

**UDC Public Comments**  
**Planning Commission Special Called Meeting**  
**March 22, 2018**

Date	Name / Organization	UDC Comment	Staff Analysis	Recommendation
<b>MAJOR ITEMS</b>				
<b>Major Items - Electronic Message Signs</b>				
<b>Add A12.9 On Premise Electronic Message Signs</b>				
	Chamber of Commerce	a. Allow for Electronic Message Signs/Electronic Message Centers with images that remain FIXED for sixty minutes at a time with no flashing, animation, or video.	<p><i>The Zoning Advisory Committee did not support the inclusion of electronic message signs in the city. Therefore, these types of considerations were not formulated.</i></p>	<p><i>Should the City decide to allow LED signs, the consultant and staff will draft standards for Electronic message signs for consideration by the Planning Commission and Board of Mayor and Aldermen.</i></p>
	Chamber of Commerce	b. Maximum size of fifteen square feet per side with minimum resolution of 16mm in full color.		
	Chamber of Commerce	c. Require EMS/EMC to be set in monument sign no larger than six feet above ground level and twelve feet long.		
	Chamber of Commerce	d. Require light sensing device and automatic dimming software to ensure light conditions do not exceed 0.3 footcandles over ambient light conditions. Include table with distance to measure light based on display size.		
	Chamber of Commerce	e. Require any EMC/EMS within 100 feet of any residential zone to be turned off during hours of 10pm-6am unless establishment is engaged in operation during such period where it shall only be lit during the hours of operation.		
	Chamber of Commerce	c. Remove "LED" from (F)	<p><i>As mentioned above, the Zoning Advisory Committee extensively considered LED signs, but chose to only allow them in limited circumstances.</i></p>	<p><i>Unless the Planning Commission and Board of Mayor and Aldermen determine that LED signs should be allowed community wide no change is needed.</i></p>
<b>2/22/2018</b>	<b>A12.4 Prohibited Signs</b>			
	Chamber of Commerce	a. Remove "Electronic Message Signs" from (C)	<p><i>Zoning Advisory Committee deliberated extensively on whether to allow Electronic Message Signs as a permitted sign. Based in part on the results of the initial community survey conducted as part of the UDC process, the ZAC reached consensus that electronic message signs and flashing or animated signs are prohibited signs. The draft UDC reflects the recommendation from ZAC for these types of signs. In the event the Planning Commission and BOMA decide to permit Electronic Message Signs, specific standards should be developed to regulate among the various design considerations the placement, permitted sign area, lumen output, and frequency of message change for such signage.</i></p>	<p><i>The Planning Commission and Board of Mayor and Aldermen will need to determine the appropriateness of allowing electronic message signs as a permitted sign type. In the event the Planning Commission and BOMA decide to permit Electronic Message Signs, specific standards should be developed by the consultant and City staff to incorporate into the UDC to regulate among the various design considerations the placement, permitted sign area, lumen output, and frequency of message change for such signage.</i></p>
<b>2/8/2018</b>	Troy VanLiere	<p>1. In Section 12.4.C and D, it states "Electronic message signs" and "Flashing or animated signs" are specifically prohibited. I believe strongly as a business owner that these types of signs - with specific codes/restrictions - should be re-considered as permitted types of signs! I understand and would agree that without good restrictions and oversight that these types of signs can be unattractive and a distraction to the community, but with well-crafted and enforced codes, these types of signs are considerably more attractive than old-school 'reader-board' signs which are allowed. The code could most certainly restrict things on an electronic signs like how much motion, or how many colors, or how often the screen changes, etc. to make sure the signs are attractive and effective without being an eyesore to the neighborhood. I believe most people and communities would agree that a well-designed, electronic LED sign is <u>more professional</u>, <u>more attractive</u> and <u>more effective</u> than the decades old plastic changeable message reader-boards, and a very tasteful modern alternative.</p>	<p><i>Zoning Advisory Committee deliberated extensively on whether to allow Electronic Message Signs as a permitted sign. Based in part on the results of the initial community survey conducted as part of the UDC process, the ZAC reached consensus that electronic message signs and flashing or animated signs are prohibited signs. The draft UDC reflects the recommendation from ZAC for these types of signs. In the event the Planning Commission and BOMA decide to permit Electronic Message Signs, specific standards should be developed to regulate among the various design considerations the placement, permitted sign area, lumen output, and frequency of message change for such signage.</i></p>	<p><i>The Planning Commission and Board of Mayor and Aldermen will need to determine the appropriateness of allowing electronic message signs as a permitted sign type. In the event the Planning Commission and BOMA decide to permit Electronic Message Signs, specific standards should be developed by the consultant and City staff to incorporate into the UDC to regulate among the various design considerations the placement, permitted sign area, lumen output, and frequency of message change for such signage.</i></p>
	Troy VanLiere	<p>I would strongly recommend and encourage city leadership to re-consider revising the permitted use of LED electric screen signs including well-crafted language in the codes to limit any of the possible negative issues leadership may have with the boards. This is in the best interest of small business in Spring Hill and our city leadership and business leadership are certainly capable of finding a compromise on allowing professional LED screen signs to help small business and improve the aesthetic of our community by providing a modern, tasteful solution to the old plastic letter reader-boards!</p>	<p><i>Zoning Advisory Committee deliberated extensively on whether to allow Electronic Message Signs as a permitted sign. Based in part on the results of the initial community survey conducted as part of the UDC process, the ZAC reached consensus that electronic message signs and flashing or animated signs are prohibited signs. The draft UDC reflects the recommendation from ZAC for these types of signs. In the event the Planning Commission and BOMA decide to permit Electronic Message Signs, specific standards should be developed to regulate among the various design considerations the placement, permitted sign area, lumen output, and frequency of message change for such signage.</i></p>	<p><i>The Planning Commission and Board of Mayor and Aldermen will need to determine the appropriateness of allowing electronic message signs as a permitted sign type. In the event the Planning Commission and BOMA decide to permit Electronic Message Signs, specific standards should be developed by the consultant and City staff to incorporate into the UDC to regulate among the various design considerations the placement, permitted sign area, lumen output, and frequency of message change for such signage.</i></p>

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3/5/2018	Alderman Worth	<a href="#">A12.4 Prohibited Signs - AW Not supportive of Sign Changes - The BOMA acted in 2009 to not allow these signs littered throughout Spring Hill. We debated due to the vast increase in request on LED signs/message boards and marquee signs; I support our decision in 2009 and will continue to raise the question - how do we control the amount of businesses in Spring Hill wanting to construct the type of signs below creating a distracting and very bright/busy roadway for drivers?</a>	<i>For consideration by the Planning Commission and Board of Mayor and Aldermen.</i>	
	Alderman Worth	<a href="#">Add A12.9 On Premise Electronic Message Signs - AW Not supportive of Sign Changes - The BOMA acted in 2009 to not allow these signs littered throughout Spring Hill. We debated due to the vast increase in request on LED signs/message boards and marquee signs; I support our decision due with the management to how to ensure not every business does not have bright LED signs/message boards and marquee signs.</a>	<i>For consideration by the Planning Commission and Board of Mayor and Aldermen.</i>	<i>No action needed at this time.</i>
	Economic Development Commission	Inability for businesses to use Electronic Message Center signs	<i>Noted in comments from the Chamber of Commerce above.</i>	<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i>
	Economic Development Coordinator	1) Allow LED signs but within reason. Only in monument signs, no larger than a 60" screen, automatic dimming, only allowed to change the image once every hour, no distracting or moving images.	<i>Staff is prepared to draft an LED sign ordinance if directed by the Planning Commission or Board of Mayor and Aldermen to do so.</i>	<i>No changes at this time.</i>
Feb 8-10	Unsigned	"...digital signage is needed along Saturn Parkway..."	<i>The Zoning Advisory Committee did not support the inclusion of electronic message signs in the city. Therefore, these types of considerations were not formulated.</i>	<i>Should the City decide to allow LED signs, the consultant and staff will draft standards for Electronic message signs for consideration by the Planning Commission and Board of Mayor and Aldermen.</i>
	Unsigned	"Electronic signage is needed. Businesses need to be heard as much as citizens"		
	Ike Wingate	Need to advance signage into the future and allow for electronic message signs on Saturn Parkway and I-65. promote local businesses.		
<b>Major Items - Billboards on Saturn Parkway</b>				
		<b>A12.8 Billboards</b>		
	Chamber of Commerce	a. Add Billboards on Saturn Parkway	<i>Staff believes that allowing billboards in the community and along Saturn Parkway would have an adverse impact on the aesthetics of Spring Hill. The Zoning Advisory Committee did not support allowing billboards along this roadway.</i>	<i>No change recommended.</i>
	Chamber of Commerce	b. Add TDOT permit requirement	<i>Recommend that decisions regarding billboards be retained by the local jurisdiction. Any required permits from other jurisdictions should be separate from the city's review.</i>	<i>If a TDOT permit or other permit is required by a state or federal agency the city process does not exempt the property owner from such permits.</i>
	Chamber of Commerce	c. Require billboards to be no further than 200 feet of road (not 660)	<i>Much discussion took place with the Zoning Advisory Committee and staff on the merits of billboards. Staff expects that there would not be support for reducing this setback.</i>	<i>No change recommended.</i>
	Chamber of Commerce	d. Require spacing on Saturn Parkway to be 2,000 feet on same side of road and 1,000 feet on opposite side.	<i>Subsection 'c' is understood to include Saturn Parkway. For clarification "Saturn Parkway" could be inserted here. The consensus of the Zoning Advisory Committee was to not support billboards on Saturn Parkway. Should the Planning Commission and Board of Mayor and Alderman decide to permit billboards, the 2,000 foot setback is preferred over 1,000 feet.</i>	<i>No change recommended.</i>
	Chamber of Commerce	e. Change height to 50 feet above road grade or ground level, whichever is highest	<i>The Zoning Advisory Committee did not make any recommendation to alter this limitation.</i>	<i>No change recommended.</i>
	Chamber of Commerce	f. Add requirement for base column to be constructed of brick, stone, or simulated material.	<i>Should billboards be allowed, this will need consideration.</i>	<i>No change recommended.</i>
	Chamber of Commerce	g. Add requirements for dimming software for electronic signage brightness with standard of 0.3 footcandles over ambient light conditions and appropriate distances for measurement.	<i>If the Board of Mayor and Aldermen and Planning Commission decide to include billboards in the city, staff will prepare an ordinance for their consideration.</i>	<i>These requirements are only needed for LED signs which are not generally permitted.</i>
	Economic Development Commission	· Billboards not permitted on Saturn Parkway	<i>Noted in comments from the Chamber of Commerce above.</i>	<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i>
	Troy VanLiere	2. In Section 12.8.B, it states "Billboards are permitted only within 660 feet of the nearest edge of Interstate 65 on properties zoned industrial or commercial districts." I would like to encourage leadership to consider adding language that would allow billboards along Saturn Parkway in addition to along Interstate 65.	<i>The Zoning Advisory Committee and Staff were consistent in their deliberation on the regulatory provisions for billboards including where such signage could be placed. There was no interest expressed by the ZAC or staff to allow billboard signage along Saturn Parkway noting such signage would significantly detract from the aesthetic quality of the highway.</i>	<i>Staff does not recommend the sign regulations be amended to allow billboards to be located along Saturn Parkway.</i>

