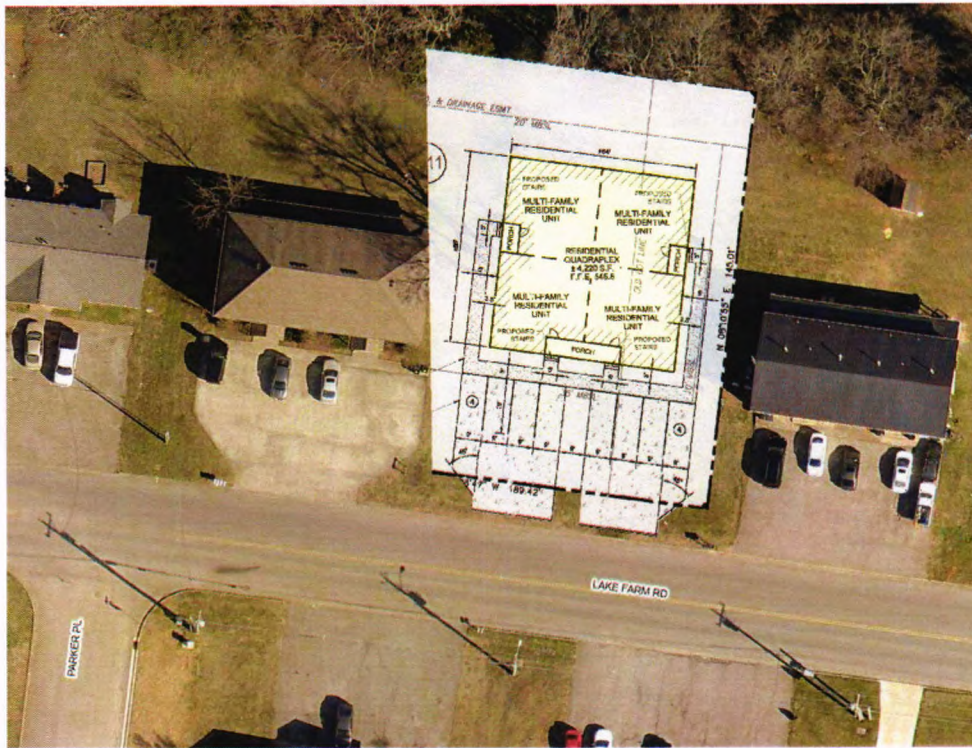
1. 323 Lake Farm Road
323 Lake Farm Road
Owner / Developer: Jason R. Lloyd

Location: Lake Farm Road	Applicant: Morelock Engineering
Tax Map/Group/Parcel: 27N/C/12.00	Property Owner(s): Jason Lloyd
Zoning: C-2	Use Classification: Multi-family residential

Proposal

1. **Location Analysis**

Property owner Jason Lloyd owns the quadraplexes at 323 and 325 Lake Farm Road and wishes to develop another quadraplex between the two buildings. The property was rezoned from R-4 to R-6 during the October 2021 Town Council meeting to permit for the use of multi-family residential. Access to the site would be provided via Lake Farm Road.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2,853 SF
Square Footage of Open Space/Landscaping	285 SF	318 SF
Total Parking	8 spaces	8 spaces
Handicapped Parking Space(s)	N/A	0 spaces

1. Landscaping

Landscape plan submitted shows three trees along Lake Farm Road with shrubbery at the base of the front of the building and in the landscape island between the parking areas.

2. Design Review

Architectural elevations submitted show the building to be built with horizontal fiber cement lap siding on all four sides of the building.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$448.00 will be required prior to issuance of a building permit.
4. The Major Thoroughfare Plan designates Lake Farm Road as a collector. Adequate right-of-way exists for this street.

Staff Recommendation: Staff recommends approval with staff comments

Motion by Tim Slate, seconded by Amy Wise to approve the Site Plan for 323 Lake Farm Road with the above comments.