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	Alderman Worth	<u><a href="#">A12.8 Billboards -AW Not supportive of Sign Changes - I am not supportive of adding billboards on Saturn Parkway; In 1958, Lady Bird Johnson through her Highway Beautification Act campaigned on cleaning highways up from the mass amount of billboards throughout our highway network. The premises was to add more green space and beautification to our highways and eliminate the distractions for drivers. I believe in her efforts given today we have numerous distractions for drivers and adding more signs not only adds to this problem but we also remove the beauty of our roadways.</a></u>	<i>Staff does not support the allowance of billboards in the City of Spring Hill.</i>	
	Alderman Worth	3. Require billboards to be no further than 200 feet of road (not 660) - <u><a href="#">This point does not follow TDOT standards TCA Title 54-21-105 which states that billboards must be 660 Ft. of the nearest edge of the ROW.</a></u>		<i>Staff does not recommend any change.</i>
<b>Major Items - Other Sign Revisions</b>				
	Chamber of Commerce	b. Add "Changeable Message Board Signs"	<i>This suggestion appears to be referring to 'manual changeable copy signs' rather than 'electronic' changeable copy signs. This form of sign serves a purpose and should not be prohibited.</i>	<i>Many companies may choose not to install an electronic changeable copy sign (if permitted), whether due to cost, etc. This type of sign provides an option for those businesses. No change is recommended.</i>
	Chamber of Commerce	d. Add "Marquee Signs"	<i>The ZAC supported the use of Marquee signs in Spring Hill.</i>	<i>Suggestions to prohibit them should be made to the Planning Commission and BOMA. Request that Camiros provide more visuals for sign types such as Marquee.</i>
		<u><a href="#">A12.5 Exempt Signs</a></u>		
	Chamber of Commerce	a. Regulate the loudness in (B.2.a)	<i>Agree, volume should be regulated.</i>	<i>Recommend inserting statement that audio volume is to be contained on-site and is subject to city noise and nuisance ordinances. Revise language to clear up what "activated" means. For example; does activated mean when the pump is being used or during business hours.</i>
	Chamber of Commerce	b. Add language that campaign signs must be taken down within 48 hours of election (C.7)	<i>On principal, staff is not opposed to this recommendation provided that it is legally permitted.</i>	<i>Add "may not constitute a visibility obstruction".</i>
	Chamber of Commerce	c. Are temporary signs for churches included in (C.8)?	<i>Applies to all non-profit events.</i>	<i>No change is recommended.</i>
	Chamber of Commerce	d. Increase the number of days not-for-profit community event signs can be installed to 30 days (C.8.3)	<i>30 days is excessive.</i>	<i>Staff would support 14 days in advance of the event.</i>
	Chamber of Commerce	e. Does (C.10) address non-event subdivision signs that routinely go up on weekends?	<i>This section is referencing on-site signs. Weekend signs are generally off-site signs that are installed at intersections to attract attention. The latter is not addressed by this section.</i>	<i>Recommend that 10e last sentence be modified to say "located a minimum of five feet from any lot line". Not 'within'.</i>
		<u><a href="#">A12.6 Sign Permit Required</a></u>		
	Chamber of Commerce	a. Remove marquee signs from A12.6	<i>Unless Marquee sign is removed from permitted signs there is no reason to remove. In general, sign definitions with pictures include all types of signs, whether allowed or not.</i>	<i>No change recommended.</i>
	Alderman Worth	<u><a href="#">A12.6 Sign Permit Required - AW Not supportive of Sign Changes - I do not agree that any Marquee signs should be allowed moving forward</a></u>		
2/28/2018	James Gary	There are no provisions for auction signs in the sign standards. Currently the city allows auction signs by permit 2 weeks in advance of auction event that must be taken down within 2 days following day of event. Request sign regulations be modified to address auction signs.	<i>The current Zoning Ordinance allows for auction signage. The UDC attempts to be content neutral and as such auctions could be considered a form of special event to which the UDC has specific provisions for special events that allows signage to be placed in advance of the event as well as to be taken down in a timely manner following the event. An additional request is also under consideration to increase the amount of time in advance of a special event that signage can be placed. The definition for special event signs could be broadened to include auction events and then allow special event sign provisions to govern for auction events. Another alternative would be to include provisions similar to the current Zoning Ordinance in the UDC specific to auction signage.</i>	<i>Staff recommends the Special Events signs be broadened to include auction events. Staff also recommends the special event sign placement be allowed up to 14 days in advance of the special event. In the event the Planning Commission and Board of Mayor and Aldermen would prefer auction signs be specifically referenced, staff recommends the provisions in the current Zoning Ordinance be replicated with the exception of any reference to sign content for inclusion in UDC.</i>
	Economic Development Commission	Continuing to allow for outdated signage like changeable message signs	<i>Noted in comments from the Chamber of Commerce above.</i>	<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i>

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	Economic Development Commission	· Very limited flexibility in signage code to address growing development of larger office building signage (like Alexander property)	<i>More information is needed. The Alexander project had very detailed sign provisions as part of its entitlements including monument, wall, and skyline signage typically found in office projects which are also provided for in the UDC including specifically in Section 12.6.1.11.(a. through g.) for skyline signs placed on buildings with a minimum height of 75 feet.</i>	<i>The comments do not reference a specific revision to be made. The sign provisions adequately provide for a variety of sign types including those found in office developments such as skyline signs. Therefore, staff does not have a recommended revision to consider at this time.</i>
	Economic Development Commission	· Inability for businesses located off main roads to promote with off site directional signage	<i>Options for these situations were discussed with the Zoning Advisory Committee.</i>	<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i>
	Economic Development Coordinator	2) Manual message boards should no longer be permitted. We need to move away from that antiquated signage. It seems to never be maintained properly and detracts from the image of our city.	<i>Staff is prepared to ban such signs as directed by the Planning Commission and Board of Mayor and Aldermen.</i>	<i>No changes at this time.</i>
	Economic Development Coordinator	3) I don't think there is any future need for marquee signs. I recommend striking them from allowable signage as well.	<i>Retaining this type of sign in the code does not adversely impact the sign code or city. This was not an issue for the Zoning Advisory Committee.</i>	<i>No changes at this time.</i>
	Economic Development Coordinator	4) The amount of time a non-profit event sign can stay up should be longer. I recommend 30 days.	<i>As mentioned in the response to the Chamber of Commerce above, staff recommends less than 30 days.</i>	<i>Staff would support 14 days in advance of the event.</i>
<b>Major Items - Residential Uses Permitted in Commercial Districts</b>				
3/9/2018	John Hill (Adams Family, Crossings)	I represent the Adams family who owns 167 acres in and around the Crossings development and the Wolff family that owns 186 acres on Kedron Road/Saturn Pkwy. 293 acres of the combined 353 acres are zoned B-4 Commercial currently. I have read through the proposed UDC and seen the new proposed zoning map and these tracts will either be zoned C-4 or C-5. My clients and I have great concern in that there is no residential uses in C-4 and limited residential (only above ground level retail) C-5 zoning districts. In my opinion residential is a key factor in developing a viable mix use project. First of all, as you know brick and mortar retail has changed dramatically over the past five years with Amazon and other online retailers taking over a large percentage of the market. We can not attract good retail without having dense population in and around a commercial center. Second, having residential within a commercial development keeps traffic off main roads when you have services that residents can walk or drive to within the development. I ask you and whomever will be voting on the UDC to please consider keeping residential options within the C-4 and C-5 districts as they are currently.	<i>Several comments have been received expressing the potential benefit of allowing residential uses of varying forms within the C-4 and C-5 zoning classifications and the need for modifying the C-4 and C-5 zoning classifications to permit residential uses either as a Special Use as provided in the UDC or as a use permitted by right. Staff does not recommend at this time permitting residential uses by right within commercial zones except as already provided. However, if there is a desire to permit residential uses by right such uses should be allowed with specific design criteria that achieves the desired mix of residential and commercial uses. The UDC also provides the opportunity to develop a mixed use project under the Planned Development provisions whereby an applicant can propose uses that differ from those permitted in the base zone classification of the parcel that would be subject to review and approval by the City. The Planned Development provision provides the City and applicant the ability to negotiate the mix of permitted uses as well as various design elements and character of the project.</i>	<i>Staff recommends the UDC not be amended to allow residential uses by right in commercial zoning classifications except as already provided. In the event there is a desire to allow residential uses by right or as special uses, staff recommends specific design criteria be developed to establish a regulatory framework within which such uses would be permitted (i.e., limit to a prescribed percentage of total land area, density and dwelling unit/acre, height limits, etc.). As noted in the analysis, the Planned Development provisions contained in the UDC provide a regulatory tool for the City to allow a mixed use development the terms of which would be negotiated with the City relative to permitted uses, density, and design character.</i>
	Jonathan Duda	<b>20. Section 5 Commercial Districts</b>		
		Comment: Having witnessed each of the Planning Commission Work Shops on the review of the UDC, the EDC Coordinator has made numerous comments that Single Family Residential by right should be provided for in Commercial Districts. <b>The UDC Steering Committee discussed this issue at length that the most appropriate treatment of mixed-use developments should be the Planned District (PD) process.</b> I renew my comment that the PD is the process that City Staff should promote for Mixed Use Developments.	<i>Applicants typically prefer plan approval processes that fall within the realm of uses permitted by right to avoid having to negotiate development with local jurisdictions that often result in unpredictable outcomes. Several comments have been received by staff requesting consideration to allow a broader variety of residential uses by right in the proposed C-4 and C-5 zoning classifications. As noted, the PD provisions proposed within the UDC allow for consideration of a mixed use planned development where the Planning Commission and Board of Mayor and Aldermen may allow land uses that differ from the base zoning classification. This provides the City with an effective regulatory tool to negotiate land uses and other design elements rather than the often limited ability to negotiate uses permitted by right.</i>	<i>Staff concurs the Planned Development provisions contained in the draft UDC provide an appropriate regulatory tool and process for land owners seeking a mixed use development or uses that may differ from those permitted in the underlying base zoning classification. Specifically, a property owner of C-4 or C-5 zoned property would be allowed to submit for consideration an application for Planned Development that could include a mix of residential uses that would be subject to approval or approval with conditions by the Planning Commission and Board of Mayor and Aldermen. The Planned Development provisions are preferred by staff over adding residential uses as uses permitted by right or as special use permitted upon review by the Board of Zoning Appeals -- the</i>
	Jonathan Duda	<b>Additional Comment:</b> In the Spring Hill UDC Committee Survey completed at the beginning of this process, the question speaking directly to this issue was asked whether more development should be allowed by right. Response from the community was overwhelmingly against (70% Mostly Disagreed or Disagreed).		
		<b>Q34 More development should be allowed by-right without requiring special</b>		

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		<p>Approvals</p> <p>Answered: 299 Skipped: 54</p> <table border="1"> <caption>Approvals Survey Results</caption> <thead> <tr> <th>Response</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Agree</td> <td>5.02%</td> </tr> <tr> <td>Mostly Agree</td> <td>9.63%</td> </tr> <tr> <td>No Opinion</td> <td>16.72%</td> </tr> <tr> <td>Mostly Disagree</td> <td>23.06%</td> </tr> <tr> <td>Disagree</td> <td>47.16%</td> </tr> </tbody> </table>	Response	Percentage	Agree	5.02%	Mostly Agree	9.63%	No Opinion	16.72%	Mostly Disagree	23.06%	Disagree	47.16%		
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			<p><i>Many communities in middle Tennessee rely upon planned development provisions to manage mixed use projects as well as other types of projects where an applicant is requesting consideration of certain land uses or design considerations to which the City may require additional design considerations including amenities, density limitations, and so forth.</i></p>	<p><i>Planned Development provisions provide an array of tools for use by the Planning Commission and Board of Mayor and Aldermen to require various design elements in consideration of requested land uses or development character.</i></p>												
				<p><i>The Table of Contents is recommended to be revised as follows: The reference to 13.5 Planned Unit Development shall be revised to 13.5 Planned Development.</i></p>												
3/7/2018	Peter Jenkins	I have lived in Spring Hill since 1982.....all my land is along Kedron Rd.and Reserve Blvd....and has been zoned for many years B-4.. I have held onto my land all these years to take full advantage of all it can be.. Hopefully, no one will take any use now permitted from me or my family in our B-4 land..	<p><i>Property owner comments will be forwarded and considered by the Planning Commission and BOMA prior to adoption.</i></p>	<p><i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i></p>												
	Economic Development Commission	Strict limitations on building configurations in C-4 and C-5 related to residential development allowing only first floor retail and multi-family above		<p><i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i></p>												
	Economic Development Coordinator	<p>2) I'd also like to submit that in C-4 and C-5 (at minimum) the city not restrict residential development by right to only one configuration. As I understand it, first floor retail with multi-family above is the only allowed style. I would propose that we do not limit the style of residential dwellings that can be incorporated by right but that we DO limit the amount of residential dwellings that can be built on a commercially zoned parcel to no more than 60% of the buildable area of the property. True mixed use is where the market is heading and limiting to only one style - a multi-family style that works best for one building in a urban area - is not in the city's best interest.</p>	<p><i>Several comments have been received expressing the potential benefit of allowing residential uses of varying forms within the C-4 and C-5 zoning classifications and the need for modifying the C-4 and C-5 zoning classifications to permit residential uses either as a Special Use as provided in the UDC or as a use permitted by right. Staff does not recommend at this time permitting residential uses by right within commercial zones except as already provided. However, if there is a desire to permit residential uses by right such uses should be allowed with specific design criteria that achieves the desired mix of residential and commercial uses. The UDC also provides the opportunity to develop a mixed use project under the Planned Development provisions whereby an applicant can propose uses that differ from those permitted in the base zone classification of the parcel that would be subject to review and approval by the City. The Planned Development provision provides the City and applicant the ability to negotiate the mix of permitted uses as well as various design elements and character of the project.</i></p>	<p><i>Staff recommends the UDC not be amended to allow residential uses by right in commercial zoning classifications except as already provided. In the event there is a desire to allow residential uses by right or as special uses, staff recommends specific design criteria be developed to establish a regulatory framework within which such uses would be permitted (i.e., limit to a prescribed percentage of total land area, density and dwelling unit/acre, height limits, etc.). As noted in the analysis, the Planned Development provisions contained in the UDC provide a regulatory tool for the City to allow a mixed use development the terms of which would be negotiated with the City relative to permitted uses, density, and design character.</i></p>												
	Unsigned	Allow multi-family as a special use in commercial districts.	<p><i>The subject of allowing multi-family and other types of residential land uses in the C-4 and C-5 districts was discussed in detail with the Zoning Advisory Committee. The configuration in the draft is what was selected for these districts. There are other scenarios of horizontal mixed use on the same development site that could be considered. Staff is prepared to draft options for multi-family and other residential uses in the C-4 or C-5 zoning districts if requested by the PC or BOMA.</i></p>	<p><i>No changes are recommended at this time. If the Planning Commission and Board of Mayor and Aldermen favor such changes, staff recommends that the PD rezoning be used for approving multi-family in the C-4 and C-5 districts.</i></p>												
	John Maher Builders	<p><b>Article 8: Uses</b>  <b>Table 8.1: Use Matrix</b></p>														

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		Reasoning: The new code replaces current B-4 rights with a newly regulated Commercial District. The new zoning limits land value for those property owners losing their B-4 zoning. The division of allowed uses within the District is too restrictive. A certain percentage of residential dwellings should be allowed in Commercial Districts to allow certain types of businesses to be viable. We are in agreement with Kayce Williams that some restrictions could be imposed on residential, possibly limiting to 40%. This district division dictates to businesses where they can operate vs. allowing them to operate where they are most likely to succeed. A percentage of residential of any design, Carwashes, Drive-Thru Facilities, Food Banks, Golf Courses, Educational Facilities, Residential Care Facilities, and Car Dealerships are just a few of the business that are being limited to certain areas of operation. These limitations are without merit and should be allowed more freedom of placement within the City.	<i>The subject of allowing multi-family and other types of residential land uses in the C-4 and C-5 districts was discussed in detail with the Zoning Advisory Committee. The configuration in the draft is what was selected for these districts. There are other scenarios of horizontal mixed use on the same development site that could be considered. Staff is prepared to draft options for multi-family and other residential uses in the C-4 or C-5 zoning districts if requested by the PC or BOMA.</i>	<i>No changes are recommended at this time. If the Planning Commission and Board of Mayor and Aldermen favor such changes, staff recommends that the PD rezoning be used for approving multi-family in the C-4 and C-5 districts.</i>
<b>Major Items - Neighborhood Meetings</b>				
	Matt Fitterer-- Alderman	I recall the group consensus was to make neighborhood meetings encouraged, and not mandatory	<i>There is a difference of opinion between Staff and the Zoning Advisory Committee on whether neighborhood meetings should be encouraged or required. If left as "encouraged", applicants will likely elect to not hold a neighborhood meeting. Staff has found from past experience that applicants that hold neighborhood meetings often are able to reduce public opposition and more adequately address concerns that are later reflected in the plan documents submitted for approval by the Planning Commission and BOMA.</i>	<i>Staff recommends this be discussed with the Planning Commission and BOMA to decide whether neighborhood meetings should be encouraged or required. Depending upon the determination of the Planning Commission and BOMA, the narratives and flow charts will need to reflect whether neighborhood meetings are required or encouraged. Having a mandatory meeting for a SP is not critical as this is not a public notice item.</i>
	Matt Fitterer-- Alderman	13.5.E.2, page 13-14 PUD and not mandatory I recall the group consensus was to make neighborhood meetings encouraged,	<i>Ask Camiros to check notes. Staff recommends that a neighborhood meeting for PUD's be mandatory. Staff is still concerned that the 1,000 foot notice area is excessive and will cause unnecessary confusion for residents.</i>	<i>Camiros to check notes from discussions to verify consensus of the Zoning Advisory Committee.</i>
<b>Major Item - Design Review Guidelines</b>				
	Jonathan Duda	<b>22. Sections 5.4, 5.5, 5.6, 6.4, 7.1(D) &amp; 7.3(D) – Design Standards</b> Comment: The basis in Tennessee Code for architectural Design Standards (i.e. character based external Façade Design, etc.) is T.C.A. § 6-54-133, which enabled Cities to expressly "Develop and maintain general guidelines for the exterior appearance of all non-residential property, multiple family residential property and entrances to non-residential developments." The City of Spring Hill created the Design Review Commission (DRC) and naming the Planning Commission to serve as that commission by Resolution in 2011. It is important to note that the enabling legislation for DRC is an entirely separate section of State enabling legislation provided to City's then the enabling legislation for Public Planning which are T.C.A. § 13-7-201 through 13-7-210, and T.C.A. § 13-7-401 through 13-7-409 (for the Zoning Ordinance), T.C.A. § Section 13-4-301 (for the Planning Commission to maintain Subdivision Regulations). Additionally, there has been pressure from the State Legislature to curtail municipalities from including Building Design Elements in zoning regulations. This pressure stems from cases where municipalities have expanded their Zoning and police powers under T.C.A. § 13 for physical design elements. Design Review Standards maintained by the DRC should be incorporated into the Uniform Development Code as evidenced by how laden the UDC incorporates physical Design Standards. I recommend that the proposed Design Standards that exist in the UDC be moved to a new Article for Design Standards under authority of the Design Review Commission. At a minimum, current Design Review Guidelines will need to be reviewed and amended to align with new Design Standards for Commercial, Industrial and Multi-family Residential.	<i>The comment raises an interesting question regarding the UDC and the adopted Design Review Guideline. According to the adopted Design Review Guidelines, the Planning Commission serves as the Design Review Commission (DRC) with the responsibility of administering the guidelines for a variety of different types of development projects. While the UDC has extensively incorporated design elements into the various land use categories, doing so removes some of the inherent flexibility provided in the Design Review Guidelines for the Planning Commission to be able to negotiate various design elements and to vary where necessary to achieve the desired quality and character of a development project. The UDC as a zoning regulation provides a more rigid regulatory framework within which the Planning Commission is charged with administering. Deviations or variations, however slight, would require an appeal to the Board of Zoning Appeals while deviations involving the Design Review Guidelines could be considered as part of an overall design package that provides the ability for the Planning Commission to give and take on design elements to achieve the desired appearance and character for a project. Is there an opportunity for the UDC to be refined to recognize the DRC and its authority as provided in Tennessee Code Annotated where the DRC would be given the authority in the UDC to administer and enforce the various design elements prescribed in the UDC rather than being administered by the Planning Commission as a zoning provision? Further, similar to the Subdivision Regulations, could such design elements within the UDC be limited to the Design Review Commission for not only enforcement but also amendment from time to time as needs arise for refinement of design standards?</i>	<i>This is a major policy issue that must be addressed by the Planning Commission and Board of Mayor and Aldermen as to whether the Design Review Commission should be delegated a role and responsibility in the UDC relative specifically to design standards (architectural, landscaping, lighting, and the like) whereby the DRC would have authority to not only administer such provisions but also would be given the authority to amend such provisions from time to time similar to the authority provided for subdivision regulations. If the UDC takes the place of adopted Design Review Guidelines, should the document be repealed along with the creation of the DRC? There are many communities including Collierville TN that have zoning regulations that are accompanied by design guidelines administered by a Design Review Commission. If the design provisions in the case of the draft UDC were administered and enforced by the Design Review Commission, the DRC may (if the regulations are structured such) have the ability to not only administer such provisions but also could be allowed to vary from such provisions when doing so would yield better design quality and character, rather than an applicant being required to seek approval from the Board of Zoning Appeals. If there is interest in select design elements contained in the UDC being administered by the Design Review Commission, the provisions to be administered will need to be carefully selected to differentiate design elements from the more fundamental zoning elements that differentiate zoning from design guidelines. Staff will be prepared to discuss this comment in detail during the deliberation by the Planning Commission and Board of Mayor and Aldermen.</i>

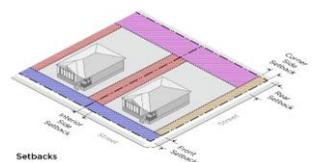
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Major Items - Other				
	Matt Fitterer-- Alderman	11.2, page 11-2 Bond amounts to be set by PC	<i>This will hold up the opening of a business until it goes to the PC. The language included provides instructions for administrative review.</i>	<i>Camiro to check notes from discussions. No change is recommended.</i>
	Matt Fitterer-- Alderman	13.6.D.3, page 13-25 Site Plan	<i>As written, this section requires a neighborhood meeting for sites over 2 acres in size. This is a low threshold for site plans which do not require any public notification. One alternative would be to increase the number of acres to ten (10), but require a neighborhood meeting for anything multi-family when there is single family within 500 feet. Staff is still concerned that the 1,000 foot notice area will create confusion for residents far from the project.</i>	
	Matt Fitterer-- Alderman	Last sentence should be removed. Builder should be responsible for the sidewalk.	<i>There are instances where a developer should be responsible for sidewalks such as those that do not front upon a recorded lot. Builders are responsible for the installation of sidewalks as part of the construction of homes. Sidewalks are typically part of the performance bond and must be installed in order to secure a release of the performance bond. Clarification on responsibility should be provided that specifies developer responsibilities and builder responsibilities regarding the installation of sidewalks.</i>	<i>Staff recommends the "developer" be responsible for the installation of sidewalks along portions that do not front upon recorded lots such as common open space or other such areas. The Builder will be responsible for the installation of sidewalks required along the frontage of recorded lots as illustrated on approved development plans. The Developer should have the ultimate responsibility for ensuring all required infrastructure including sidewalks have been installed according to approved plans.</i>
	Harry King	Fences 9-8 J. There is a county(state?) rule for swimming pools. Should that be mentioned?	<i>State law references that public pools in Tennessee must be surrounded by a fence at least 4 feet tall and kept in good repair. Entrances must be lockable, self-closing and self-latching. Unless more stringent regulations are adopted locally, the State enforces the pool barrier requirements set forth in Appendix G of the 2009 International Residential Code which contain minimum pool enclosure specifications for private pools. The "Katie Beth's Law" further requires in the case of residential pools (above and below ground) to install a pool alarm.</i>	<i>The BOMA will need to decide whether the City should adopt local standards pertaining to enclosure requirements and other appropriate standards for public and private pools. If so, such standards which often contain other requirements relative to pool installation, safety, and upkeep, should be adopted under separate Ordinance from the UDC. Staff does not recommend any additional regulations or restrictions other than what is in the building codes for single family residential pools. Commercial pools are typically covered by local Health Dept. rules. If necessary a section "h" could be included that states that swimming pool enclosures for single family homes must comply with the most recent..... Commercial pools must receive approval by the local county health department"</i>
	Jonathan Duda	<b>17. Section 4.1 (E) R-3 Single Family District &amp; R-4 Single Family District</b> Comment: Consider combining these two districts	<i>Members of the Planning Commission raised a similar question on whether there are too many districts proposed in residential categories as well as commercial categories. City staff recognizes the importance of providing meaningful differentiation between residential districts and the potential need for more subtle differentiation when there is a need to provide transitions in intensity of residential uses. There is a clear distinction in lot attributes (density, minimum size, dimensional requirements, etc.) between the R-2 classification and R-4 classification. There may be merit and benefit in providing for a classification that allows a transition from R-2 to smaller lot sizes without being as abrupt to go from R-2 to R-4. Also, from an affordability perspective, trends across the U.S. suggest smaller homes being constructed on smaller lots. In order to ensure an appropriate range of single family homes including work force housing, a range of smaller lot residential districts can help facilitate the desired mix of residences throughout the community including infill development that will continue to become more prevalent as the community builds out.</i>	<i>While it is acknowledged the UDC does provide a broader array of zoning classifications, these zoning classifications support the mix of residential and commercial development and the need for transitioning and blending of development patterns to ensure compatibility and continuity in emerging development occurring throughout the community. The Planning Commission and Board of Mayor and Aldermen will need to decide whether the R-3 or R-4 zoning classification should remain or one or both be deleted. City staff does not recommend both the R-3 and R-4 be deleted as there is a definite need for a transitional zoning category for residential projects located between less dense R-2 and more intensive R-5 classifications.</i>
	Jonathan Duda	<b>42. Section 15.19 (F) (5) Two-thirds majority vote reference</b>		