Vote: 5 - 0 Passed - Unanimously

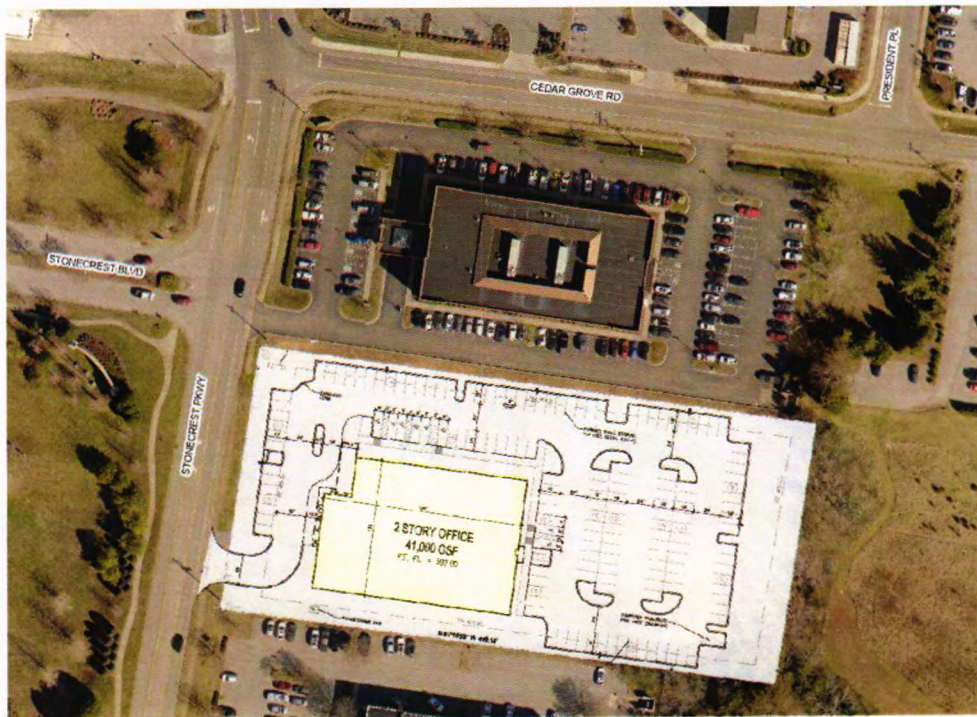
2. Stonecrest 375
 375 Stonecrest Parkway
 Owner / Developer: Stonecrest 375, LLC

Location: 521 Stonecrest Pkwy.	Applicant: PARA Design, LLC
Tax Map/Parcel: 28/122.01	Property Owner(s): Agilitas Property Development
Zoning: C-2	Use Classification: Medical Office

Proposal

1. Location Analysis

The applicant is proposing to construct a two story medical office building at 521 Stonecrest Parkway, which is an existing vacant 2.71 acre tract of land. As proposed, the building is to be 41,000 square feet and the site would have one access point off Stonecrest Parkway. Surrounding parcels include other medical offices as well as the hospital across Stonecrest Parkway.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	58,548 SF
Square Footage of Open Space/Landscaping	5,855 SF	5,903 SF
Total Parking	137 spaces	159 spaces
Handicapped Parking Space(s)	5 spaces	8 spaces

2. Landscaping

Landscape plan shows understory trees lining Stonecrest Parkway due to the overhead utility easement and shrubs are planted along the road frontage in front of a parking area. Additional shrubs and trees are shown within landscape islands around the parking lot.

3. Design Review

Architectural elevations submitted show varying colors of brick on all four sides of the building as the primary material. A metal canopy is proposed on the west and north elevation, both below the 10% maximum threshold for accent materials. As proposed, the building meets Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$656.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Stonecrest Parkway as a collector. Adequate right-of-way exists for this street.

Staff Comments:

1. Since the Finished Floor Elevation of this project is below the rim elevation of the next upstream sewer manhole, the sewer exiting the first floor of this building must pass through a backwater valve in compliance with Section 714 of the International Plumbing Code (2018 ed.). Note backwater valves on the drawings.
2. What fire truck specifications were used for the auto-turn? Resubmit auto-turn and widen entrance.
3. The fire hydrant should be located on the fire line prior to the FDC.
4. Stonecrest Parkway cannot be open cut and must be bored. Show casing pipe on plans when boring Stonecrest Parkway.

Staff Recommendation: Staff recommends approval with staff comments.

Motion by Tim Slate, seconded by Mike Allen to approve the Site Plan for Stonecrest 375 with the above comments.

Vote: 4 - 0 Passed

Other: Amy Wise (RECUSE)

3. Stonecrest Development
Stonecrest Parkway
Owner / Developer: Robert Bubis

Location: 521 Stonecrest Pkwy.	Applicant: Rhodes Engineering
Tax Map/Parcel: 28/129.00	Property Owner(s): Robert Bubis
Zoning: C-2	Use Classification: Medical & Hotel

Proposal

1. Location Analysis

Three medical buildings and a hotel are being proposed to be built on property northeast of the intersection of Rock Springs Road and Stonecrest Parkway. The property is approximately 5.55 acres in size and the southern portion of the site is located within the 500-year and 100-year floodplain. Most of the development in the floodplain is reserved for drainage and detention. The site would have points off Rock Springs Road and Stonecrest Parkway with other access points the adjoining gas station and neighboring tract to the east.