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		Comment: Two-thirds vote requirement of Planning Commission needs to be clarified. Is it 2/3 majority vote of the Membership, or those present and voting? There's a big difference, and on items of contention, voting procedure should be clear.	<i>Staff recommends this be clarified as the intent does have different meanings depending upon the numbers of members present.</i>	<i>Staff recommends this be clarified as the intent does have different meanings depending upon the numbers of members present. To address, staff recommends the PC and BOMA receive input from the City Attorney and that any revisions needed to clarify reflect the input received from the City Attorney.</i>
<b>MODERATE ITEMS</b>				
	Jonathan Duda	<b>11. Section 2.3 (B) Definitions – Sign, obscene</b> Comment: Is it intentional that all three qualifications have to be true (there is an “and” before #3)? Should it be “or”?	<i>RECOMMEND CONFERRING WITH CONSULTANT ON APPROPRIATE RESPONSE - NEED TO UNDERSTAND BASIS FOR THE THREE ESTABLISHED CRITERIA OF OBSCENITY.</i>	<i>RECOMMEND CONFERRING WITH CONSULTANT ON APPROPRIATE RESPONSE - NEED TO UNDERSTAND BASIS FOR THE THREE ESTABLISHED CRITERIA OF OBSCENITY.</i>
	Jonathan Duda	<b>14. Section 2.4 (J) 5 – Flag Lots</b> Comment: Should new flag lots be prohibited? They are relatively common in the as built environment, and are common in other cities for in-fill development.	<i>There are many different perspectives on the appropriateness or inappropriateness of flag lots. While the “pros” to a property owner include additional privacy, shared access maintenance expense if a shared driveway is utilized, and often a less expensive price for a flag lot, while the “cons” to a property owner could include inability to find the property from public right-of-way, blocked access, or lack of proper emergency access from the street. Staff does not recommend allowing flag lots based on the concerns relative to public safety and the potential inaccessibility for emergency access created by such a lot configuration.</i>	<i>Staff does not recommend flag lots be included as a permitted lot type.</i>
	Jonathan Duda	<b>15. Section 2.4 (J) Lot Types Diagram</b> Comment: The diagram does not include a Flag Lot	<i>See comment above.</i>	<i>Staff does not recommend flag lots be included as a permitted lot type.</i>
	Jonathan Duda	<b>37. Section 15.4 (D) – Flag Lots</b> Comment: Should new flag lots be prohibited? They are relatively common in the as built environment, and are common in other cities for in-fill development.	<i>Staff does not recommend allowing flag lots based on the concerns relative to public safety and the potential inaccessibility for emergency access created by such a lot configuration.</i>	<i>Staff recommends the creation of new flag lots be prohibited as currently provided in Section 15.4 D. No revision is recommended.</i>
	Jonathan Duda	<b>31. Section 9.3 (U) (2) (b) Solar Panels (Private) – Building-Mounted Systems</b> Comment: It is typical on sloped roofs to place solar panels on a sloped roof that faces south, regardless of the front façade. Modernization of solar panels are transforming into aesthetics that resemble roof shingles. This prohibition of mounting solar panels on a front façade, including any part of the roof, should be reconsidered.	<i>While there continue to be technological advances in solar panels and specifically the development of solar shingles as an alternative to more traditional style panels, the technology appears to have a long way to go from both an aesthetics and solar efficiency perspective. Section 9.3 U.2.b. could be revised to note that installation on a front facade may be allowed upon demonstrating that installation of solar panels in other locations including ground-mounted locations does not provide the necessary solar energy performance needed to serve the structure(s) to be served by such a system.</i>	<i>Staff does not recommend revising Section 9.3 U.2.b.. However, if there is a desire to revise, it is recommended that installation of solar panels to a front façade roof may only be permitted upon demonstrating through the submittal of a technical analysis demonstrating that there is no other suitable location or combination thereof on other sides of the building or accessory structure or ground-mounted location that provides sufficient solar energy performance to serve the building. The use of the front facade roof should only be considered after all other options or combinations have been demonstrated are insufficient or impractical.</i>
	Jonathan Duda	<b>32. Table 9-1 – Playground Equipment</b>		

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		<p>Comment: It is pretty typical in single family residential subdivisions to permit recreational equipment in the Corner Front and Side Setbacks. The prohibition of this equipment located in the Front Setback or Corner Side Setback should be reconsidered.</p>	<p><i>Corner lots provide for both a front setback where the primary façade faces and a corner side setback where the side of the residence faces including often a garage. The corner side setback while secondary does form a front setback in terms of the placement of the residence relative to a street. In reviewing this reconsideration, should playground sets, which are often visible from the street due to their height, be allowed to be placed anywhere within the corner side setback as suggested. Staff does not concur that recreational equipment should be placed within that portion of the corner side setback area that is located in front of the facade of the residence fronting upon the street that defines the corner side setback. In doing so, an adjoining interior lot whose residence is located in conformance with the front setback requirement having full view of adjoining recreational equipment in the front yard not to mention the view along the streetscape of the secondary street.</i></p>	<p>Staff does not recommend Table 9-1 be revised to allow playground equipment to be installed within the corner side setback. However, if consideration must be given to allowing such equipment in some portion of the corner side setback, it is recommended that playground equipment not be installed beyond the facade facing the side street that forms the corner side setback yard to minimize negative visual appearance for adjoining interior lots.</p> 
		<p><b>34. Section 10.10 (A) Outdoor Storage of Commercial Vehicles</b></p>		
		<p>Comment: The prohibition of parking a commercial vehicle on a lot in residential district should be reconsidered. Box vans, construction vehicles and limousines that fit on a driveway should not be prohibited.</p>	<p><i>The City receives complaints from residents on the parking of commercial vehicles within neighborhoods. The level at which a municipality attempts to regulate such vehicles varies across the region. Enforcement of a prohibition on box vans, box trucks, various types of construction vehicles, and limousines will create significant enforcement challenges for code officials given the widespread presence of such vehicles throughout residential areas. The City will need to determine if in the case of the box vans, box trucks, various types of construction vehicles and even limousines that such vehicles are to be regulated in residential neighborhoods. Many neighborhoods throughout the community have CCRs that often address such items.</i></p>	<p>City staff is concerned that the enforcement of box vans, box trucks, various types of construction vehicles, and limousines will create significant enforcement challenges for code officials. Consideration should therefore be given to deleting box vans, box trucks, light-duty construction vehicles and limousines from the requirements with the understanding that such vehicles shall be parked on a driveway surface and not in a yard.</p>
	Jonathan Duda	<p><b>16. Section 2.4 (N) (3) Flag Lot measurement</b></p>		
		<p>Comment: Should new flag lots be prohibited?</p>	<p><i>Staff does not recommend allowing flag lots based on the concerns relative to public safety and the potential inaccessibility for emergency access created by such a lot configuration.</i></p>	<p>Staff does not recommend flag lots be included as a permitted lot type.</p>
	Jonathan Duda	<p><b>23. Article 7- Battlefield Overlay District</b></p>		
		<p>Comment: Where is the Overlay District for Spring Hill Battlefield, or the mechanism within the UDC to create the Battlefield Overlay District as was identified in the Spring Hill Circle Transportation Study completed in 2015, and a point that was raised by the Historic Commission during stakeholder interview at the onset of this project?</p>	<p><i>Former Planning Director had suggested the City consider an overlay district similar to that adopted for the Chickamauga Battlefield Corridor Overlay District. Given the history of Civil War events and locations around the community consideration could be given to establishing such a district. Establishment of an overlay district would need to address a variety of elements including protecting natural features, site disturbance, permitted uses, design standards, and specific procedures for site plan review and approval. If such an overlay district is desirable by the Planning Commission and Board of Mayor and Aldermen, additional study may be required beyond the adoption process of the UDC in order to prepare appropriate regulatory provisions for consideration by the PC and BOMA. It is not recommended that the City merely adopt the Chickamauga example as such regulatory provisions should be developed in specific reference to local conditions.</i></p>	<p>Should the City desire to establish a Battlefield Overlay District, Staff recommends that additional study be performed to develop the appropriate regulatory provisions for consideration by the City. The UDC provides specific provisions for Text and Map amendments to the UDC. The establishment of a Battlefield Overlay District will include both a text amendment and map amendment to delineate the land area to be covered by the overlay provision.</p>
	Jonathan Duda	<p><b>28. Section 9.3 (J) (1) (E) (vii) Fences – Chain Link</b></p>		

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		<p>Comment: Chain link is pretty typical in recreational Parks. Black Vinyl coated chain link is typical as an enclosure for utility locations, and in Industrial or Commercial. Prohibiting chain link in all non-residential districts is too restrictive.</p>	<p><i>Staff acknowledges there may be instances where a vinyl coated chain link fence material may be appropriate including application along side and rear property lines while fences installed along front property lines and yards should be of a higher quality material.</i></p>	<p><i>Should the Planning Commission and Board of Mayor and Aldermen desire to allow limited applications for vinyl coated chain link fencing material, it is recommended that such material be limited to applications in industrial zones and that such material only be permitted along side and rear yards. Further, it is recommended that supplemental landscape treatments including evergreen plantings be provided to soften the appearance of the use of chainlink fencing material.</i></p>
		<p><b>29. Section 9.3 (K) (2) Flagpoles (height)</b>          Comment: Flagpole height should not be limited in Spring Hill</p>	<p><i>Flag poles in the draft UDC are proposed to be regulated as accessory structures. Accessory structures typically do not exceed the permitted height of the principal or primary structure. The UDC provides exceptions to height limits for features such as spires and towers atop buildings. The UDC draft currently provides a maximum height of 40-feet without consideration to zoning classification of property. Differentiation could be provided between residential and non-residential zoning classifications on the permitted height of a flag pole. In the case of residential classifications, a 25-foot height limit is reasonable given the permitted height of other forms of accessory structures. Depending upon the permitted principal structure height limits as well as accessory height limits, a height in non-residential districts ranging from 50 to 75-feet may be appropriate depending upon the zoning classification. Consideration may also need to be given to specifying the maximum size of a flag based on the permitted height. For example, a flag pole height of 25 feet may have a corresponding maximum flag size of 40 square feet while a flag pole 70 feet in height could have a maximum flag size of 216 square feet. Taller flag poles should also have correspondingly more significant setback requirements.</i></p>	<p><i>Staff does not recommend height limits for flag poles be revised to be limitless. While keeping the overall standard for maximum height of a flag pole at 40 feet regardless of the zoning classification optimizes efficiency for code enforcement, consideration may be warranted to varying the allowable height between residential and non-residential categories. Applying the maximum height for accessory structures in the various zoning classifications to dictate the maximum height of the flag pole may be too limiting in this instance. Therefore, for all residential districts and the AG-Agricultural District the maximum height for a flag pole is recommended to be set at 40 feet and for all other zoning districts (e.g., commercial, industrial and special purpose districts except AG) the maximum height shall not exceed the maximum allowable height for the zoning district with the exception of the C-4, C-5, RD, IC, and C-G districts which shall not exceed 50 feet.</i></p>
2/11/2018	Adam Crunk-Crunk Engineering	<p>1) Tree Preservation (pages 11-10 to 11-11). Am I correct that the landscape credit is tree for tree? Does this mean that if we save an existing tree that is 24" or greater then we can remove two 3" trees from any location within the required buffer areas or interior plantings that are proposed? Since there isn't a density requirement for trees, it's tricky to say where this credit can or can't be applied. (see my recommendation below). If we are talking about a tree per tree credit, this is not much of an incentive to preserve trees at all. Plus you get the same credit for saving a 24" Hackberry as opposed to a 60" Oak. Please whatever you do, don't use Franklin's tree preservation requirement based on canopy coverage – their former landscape reviewer regretted that for years.</p>	<p><i>Tree credits in the table on the top of page 11-11 look to be either 1:2 or 1:1. So if a 24" tree was saved you would not have to plant either one or two trees depending on the area context and per the planting sizes in 11.4A. Staff would typically recommend that the tree credit applies in the area where the saved tree is located; i.e. a buffer strip, etc. Staff agrees that having one category of 'saved trees' is over simplified.</i></p>	<p><i>Staff recommends including a statement that this ordinance applies to new subdivisions for the purpose of preserving trees in common areas and open spaces. Also, that "C" be amended to classify as significant trees an evergreen over 12" and hardwoods over 24". Recommend "F" be amended to allow for an administrative approval for significant tree removal, with staff being able to refer the request to the Planning Commission when necessary. Under "H2" replace the words "with barriers" with 'trees' and requiring the fence to be at the drip line. This is consistent with H3 which references the drip line. Section I is too complicated. Recommend that the Clear Cutting of Land be prohibited. Remove the word 'forest'. A request to clear cut property must be submitted to the planning commission. In Section J, staff recommends replacing Planning Commission with Infrastructure Director.</i></p>

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	Adam Crunk-Crunk Engineering	2) Landscape Requirements in General: I really think you should adopt something similar to Metro Nashville where a total tree density ratio is applied to a site. This encourages keeping trees and gives proper credit for new trees being planted. All the required buffer plantings in the code could remain as is, but credit should also be applied for the planting of those trees within a site. Exceptions could be made for core zoning designations of town where planting a certain density of trees may not be as easy or critical.	<i>Staff has recommended multiple changes above.</i>	<i>Make changes as listed immediately above. If necessary, consider other tree ordinances.</i>
	Adam Crunk-Crunk Engineering	3) Stormwater 15.9 I (3) (page 15-9) Design Requirements : I strongly suggest you remove the words "24-hour Storm" from items a, b, and c. This suggests that the Rational Method can't be used for storm sewers and that would be HIGHLY unusual. The 24 hour storm is only associated with pond routing and is more appropriate when talking about detention, not storm sewer design. I could go into a lot more explanation, but consider that the TDOT drainage manual only recommends the Rational Method for storm drainage. That means the SCS method is only used for drainage areas greater than 100 acres, and when ponds are involved. The storm duration should be the time of concentration, which is why any reference to a specific storm duration should be removed in my opinion.		<i>On page 15-9 paragraph 3, Storm Sewer Design Requirement remove the reference to 24 hour storm for subparagraphs a., b., and c. On page 15-7, insert the following new subparagraph into paragraph B of 15.7 Stormwater Management. a. "B.7. Hydrological methods used for surface water calculations shall follow the methodologies and practices outlined in the Tennessee Department of Transportation Division Drainage Manual, except for certain design standards described in paragraph 15.9. paragraph I.</i>
	Adam Crunk-Crunk Engineering	4) Sanitary Sewer Section 15.11 O (pages 15-14, 15-15): In the second sentence under section 1, is contact the correct word? Also, is this section suggesting that each development consultant must determine if the City has sewer capacity? If so you are setting yourself up for a lot of miscalculation because every engineer might do this differently. Plus how readily available would all the existing sewer information be? Existing flows, proposed flows, existing pipe information, etc. would have to be provided within a few days following a request. This sort of evaluation should be done by a third party engineer who has knowledge of the entire system in my opinion. It could be part of the staff review for each application. Calculating the proposed sewer demand of a development is easy. Knowing the surrounding system is not.		<i>On page 15-14, paragraph O. strike paragraph 1 and insert the following: a. "1. The developer must prepare a wastewater sewer flow for average daily flow and max day for all commercial and industrial units and residential developments consisting of 20 or more dwelling units. The study must provide information on the increased demand from the development on the existing capacity of the city's sanitary sewer system. The extent of the study must extend through all collection pipes up to when the sewer system expands to the next available larger diameter pipe downstream. After the study is complete, the city will evaluate the findings of the report and make a determination whether the city's sewer system has the capacity to meet the new demand. On page 15-15, strike paragraph O.2.b and substitute the following: a. "O.2.b. The city shall provide average daily and max daily wastewater flows for residential units. Other design values shall be acquired from the Tennessee Department of Environment and Conservation (TDEC)."</i>
	John Maher Builders	<b>Page 9-14.....Item P.....#1 b.</b> This requirement that mechanical equipment must be a minimum of 5 ft from any side lot line should be removed.	<i>There should be some separation of a mechanical system from a side property line to allow for access and maintenance of the system including mowing around the unit. A reasonable compromise would be to limit the encroachment to no closer than 3 feet property line.</i>	<i>Staff recommends reducing the encroachment from 5 feet to 3 feet from side property line. The entire section should be evaluated by the consultant to separately address equipment in commercial development and single family development. Revise 'c' to state that "with a buried pipe or other physical improvement".</i>
	John Maher Builders	Reasoning: It would eliminate the ability to put HVAC units on nearly any side yard which is the preferred placement by consumers. <b>Page 9-19.....Table 9-1 permitted encroachments Bay Window and Deck</b> The minimum vertical clearance of 3ft on a bay window needs to be eliminated.	<i>Bay Windows are a typical allowance for encroachments.</i>	<i>Recommend that they be no closer than 3' to any lot line and removing the 'vertical clearance' reference.</i>
		Reasoning: The vertical clearance of a bay window need not be more than the height of the foundation at the base of the bay window.		
		The requirement that decks are to be a maximum of 30" above ground needs to be eliminated and the rear setback restrictions of 8' needs to be eliminated or increased to a maximum of 12-14 feet.	<i>Encroachments are often limited to features close to the ground. Staff acknowledges that slopes may impact compliance with this requirement. By definition in the UDC a deck is uncovered.</i>	<i>If the PC desires to restrict decks to the first floor (delete 30"), recommend that they be limited to the "ground floor" and allowed to encroach 12'. Otherwise, staff recommends removing the "30' above ground" note.</i>
		Reasoning: Consumers have grown accustomed to and prefer patios and decks that extend 12-14 feet away from the rear of the home.		

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		<b>Page 9-20.....table 9-1 permitted encroachments Patio and Steps</b>		
		Patio maximum of 8 ft into rear setback needs to be eliminated or increased to a maximum of 12-14 feet.	<i>Patios are generally at or close to grade. Patios may be covered or uncovered. Lots should be created that provide room for covered patios.</i>	<i>Staff recommends that covered patios be allowed to encroach no more than 12', uncovered patios may encroach no more than 8 feet.</i>
		Reasoning: Consumers have grown accustomed to and prefer patios and decks that extend 12-14 feet away from the rear of the home.		
		Steps maximum 8 feet into rear setbacks and 6 feet into front setbacks need to be eliminated.	<i>Generally, steps on a house in Spring Hill follow the grade of the lot. If so, this does not create an adverse visually effect.</i>	<i>Steps should follow finished grade where practical. Recommend that steps following the natural grade of the lot be permitted to encroach as prescribed.</i>
		Reasoning: If you have a severely sloped lot, it would make it impossible to stay within the stated restrictions.		
		<b>Article 10: Off-Street Parking and Loading</b>		
		<b>10.9 Driveway Design</b>		
John Maher Builders		<b>Page 10-11 and 10-12.....Item A.....#1a, #1b, and #2</b>		
		The driveway requirement that states it should be a minimum of 24' in length should be eliminated. Any requirement to limit the width of a driveway should be eliminated.	<i>Driveway lengths for single family dwellings need to have a driveway length sufficient to allow for the parking of a vehicle without overhanging any portion of the sidewalk. Limiting the amount of pavement within the front yard is also an important aesthetic consideration. Number could be revised to be 22'.</i>	<i>Staff recommends that 1A be changed from 24' to 22' and be revised to say: "All driveways must contain a minimum of 22 feet of usable length measured from the back of sidewalk or right-of-way line to the house or garage door, whichever is greater. Regarding 1b: increase to 26' max. width to accommodate three car garages. For 2; recommend including that "driveway pavement shall not encroach in front of first floor livable area except for courtyard garages (insert image). Suggest revising 'shared driveway' verbiage. Either agreed upon by each lot owner or simply recorded as a condition on a final plat.</i>
		Reasoning: There are multiple residential zoning districts that allow for 20' front setbacks, so obviously if the garage is the part of the house closest to the front setback it would be impossible to have a driveway longer than 20 feet. As to the width, you would need enough distance to potentially park a 3rd car in front of a 2 car garage or allow for a 3 car garage or a courtyard entry or a side entry turn around driveway.		
		<b>Article 11: Landscape</b>		
		<b>11.2 Enforcement of Landscape Plan</b>		
John Maher Builders		<b>Page 11-2.....Item A</b>		
		The requirement that states that for multi-family, the developer must post a maintenance bond guaranteeing the landscape for two years after approval or acceptance by the City needs to be modified.	<i>The question appears to be based on the application of this section to a single family neighborhood. Staff believes the intent is to not apply to single family. One possible exception is a new subdivision and common areas. Even so, we recommend that the developer be responsible for the development of the site, not the HOA. If common area landscaping is installed with construction of phases the bond will not be required after buildout.</i>	<i>Recommend that an "Applicability" section be added to Article 11 that clearly addresses whether and how any of the section applies to single family residential and new subdivisions. If this section then applies to multi-family and commercial uses the bond should nto require the involvement of an HOA. No other change is recommended.</i>
		Reasoning: This language needs to be added: If the property is owner occupied and in control of a Homeowners Association, once the landscape package is installed, it is the responsibility of the Homeowners Association to maintain. Bonding by the developer will not be required and it will not be the responsibility of the developer to replace should the HOA not properly maintain the landscape.		
John Maher Builders		<b>Page 15-11.....Item I.....#12 d</b>		
		The chart should be eliminated or significantly modified.		
		Reasoning: Per conversations with staff, this is being adopted from TDOT regulations, which are excessive for the residential subdivision applications.	<i>Drainage ditches must be properly constructed and armored appropriately to carry surface water runoff during rainstorm events. Otherwise they are easily eroded and contribute to sedimentation problems downstream which violate MS4 standards. These standards found in 15.9.I.12 are considered best management practices to protect newly constructed channel features and minimize erosion and sedimentation to downstream structures. Many developers use sod as a means to stabilize soil erosion so specifying these requirements should not hinder their ability in the performance of their duty.</i>	<i>Staff recommends some changes to the proposed languages. For instance in 15.9.I.12.g, we recommend striking the following sentence "The sod must be eight inches wide, no less than 18 inches long and have at least three inches oin thickness of soil in its roots.</i>
John Maher Builders		<b>Page 15-11.....Item I.....#12 e thru i</b>		
		These items should be eliminated or significantly modified.		

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		Reasoning: All sod and planting regulations are TDOT regulations and are excessive for subdivision development. The sod material requirement of 3 inch thickness of soil on roots for ditches is not practical. The note that no sod is to be installed November 1st thru April 1st is not feasible because we sell and close houses 12 months a year and lenders require the sod be installed before closing. The seed & mixture requirements and the required dates of seeding are TDOT regulations and are designed for a totally different situation.	<i>Sodding and seeding is a practice currently used by developers. City staff recommends some adjustment to the specifications.</i>	<i>Sodding is allowable unless otherwise directed by City staff. Staff recommends that this language remain. The seed specifications may be used by TDOT, but they represent a seed mixture that easily germinates within a short time thus reducing soil erosion and sedimentation. This paragraph "I" does not state where seeding shall take place only that this is a preferred mix type for erosion control.</i>
	John Maher Builders	<b>15.16 Monuments</b> <b>Page 15-20.....Item B and C</b>	<i>Proper monumentation of surveys is critical, especially in circumstances when land development occurs and building improvements are henceforth coming. Establishing monumentation to preserve accurate records are essential.</i>	<i>City staff recommends striking the first sentence of paragraph B and inserting the following new sentence: "The external boundaries of a subdivision must be monumented in accordance with Chapter 0820-D3 Standards of Practice, Rules of Tennessee State Board of Examiners for Land Surveyors. except that metal monuments shall be no less than 5/8ths of an inch in diameter. Staff recommends that the remaining requirements listed as B1 to B4 and C1 to C5.</i>
		The required use of 4 ft concrete monuments should be eliminated.		
		Reasoning: The current accepted method of lot staking and rebar pins is preferable. The concrete markers are extremely difficult to install, especially in rock, and create an unnecessary eyesore to the community.		
		<b>16.3 Required Connectivity</b>		
	John Maher Builders	<b>Page 16-1.....Item A.....#1</b> Add language to include extruded curb.	<i>Concrete curb and gutter is structurally stronger and more durable than extruded curb. Curb and gutter is normally 18 inches in width while extruded curb is 8 inches in width. C&amp;G is placed on roadbed aggregate base course and the EC sits on top of the binder making it more susceptible to movement when struck or hit by vehicles.</i>	<i>Engineering staff recommends that Curb and Gutter remain as the sole choice when installed in cul de sac due to its structural strength, durability to getting hit by a vehicle such as an emergency vehicle and stability due to its weight and increased structural strength in tension.</i>
		Reasoning: So as to be consistent with the rest of the streets.		
	John Maher Builders	<b>Page 16-1.....Item A.....#2</b>		
		This requirement needs to be modified to add language to the end of the sentence stating until such time as all maintenance bonds with the city have been released.		<i>City staff recommends changes to reflect that all turnarounds must be maintained by the developer until the maintenance bond is released.</i>
		Reasoning: It is unfair to hold the developer responsible in perpetuity.		
	John Maher Builders	<b>Page 16-4.....Item B.....#5</b>		
		This requirement needs to be modified.	<i>City staff expresses concern that leaving the roadway partially built leads to early failure. Exposing the binder to years without a surface course oxidizes the surface and leads to extensive asphalt cracking allowing water to penetrate into the subgrade and causing early failure.</i>	<i>City Engineering recommends that the surface course be installed within 3 years after the final plat is filed and certainly not more than 5 years. The Planning Commission has the authority to waive individual request by the developer.</i>
		Reasoning: This section needs some built in flexibility because of the unpredictability of the local and national economies. I could easily see scenarios where a very small percentage of homes in a section was constructed and the 3 year mandate would end up being more of a burden to the city because of all the construction traffic that would occur on the final paving when the development would ultimately be completed.		
	John Maher Builders	<b>Page 16-4.....Item B.....#8</b>		
		This requirement needs to be clarified.	<i>The purpose of this requirement is to require development adjacent roads not built out to standards required by the MTP to construct the roadway and other improvements adjacent their property. In lieu of building out the roadway, the developer can provide to the city a fee in lieu of.</i>	<i>Many new developments are now planned adjacent to collector and arterial roadways that do not meet the road template spelled out in the MTP. At the present time, developers have to donate ROW for collector or arterial roadways, but not build out the pavement section. This paragraph requires developers to build out their section of roadway or pay a fee in lieu of.</i>
		Reasoning: We are still unclear as to what this means. We would hope to get a more in-depth explanation from the planning director.		
	John Maher Builders	<b>Page 16-4.....Item C</b>		