Development Standards

	Required	Proposed
Square Footage of Vehicular Use Area	N/A	2.63 Acres
Square Footage of Open Space/Landscaping	11,464 SF	11,580 SF
Total Parking	111 spaces	210 spaces
Handicapped Parking Space(s)	7 spaces	8 spaces

2. Landscaping

Landscape plan shows a variety of shrubs and maple trees planted throughout the site. The shrubbery and trees are shown lining the perimeter of the property and throughout landscape islands. Additional streetscaping may need to be provided along Rock Springs Road and Stonecrest Parkway.

3. Design Review

Architectural elevations submitted show all four buildings to utilize primary materials of brick and glass/glazing with an accent material of block around the base of the buildings. No more than 10% of the entire building may be finished with an accent material. Medical buildings 1 & 2 show 14.2% block, these elevations will need to be revised to meet Design Review.

Standard Comments:

1. A Development Agreement will be required prior to any construction activity beginning with this section per Smyrna Municipal Code Title 14, Chapter 7.
2. A NPDES permit will be required for land disturbance activities greater than one acre. The Town of Smyrna must have a copy of the NOC (Notice of Coverage) prior to issuance of any grading or building permits.
3. A grading permit fee of \$935.00 will be required prior to issuance of a building permit.
4. Signs will require a separate permit.
5. The Major Thoroughfare Plan designates Stonecrest Parkway and Rock Springs Road as collectors. Adequate right-of-way exists for both streets.

Staff Comments:

1. Submit water/sewer construction plans with sewer profiles.

2. All structures 3 or more stories in height will require building plan review and approval from the State Fire Marshal's office prior to issuance of a building permit. This building will be required to be sprinkled.
3. Provide more details on the landscape plan. Landscaping must meet the Design Review Manual, including adding street trees and shrubs along both road frontages. If vegetation along Rock Springs Road is left, the plans are sufficient as designed. If not, add streetscaping and add a Type C landscape buffer along the property boundary bordering the R-1 zone.
4. On the grading plan, provide proposed contours.
5. Label the building setbacks with correct setbacks.
6. Provide all rim elevations of all manholes including excluding manholes along Rock Springs Road. Provide sewer manholes identified with rim elevations. How does the private sewer connect to the public sewer?
7. Provide an auto-turn traversing the site.
8. Any access aisle over 150' in length with a dead end requires a turnaround large enough to turn around a fire apparatus.
9. Show fire lines and FDC for all buildings. FDC must be a minimum of 30' from the building and within 150' of a fire hydrant.
10. Show exterior building material percentages. Brick and block are not the same material and must be calculated separately. Provide details on the type of block that is proposed.
11. Provide an ADA accessible path to the public sidewalks on both sides of the property to the hotel.
12. Please provide truncated domes on sidewalks that cross vehicular access areas and approach drive aisles.
13. Provide a pavement cross-section.
14. Show casing pipe on plans when boring Stonecrest Parkway.
15. Water meter and all backflow preventers need to be in a green space.
16. The proposed water extension will need to make a complete circle by connecting to the 16" on Stonecrest Parkway and the 24" on Rock Springs Road.
17. Sewer cleanouts are required every 75'.
18. Cleanouts must be 10' away from the sewer main.
19. Submit hard copies of updated elevations.
20. Any cut & fill in floodplain will be subject to FEMA review.
21. Update medical buildings 1&2 to meet Design Review.

Staff Recommendation: Staff recommends denial due to the remaining unaddressed comments.

Motion by Tim Slate, seconded by Mike Allen to deny the Site Plan for Stonecrest Development due to the above staff comments.

Vote: 4 - 0 Passed

Other: Amy Wise (RECUSE)

6. May Bond Review Report

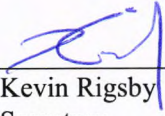
Motion by Andrew Atkins III, seconded by Amy Wise to approve the May Bond Review Report with staff recommendations.

Vote: 5 - 0 Passed - Unanimously

7. Staff comments and/or other business

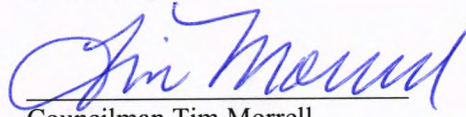
8. Adjournment

Respectfully submitted:



Kevin Rigsby
Secretary

Certified by:



Councilman Tim Morrell
Chairman