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		A traffic study would always take precedence over this chart.	<i>This chart provides an urban analysis of when deceleration/left turn lanes are required for developments based on trip generation. Other references rely on parameters such as oncoming traffic volumes and traffic speed as the basis for need. We find that the basis on traffic volume and speed is more suitable for high speed corridors rather than urban settings. This chart is used by a number of cities in the south east part of the country.</i>	<i>Staff recommends continued use of this table. Many traffic engineers utilize the parameters suggested by TDOT. Again the parameters in this standard are for high speed highways and not urban settings. Parameters used in traffic studies can be highly variable and the city relies on guidance and experience of traffic engineers to make these judgement calls. Staff has found that many firms use inexperienced personnel when developing traffic studies with out knowledge of the community and its issues thus making recommendations that are incomplete.</i>
		Reasoning: The chart is a one size fits all proposal that may or may not be necessary in all circumstances so the findings of the traffic engineer should take precedence over this chart.		
	John Maher Builders	<b>Page 16-8.....Item E.....#1 and #2</b> This requirement needs to be modified.		<i>Staff recommends that paragraph E.1 is dropped. However allowing defects of public improvements to remain year after year exacerbates problem areas and contributes to more expensive repairs. Staff recommends keeping E.2.</i>
		Reasoning: The section needs some built in flexibility because of the unpredictability of the local & national economies. I could easily see scenarios where a very small percentage of homes in a section was constructed and the 4 year mandate would end up being more of a burden to the City because of all the construction traffic that would occur on the final paving when the development would ultimately be completed.		
	Steve Foote	Comment: The UDC draft currently lacks a set of multi-family developmetn standards for site and aesthetic purposes, and open space and amenities. The UDC includes new requirements that are recommended for residential subdivisions. However, no requirement has been included for holding new multi-family development to the same standards. Recently, the PC has expressed interest in the provision of open space and amenities for these uses.	<i>Staff can provide examples of typical site, aesthetic, and recreation standards that have been applied to multi-family uses and that would ensure a high quality of development in Spring Hill. Adopting these requirements would also create more livable environments for the residents of these developments.</i>	<i>Insert in Article 4 a set of development standards applicable to all multi-family uses; apartments, townhomes, etc. that lists requirements for open space (percentage) and amenities.</i>
	Steve Foote	Comment: Table 5-1 and 6-1 does not have a Maximum Impervious Ratio listed. Recommend that a Maximum Lot Coverage or Maximum Impervious Coverage requirement be included to limit site development and provide for adequate pervious area. Pages 5-2 and 6-1.	<i>This type of requirement goes hand in hand with typical landscpae requirements and helps to avoid the overbuilding of a site.</i>	<i>Recommend that the consultant revise the tables accordingly to include in each commercial and industrial district a limitation of 80%, with the CD district being 90% coverage. Consultant to include definitions for terms used.</i>
	Steve Foote	Comment: Eliminate confusion that could be caused by Article 7. Special Purpose Districts. Some of the districts are actually 'districts' that are applied to the land through a rezoning; IC, AG, PR, NA, however, the floodway district and hillside districts are not zoning districts per se and apply anywhere in the city. Hillside should not be an 'overlay' district. In the case of the flood and hillside regulations they are applicable anywhere in the City of Spring Hill that falls within a FEMA designated floodzone or where slopes over 20% exist.	<i>At a minimum the word "overlay" should be removed from the Hillside District. Staff would prefer that the flood regulations and hillside regulations be referred to as "regulations" rather than "districts".</i>	<i>Recommend considering a new title for Article 7 that eliminates the use of "Districts" or moving the flood and hillside regulations to another Article (may be a new Article Special Regulations or Supplemental Regulations) where they will not be confused with zoning districts. Recommend deleting the word "overlay" from the Hillside district.</i>
	Steve Foote	Comment: page 15-2, in 15-4. Include provision for the Planning Commission to be able to approve the subdivision of commercial lots not fronting on public or private streets, but which use easements for access.	<i>Occasionally, existing properties are desired to be divided, however, no road access is available to each site. While it is important to not create a proliferation of properties on easements, on a case by case basis, this will provide the Planning Commission with the ability to approve such requests.</i>	<i>Insert a new item under 15.4 that states: The Planning Commission shall have the authority to approve minor subdivisions of commercially zoned property that rely on easements for access. Maximum of two lots relying on the access easement.</i>
	Steve Foote	Comment: Article 15, 16, 17. Ensure that All subdivision regulations contain an overall introductory statement "applicability" that states that the Planning Commission may waive and/or modify requirements of this section when it is determined that the intent of the regulation is met by an alternative method or that the modification will not contradict the intent of the ordinance.	<i>As the Subdivision Regulations are under the sole authority of the Planning Commission, many regulations will include a provision whereby the Planning Commission may for good cause grant waivers, modifications, and exceptions to any of the requirements. Such a provision provides the Planning Commission with added flexibility in the application of the Subdivision Regulations.</i>	<i>Sample language for this provision is as follows: Modifications or waivers of any of these requirements shall be made only by the Planning Commission and only where unique and inherent characteristics of the land proposed for development warrant such deviations. It is the sole responsibility of the property owner to justify and requested waivers to the Planning Commission.</i>
<b>MINOR ITEMS</b>				
	Jonathan Duda	<b>1.) General comment regarding usability.</b>		

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		Comment: Consider Numbering Hierarchy of X.X.X.X..., where X is a numeral. You'll always know where you are in the document no matter which page. At a minimum, the current Section should be referenced in the Page Header or the Page Footer. Under the current format, it is very difficult to navigate Sections that span many pages (as an example, Section 2.3).	<i>City staff will discuss formatting with consultant.</i>	<i>City staff will discuss formatting with consultant.</i>
		Comment: Consider Alphabetizing the First Letter of Defined Terms. This is a common practice in technical manuals to signal to a reader that the term is defined. It might be arduous for the editor of the document, but it significantly increases the readability and application of the document.	<i>City staff will discuss formatting with consultant.</i>	<i>City staff will discuss formatting with consultant.</i>
		Comment: Consider adding the Linked Tag feature of MS Word for Defined Terms and other Cross References throughout the document (for instance, when referring to Article 8, insert a link anchor to the page for Article 8. MS Word maintains these for you automatically. Linked Tags in MS Word become hyperlinks in PDF to specific sections of the document. It might be arduous for the editor of the document, but it significantly increases the readability and application of the document.	<i>The linked tag feature is a useful tool. City staff will discuss formatting with consultant to see if similar features are available in PDF format.</i>	<i>City staff will discuss formatting with consultant.</i>
Jonathan Duda		<b>2. Section 1.1 Title</b>		
		Comment: The term "Subdivision Regulations" should be included	<i>City staff concurs with the inclusion of "Subdivision Regulations" reference.</i>	<i>Revise Section 1.1. to state "which incorporates the Official Zoning Map and Subdivision Regulations"</i>
		<b>Suggested Edit</b> : "which incorporates the Official Zoning Map <b>and Subdivision Regulations</b> "		
Jonathan Duda		<b>3. Section 2.3 (B) Definitions – Generally</b>		
		Comment: There are cross references for terms in Section 2.3 (B) to other sections of the UDC, but the terms are not Defined. Example: "Blockface" is noted as "defined in Section 2.4". However, in Section 2.4 (A) 2, Blockface is NOT defined. The Blockface measurement standard is defined, but there is no definition for "Blockface" as a term. This occurs throughout the definitions section for items where there is not a definition, just a reference to another section.	<i>City staff will discuss comment with consultant to determine most appropriate way to rectify this throughout the definitions and text of UDC.</i>	<i>City staff recommends discussing comment with consultant to determine most appropriate way to rectify this throughout the definitions and text of UDC.</i>
Jonathan Duda		<b>4. Section 2.3 (B) Definition – Attention Getting Device</b>		
		Comment: There is a contradiction in regards to Banners – Sentence 2 includes Banners, Sentence 3 excludes Banners as an attention getting device.	<i>Staff agrees there is a conflict between Sentence 2 and Sentence 3 that needs to be addressed.</i>	<i>Staff recommends the phrase "banner," be deleted in Sentence 3.</i>
Jonathan Duda		<b>5. Section 2.3 (B) Definitions – Buffer Yard</b>		
		Comment: Consider adding incompatibility of uses or intensities to the definition. Even identical uses (i.e. single family detached home) may require a buffer (i.e. when density or intensity are incompatible – 1 DUPA versus 10 DUPA, as an example.)	<i>Staff agrees with the suggested clarification to include reference to incompatible uses or intensities of uses to the definition.</i>	<i>Staff recommends the definition for Buffer Yard be revised to state "Lane area with landscape planting and other components used to separate incompatible uses or varying intensities of uses from one another and to shield or block noise, lights or other nuisances."</i>
Jonathan Duda		<b>6. Section 2.3 (B) Definitions – Cross-Access</b>		
		Comment: The last part of the definition needs to be edited: "...to travel between sites without the having to exit..."	<i>Staff concurs the definition should be reworded.</i>	<i>Staff recommends the definition for Cross Access be revised to state "A vehicular and/or pedestrian connection between abutting properties for the purpose of providing connections from one lot to another without re-entering a public or private street."</i>
Jonathan Duda		<b>7. Section 2.3 (B) Definitions – Add term for Curb Lawn</b>		
		Comment: There are many references in the UDC for Curb Lawn, which is a new term for Spring Hill (previously referred in the existing ZO and Sub Regs as "Reserve Strip").	<i>Agree a definition for "Curb Lawn" should be provided in the UDC that is synonymous with "Reserve Strip" utilized in current Zoning Ordinance.</i>	<i>Recommend a definition for "Curb Lawn" be provided in Section 2.3. (B) Definitions. The definition could read "A stripe of grass-covered ground between the sidewalk and curb that can be planted with street trees and other landscaping materials."</i>
Jonathan Duda		<b>8. Section 2.3 (B) Definitions – Easement</b>		
		Comment: Are easements limited to "person(s)". What about Conservation Easements?	<i>Staff concurs with the need for further refinement to the definition for "Easement" so as not to limit to a person.</i>	<i>Staff recommends the definition for "easement" be revised to "An irrevocable agreement of record between landowners, public authorities, and/or persons, for a specific purpose such, but not limited to, utilities, stormwater management, driveways, pedestrian ways, or conservation."</i>
Jonathan Duda		<b>9. Section 2.3 (B) Definitions – Add term for Historically Significant Sites</b>		
		Comment: Spring Hill has a Historically Significant Site designation in Municipal Code (Title 2, Chapter 4). This is a term referenced in Article 13.1 (A) 2, and also Article 17.3 (B) of the UDC.	<i>The Municipal Code references historically significant sites in Title 2, Chapter 4. The inclusion of a definition for "Historically Significant Site" would be appropriate given its use in the UDC.</i>	<i>Recommend a definition for Historically Significant Site be included in Section 2.3 (B) Definitions that embodies the criteria for designating a historically significant site as provided in Title 2, Chapter 4, Section 2-407 of the Municipal Code.</i>
Jonathan Duda		<b>13. Section 2.3 (B) Definitions – Unified Control</b>		
		Comment: For consistency, replace "his" with "his/her". There are 4 total references in the UDC to gender specific "his" term. There are 20+ references of "his/her".	<i>Agree this phrase should be consistent throughout UDC. Revise accordingly all instances to reflect "his/her".</i>	<i>Agree this phrase should be consistent throughout UDC. Revise accordingly all instances to reflect "his/her".</i>
Jonathan Duda		<b>10. Section 2.3 (B) Definitions – Open Space</b>		

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		Comment: Consider adding Public uses like Parks, Civic Centers (i.e. Library, or other Civic operations). Including Schools. Reason: Developers often wish to include land dedication for these types of facilities to count toward Open Space requirements.	<i>Staff concurs the definition for Open Space should be broadened to include reference to parks and civic and institutional uses.</i>	<i>Staff recommends the definition for Open Space be revised to state "That portion of land, either improved or unimproved, which is used to meet active or passive recreation needs, public parks, civic and institutional uses such as schools, and to protect and preserve water, air, or plant resources and sensitive habitats."</i>
Jonathan Duda	<b>18. Section 4.1 Exhibit - R-3 Single Family District</b>			
		Comment: Exhibit says Minimum Lot Area for R-3 is 8,000sf. The definition of R-3 in Section 4.1 (E) says 6,000 square feet.	<i>There is a conflict between the narrative in Section 4.1 E. and Table 4-1 that needs to be corrected. The reference in the table is correct. Staff recommends Section 4.1. E. be revised to delete "6,000" and replace same with "8,000".</i>	<i>Staff recommends Section 4.1. E. be revised to delete "6,000" and replace same with "8,000".</i>
Jonathan Duda	<b>19. Section 4.1 Exhibit – Minimum Interior Side Setback</b>			
		Comment: Minimum Interior Side Setback of 5' for R-4 and R-5 is too small without a minimum space between buildings of 15' under our current ZO.	<i>For R-4 and R-5 residential uses in the current Zoning Ordinance the side yard setback requirement for single-family, two family and three family is 5 feet. In the case of multifamily, the side yard setback requirement is 10 feet for one and two-story structures and an additional 5 feet for each additional story. There may be additional separation requirements that are prescribed by building and fire codes. From a zoning perspective for attached residential structures, additional clarification is recommended where there are no distinguishable lots associated with the residential buildings in which a minimum separation between buildings is specified. For example, the UDC should be revised to note in the case of multifamily buildings a side yard setback of 10 feet from the side property line for 1 and 2-story buildings and an additional 5 feet for additional stories or 20 feet between residential buildings with an additional 10 feet separation between buildings for each additional story.</i>	<i>Staff recommends the following revisions to Table 4-1: 1) The minimum interior side setback for R-5 for two-family structures be revised to state "5' from side property line or 10' between residential buildings"; 2) The minimum interior side setback for R-6 for SF, 2F, 3F, TH be revised to state "5' from side property line or 10' between residential buildings"; 3) the interior side setback for R-6 for MF be revised to state "10' from side property line for one and two-story buildings and an additional 5' for each additional story or 20' between residential buildings with an additional 10' between buildings for each additional story; 4) The minimum interior side setback for R-7 for TH be revised to state "5' from side property line or 10' between residential buildings"; and 5) the interior side setback for R-67 for MF be revised to state "10' from side property line for one and two-story buildings and an additional 5' for each additional story or 20' between residential buildings with an additional 10' between buildings for each additional story.</i>
Jonathan Duda	<b>21. Section 5.1 (F)–C-D Downtown District</b>			
		Comment: Historical Context should be added to the character reference for the purpose statement of the downtown district.	<i>Staff concurs that a historical context reference should be added to the narrative describing the intent of the C-D district.</i>	<i>Staff recommends Section 5.1 F. be revised to state: "The C-D District is intended to recognize the historic significance of properties located within the district while facilitating development and redevelopment as envisioned in the Comprehensive Plan. Standards focus upon preserving and enhancing historic character while also facilitating the creation of a vibrant, pedestrian-friendly, mixed-use district identifiable as the center of the community."</i>
	<b>25. Section 8.5 Use Definitions – Micro-Distiller</b>			
		Comment: Has the quantity "12,000 gallons per year" been reviewed by somebody in the industry to determine if this is adequate?	<i>Micro or "craft" distilleries by definition according to the American Distilling Institute are typically facilities that have a maximum annual sales less than 100,000 proof gallons. The quantity "12,000 gallons per year" could be revised to reflect the ADI definition of a facility with a maximum annual sales less than 100,000 proof gallons.</i>	<i>Revise "12,000 gallons per year" to state ". . . Maximum annual sales less than 100,000 proof gallons" if desirable by the Planning Commission and Board of Mayor and Aldermen.</i>
	<b>26. Section 8.5 Use Definitions – Micro-Winery</b>			
		Comment: Has the quantity "25,000 gallons per year" been reviewed by somebody in the industry to determine if this is adequate?	<i>Most often production for wineries is expressed as case production (one case is 12 bottles of 750ml capacity). Micro-wineries can range from specialized small batches to 2,000 to 20,000 cases of wine in annual production. A more appropriate production measure for a micro-winery could be expressed in the number of cases produced annually. There does not appear from literature reviewed to be a set figure on cases produced that define a microwinery.</i>	<i>Perform additional research to confirm whether there is a proper definition for microwinery. In the absence of any recognized definition, the measure should be adjusted to reflect a maximum number of cases produced annually rather than gallons.</i>
Jonathan Duda	<b>30. Section 9.3 (P) (1) (a) Ground-Mounted Equipment</b>			

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		Comment: It is very typical of Electrical and Telecom utilities to place ground mounted equipment within easements in the Front Yard.	<i>Staff concurs that telecom and electrical as well as natural gas utilities often will place ground mounted equipment within easement in the front yard. However, in the introductory paragraph of Section 9.3. P. the provisions state "These provisions are not intended to apply to utilities." Staff does not believe this provision as worded would be misinterpreted relative to various forms of utilities including telecommunication systems.</i>	<i>Staff does not recommend a revision to Section 9.3. P.1. a. through c. However, if a revision should need to be considered, staff recommends the introductory paragraph in Section 9.3 P. be clarified in the second sentence to state "These provisions do not apply to ground-mounted telecommunication or electrical utilities."</i>
Jonathan Duda	<b>33. Section 10.3 (S) C-D District Exempt for Vehicle Parking Requirements</b>			
		Comment: Is it prudent to exempt the C-D District from all vehicle parking requirements?	<i>The C-D district is comprised primarily of small parcels containing small structures. Those that are currently occupied by non-residential uses utilize on-site parking along with very limited amounts of on-street parking where space is sufficient for such parking. Many of the streets located within the C-D district are narrow and therefore not suitable for on-street parking. The presumption is that a non-residential use will provide sufficient enough parking for patrons and employees on their own property and that because of the small buildings found in the C-D district that parking requirements will be small in number of spaces required. To impose parking requirements on small parcels could be a deterrent to revitalization and repurposing initiatives, especially when small parcels cannot adequately accommodate small parking lots. Staff suggests that apply this exemption to parcels of a certain size or smaller may be an appropriate consideration to manage parking that is created as a result of redevelopment.</i>	<i>Staff recommends Section 10.3 D.1. be revised to establish a threshold beneath which parcels are exempt from off-street parking requirements. Staff recommends the threshold be set at 10,000 square feet or less at or below which a parcel would be exempt from off-street parking requirements.</i>
Jonathan Duda	<b>35. Section 11.10 Tree Preservation</b>			
		General Comment: Consider retaining the current ZO ability to accept an aerial survey, identifying which trees are to be retained, and which trees are proposed for removal.	<i>The use of aerial surveys and other acceptable techniques for determining the extent and type of existing tree cover are reasonable. To ensure consistency in the use of such techniques, it is recommended that process and procedures be outlined in the UDC on the use of such techniques.</i>	<i>Staff recommends Section 11.10 D. be revised to include provisions that may allow an applicant the opportunity to use an aerial survey for estimating canopy cover including the use of randomly selected sample plots within the survey area to determine typical canopy cover including species for the area covered by the aerial survey.</i>
Jonathan Duda	<b>36. Section 13.3 (b) (vii) (B) Common Open Space</b>			
		Comment: Park facilities should be able to exceed 10% of Section vii.	<i>The provision referenced should be Section 13.5 G.3. b. vii. (A). Staff concurs that parks and playgrounds should not be limited to 10% of the total common open space.</i>	<i>Staff recommends Section 13.5 G.3.b.vii. be revised to delete said item and to reinsert as a general use that will count toward the land area for common open space without limitation as Item viii. under Item b. of same section.</i>
Jonathan Duda	<b>38. Section 15.5 (B) (3) Recreational facilities</b>			
		Comment: Recreational facilities should be able to exceed 25% of the required open space. Why limit them?	<i>The intent of Section 15.5 (B) 3. is to limit "hardscape" or impervious surface type recreational facilities to not exceed 25% of the total open space required. Staff recommends this provision be further clarified relative to hardscape or impervious surface recreational facilities.</i>	<i>Staff recommends Section 15.5 (B) 3. be revised to state "Recreational facilities containing hardscape or impervious surfaces such as swimming pools, tennis courts, and skateparks provided not more than 25% of the required total open space area may consist of such hardscape or impervious surface recreation facilities."</i>
Jonathan Duda	<b>39. Section 15.5 (D) Management Plan for Open Space</b>			
		Comment: What is the remedy for the City if there is not an effective or active management plan under this section in place? See existing ZO Article X, Sections 1.8 (6) and 1.8 (6).	<i>The provisions noted in Article X, Sections 1.8 (6) and 1.9 while pertaining specifically to Planning Unit Development do provide useful requirements for inclusion in the UDC relative to the requirement of assurances for the provision of common open space and dedication of same by the Planning Commission and Board of Mayor and Aldermen. Should an applicant not prepare a plan for common open space, the Planning Commission and Board of Mayor and Aldermen, such failure should result in conditional approval or denial of a development application. Staff concurs these provisions should be included in the UDC.</i>	<i>Staff recommends Section 15.5 (D) be revised to include a provision addressing assurances for the provision of common open space and the dedication of public facilities utilizing the language contained in Article X, Sections 1.8 (6) and 1.9 of the current Zoning Ordinance.</i>
Jonathan Duda	<b>40. Section 15.15 Subdivision Name</b>			
		Comment: Last sentence refers to "sketch or preliminary plat approval". Is there a "sketch" plat process in the UDC? Consider renaming to Neighborhood Concept Plan.	<i>Staff concurs the reference to "sketch" should be revised to reflect "neighborhood concept plan".</i>	<i>Staff recommends the last sentence in Section 15.15 be revised to delete "sketch" and replace same with "neighborhood concept plan".</i>
Jonathan Duda	<b>41. Section 15.19 ©</b>			

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		Comment: For consistency, replace "his" with "his/her". There are 4 total references in the UDC to gender specific "his" term. There are 20+ references of "his/her".	<i>Agree this phrase should be consistent throughout UDC. Revise accordingly all instances to reflect "his/her".</i>	<i>Agree this phrase should be consistent throughout UDC. Revise accordingly all instances to reflect "his/her".</i>
	Jonathan Duda	<b>44. Section 16.5 (B) (1) (b) Collector Street</b>		
		Comment: Surface course for Collector Streets should be 2 inches, minimum, and 4 inches of binder. Additionally, I would recommend that Local Streets that are identified for "Construction Access" during the construction of a subdivision and its future phases receive 4 inches of binder minimum as well. Note: Identification of "Construction Access" local streets should be included on the Neighborhood Concept Plan and Preliminary Plat.	<i>City staff analyzed and surveyed a number of surrounding cities during the spring of 2017 at the request of TAC. Staff's recommendation was to change the collector pavement section from 1.5 inches AC over 2 inches AC over 8 inches of ABC to 1.5 inches AC over 3 inches AC over 10 inches of ABC.</i>	<i>Staff recommends changing the pavement section of a Collector Street to 1.5 inches of AC over 3 inches of AC over 10 inches of ABC.</i>
	Jonathan Duda	<b>45. Section 16.6 (A) (1) Sidewalks</b>		
		Comment: Have the dwelling units per acre thresholds for no sidewalks (less than 0.75 DUPA) and sidewalks only required on one side of the street (between 0.76 and 2.0 DUPA) been reviewed? What are commensurate subdivisions in Spring Hill that meet these qualifications? I would recommend retaining the current Subdivision Regulation (Section 5.9.1) provision that leaves the ability for the Planning Commission to determine when less sidewalk is appropriate.	<i>The current standards states that when housing density is less than .75 DUPA, sidewalks are not required. This calculation spaces DU at approximately every 180 lineal feet apart when lots are approximately square in layout. When housing density is between 0.76 and 2.0 DUPA, housing is approximately 150 lineal feet apart.</i>	<i>City staff recommends that sidewalks are not necessary in rural agricultural districts or rural residential districts as outlined in the proposed UDC. In R1 single family districts sidewalks become more of an attraction and safety requirement and therefore sidewalks on one side of the street as a minimum should be required. Specifying when sidewalks are required based on density provides transparency and clarity to builders without adding subjectivity during the plan approval process.</i>
	Jonathan Duda	<b>46. Section 16.6 (F) Multi-use Paths</b>		
		Comment: I would recommend having various cross sections of Paved Multi-use Paths (and possibly an unpaved Nature Trail) of varying widths and construction specifications being incorporated in this section explicitly. A one-size fits all approach will not work as there are unique circumstances (an intended nature trail, or a multi-use trail of less than 12' may be appropriate.	<i>Staff concurs illustrations would be suitable in this instance.</i>	<i>Staff recommends illustrations be prepared illustrating the various types of multi-use trails including reference to varying dimensional attributes. TDOT requires a minimum of a width of ten feet for multi-use trails.</i>
	Jonathan Duda	<b>47. Section 17.6 (B), 17.7 (A) Planning Director reference</b>		
		Comment: Consider adding ", or their designee." after Planning Director for required meetings reference with the Planning Director, and / or Planning Director actions that are required.	<i>Agree that adding ", or their designee." is appropriate in this context.</i>	<i>Revise Section 17.6 (B) and 17.7 (A) to reflect ", or their designee."</i>
	Jonathan Duda	<b>48. Section 17.14 Definitions - Developer</b>		
		Comment: For consistency, replace "his" with "his/her". There are 4 total references in the UDC to gender specific "his" term. There are 20+ references of "his/her".	<i>Agree this phrase should be consistent throughout UDC. Revise accordingly all instances to reflect "his/her".</i>	<i>Agree this phrase should be consistent throughout UDC. Revise accordingly all instances to reflect "his/her".</i>
	Jonathan Duda	<b>49. Section 17.14 Definitions – Same Owners</b>		
		Comment: For consistency, replace "his" with "his/her". There are 4 total references in the UDC to gender specific "his" term. There are 20+ references of "his/her".	<i>Agree this phrase should be consistent throughout UDC. Revise accordingly all instances to reflect "his/her".</i>	<i>Agree this phrase should be consistent throughout UDC. Revise accordingly all instances to reflect "his/her".</i>
<b>2/28/2018</b>	Dave Toth	businesses that close and cease operations should be required to remove all signs. I don't recall that there is anything in there at this moment that addresses this situation ..... correct?	<i>This provision is sometimes found in zoning ordinance sign regulations.</i>	<i>Recommend adding the following provision under Section 12.2: E. Removal of Signs 1. All signs including sign hardware or wiring shall be completely removed from premises within five business days of a non-residential occupant vacating a building or tenant space.</i>
	Harry King	9-2 E. period at end. Also item E the sight Triangle. 30 feet might be enough if the roads at not perpendicular to each other. i.e. McCoury Lane and Campbell Station for example. Also, round-a-bouts ??	<i>Punctuation should be corrected to add a "period" to the end of last sentence. The sight triangle standards referenced in UDC reflect recognized ITE standards. The standard referenced in UDC does not apply to roundabout design.</i>	<i>Punctuation should be corrected to add a "period" to the end of last sentence. The sight triangle standards referenced in UDC reflect recognized ITE standards. The standard referenced in UDC does not apply to roundabout design. Staff does not recommend a revision to the sight triangle provisions.</i>
	Harry King	page 9-4 B-1-c period at the end	<i>Punctuation should be corrected to add a "period" to the end of sentence.</i>	<i>Punctuation should be corrected to add a "period" to the end of sentence.</i>
	Harry King	page 9-5 D-5-e 'case-by-case' (dash missing) or omit the one dash9- G word ' regulation ' should be 'regulated'	<i>Punctuation should be corrected to add a "dash" in the phrase "case-by-case". Section 9.3.G. should be corrected to reword "regulation" to "regulated".</i>	<i>Punctuation should be corrected to add a "dash" in the phrase "case-by-case". Section 9.3.G. should be corrected to reword "regulation" to "regulated".</i>
	Harry King	A little picky here antennae or antennas . Antennae is usually of crustaceans use. Change to antennas(?)	<i>Antennas is the correct form when used in plural tense.</i>	<i>Revise "antennae" to reflect "antennas" where noted.</i>
	Harry King	page 10-1 item E readability change 'uses over' to 'buildings that have over'	<i>The intent as discussed by the Zoning Advisory Committee was that parking for non-residential uses (all types) over 50,000 square feet in gross floor area, the number of parking spaces provided in the parking lot may not exceed 150% of the required minimum . . ." The narrative should be revised to delete "are constructed for commercial or office" and insert the word "for" after the word "lots" so that such limitation is applicable to all types of non-residential uses</i>	<i>The narrative in Section 10.1.E. should be revised to delete "are constructed for commercial or office" and insert the word "for" after the word "lots" so that such limitation is applicable to all types of non-residential uses.</i>

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	Harry King	page 10-11 10.7-D-2 is there a bolt length requirement ? There should be based about requirement #D-1	<i>Bolt length will often vary based upon manufacturer specifications. The reference to bolt width could be expanded to state "Each bolt hole must accept a 0.5 inch diameter steel bolt the length of which is based upon manufacturer specifications."</i>	<i>Revise Section 10.7.D.2, to delete last sentence and replace with the following: "Each bolt hole must accept a 0.5 inch diameter steel bolt the length of which is based upon manufacturer specifications."</i>
	Harry King	page 10-11 10.9 A-1-a. ....25 feet measured from the back of the curb or road edge if no curbs exist..(???)	<i>There are occasions where residential driveways could be installed along rural roads that do not have curbing. The provision should be expanded to include language addressing non-curb street applications.</i>	<i>Revise Section 10.9.1.a. by adding to the end of the sentence "or edge of pavement for streets with no curbing in place."</i>
	Harry King	page 10-13 B.1 should All parking lots be all driveways?	<i>The provision should be expanded to include driveways associated with parking lots.</i>	<i>Revise Section 10.9.B.1. to add "and driveways" after the wording "All parking lots".</i>
	Harry King	page '253'(online) or page 15-24 is a blank page. (two sides)	<i>Consultant to check/edit to eliminate blank pages if not needed.</i>	<i>Consultant to check/edit to eliminate blank pages if not needed.</i>
	Harry King	page 11-10 item c 'breast height' open for variation. Replace with specific height number in feet.	<i>Breast height is conventionally measured 4.5 feet up the trunk from the ground. DBH or "breast height" utilizes 4.5 feet as a conventional industry standard for measurement.</i>	<i>If there is a need for further clarification of "breast height", a reference can be included: "as measured 4.5 feet up the trunk from the ground".</i>
	Harry King	page 12-2 item b-7-a period at sentence end	<i>Revise Section 12.2.B.7.a. to provide a "period" at end of sentence.</i>	<i>Revise Section 12.2.B.7.a. to provide a "period" at end of sentence.</i>
	Harry King	page 12-3 at top should the items a.,b.,c. be numbers?	<i>Revise enumeration of Section 12.3.F. (items a through c) to reflect correct numerical enumeration.</i>	<i>Revise enumeration of Section 12.3.F. (items a through c) to reflect correct numerical enumeration.</i>
	Harry King	page 12-5 roman numerals. also last sentence on page needs a period. page 12-6 roman numerals	<i>Page 12-5 roman numerals are correct enumeration format; Section 12.5.C.5.b.iii. needs to be revised to add period to end of sentence; Roman numerals are correct enumeration format on Page 12-6.</i>	<i>Revise Section 12.5.C.5.b.iii. needs to be revised to add period to end of sentence.</i>
	Harry King	12-11 2.b.v period end of sentence	<i>Revise Section 12.6.C.2.b.v. needs to be revised to add period to end of sentence.</i>	<i>Revise Section 12.6.C.2.b.v. needs to be revised to add period to end of sentence.</i>
	Harry King	top of page 13-5 should the sentence 'IF an amendment is denied,...' be moved to 13-4 item 6, as the next to the last sentence?	<i>The location of the sentence is correct but should be placed with the remaining narrative of Item 6 to avoid being overlooked by reader.</i>	<i>Repositon narrative on top of Page 13-5 to the bottom of Page 3-4 to avoid being overlooked by reader.</i>
	Harry King	page 13-9 periods item 2 and 3	<i>Section 13.3.G.2. and 3. revise to add period at end of sentence.</i>	<i>Section 13.3.G.2. and 3. revise to add period at end of sentence.</i>
	Harry King	page 13-13 item 4-g period at end	<i>Section 13.5.D.4.g. revise to add period to end of sentence.</i>	<i>Section 13.5.D.4.g. revise to add period to end of sentence.</i>
	Harry King	page 13-17-18-19 table should be '13-3"	<i>Table on Pages 13-17, 13-18, and 13-19 should be renumbered to Table 13-3.</i>	<i>Revise table title on Pages 13-117, 13-18, and 13-19 to reflect "Table 13-3".</i>
	Harry King	page 13-26 should a table number be added?	<i>A table reference may be added.</i>	<i>Table on Page 13-26 should be enumerated with a Table number for proper cross referencing.</i>
	Harry King	page 13-28 period at H.2	<i>Revise Section 13.6.H.2. to provide period at end of sentence.</i>	<i>Revise Section 13.6.H.2. to provide period at end of sentence.</i>
	Harry King	page 13-30 and 13-31 'appeal' section should say 13.10 not 13.11	<i>Revise Section 13.7.E. to reflect "13.10"; Revise Section 13.9.G. to reflect "13.10".</i>	<i>Revise Section 13.7.E. to reflect "13.10"; Revise Section 13.9.G. to reflect "13.10".</i>
	Harry King	page 15-3 period b.5	<i>Revise 15.5.B.5. to provide "period" at end of sentence.</i>	<i>Revise 15.5.B.5. to provide "period" at end of sentence.</i>
	Harry King	page 15-16 space between item r6 and r7	<i>Revise Section 15.11.R.6. and 7. to provide proper spacing between subsections.</i>	<i>Revise Section 15.11.R.6. and 7. to provide proper spacing between subsections.</i>
	Harry King	page 15-17 period at S.8.a	<i>Revise Section 15.11.S.8.a. to provide "period" at end of sentence.</i>	<i>Revise Section 15.11.S.8.a. to provide "period" at end of sentence.</i>
	Harry King	page 15-21 item E and F should be D and E	<i>Section 15.17."E." and "F." should be renumbered to "D." and "E." respectively.</i>	<i>Section 15.17."E." and "F." should be renumbered to "D." and "E." respectively.</i>
	Harry King	page 16-2 item G.4 '25 feet on the inside and 50' on the outside' remove ' ' on 50 and add word feet.	<i>Revise Section 16.G.4. to state: "The minimum turning radius must be 25 feet on the inside and 50 feet on the outside."</i>	<i>Revise Section 16.G.4. to state: "The minimum turning radius must be 25 feet on the inside and 50 feet on the outside."</i>
	Harry King	page 16-3 top of page item 'F' should be 'D'. Also, change item B.1.a. number '8' to word eight for consistency and b.1.c 10 to ten	<i>Revise Section 16.4."F." to "D."; Need to review Section 16.5.B.1. a. through d. to reword using either numbers or word rather than combination of both in sentence for consistency.</i>	<i>Revise Section 16.4."F." to "D."; Need to review Section 16.5.B.1. a. through d. to reword using either numbers or word rather than combination of both in sentence for consistency.</i>
	Harry King	17-2 item C.3.a article 15 name incorrect as is article 17 in itemC.3.c	<i>Revise Section 17.2.C.3.a. to state "Article 15 Subdivision Regulations - Required Public Improvements and Bonds"; and revise Section 17.2.C.3.c. to state "Article 17 Subdivision Regulations - Approval Process"</i>	<i>Revise Section 17.2.C.3.a. to state "Article 15 Subdivision Regulations - Required Public Improvements and Bonds"; and revise Section 17.2.C.3.c. to state "Article 17 Subdivision Regulations - Approval Process"</i>
	Harry King	page 17-4 table 17.1 not names	<i>Table 17-1 should be formatted to include title block heading.</i>	<i>Revise Table 17-1 to provide for title block heading for consistent formatting with other tables in Article and UDC.</i>
	Harry King	page 17-10 items under 'F' should be numbers 1,2,3,4,5	<i>Need to revise enumeration formatting for Section 17.8.F. "a. through e." to reflect correct enumeration using numbers "1. through 5."</i>	<i>Need to revise enumeration formatting for Section 17.8.F. "a. through e." to reflect correct enumeration using numbers "1. through 5."</i>

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	Harry King			
	Harry King	Chicken coop definition. ...hens..... Are roosters also covered and could 'hens' mean pigeons also?	<i>The definition could be expanded to include both hens and roosters.</i>	<i>Staff recommends if the definition needs to be expanded that the definition be reworded to "A structure where hens and roosters are kept."</i>
	Harry King	page 2-8 'Mixed-Use Development' not bolded.	<i>Need to correct bold type setting for "Mixed-Use Definition" to show bold type set.</i>	<i>Staff recommends type setting for "Mixed-Use Development" be revised to bold set.</i>
	Harry King	definition of Residential use has two periods at end.	<i>Need to delete one period at the end of definition for "Residential Use".</i>	<i>Need to delete one period at the end of definition for "Residential Use".</i>
	Harry King	No 'cool roof' defintion	<i>A "cool roof" would be a good "green" design approach to consider including in the provisions for roof design. Need to confirm with consultant whether the term "white roof" has a similar meaning. If not and there is a desire to include a definition for "cool roof", the use of such a design approach will need to be incorporated into the design standards provided in the UDC.</i>	<i>Staff recommends if a "cool roof" is not the same as "white roof" and that a "cool roof" is a desired design approach for roof design that an appropriate definition be provided along with reference to such roof design in the applicable provisions for roof design found in the UDC in Tables 5-2 and 6-2.</i>
	Harry King	page 2-23 item 'G' has an 'l' at sentence end	<i>Revise as noted.</i>	<i>Revise as noted</i>
	Harry King	page 5-2 table 5-1 'C-1 and C-2' do not contain 'sf' designation	<i>Need to clarify in Table 5-1 the Minimum Lot Area for C-1 and C-2 pertain to square feet "sf".</i>	<i>Need to clarify in Table 5-1 the Minimum Lot Area for C-1 and C-2 pertain to square feet "sf".</i>
	Harry King	page 7-8 item C 'definitions' not bolded	<i>Revise as noted.</i>	<i>Revise as noted.</i>
	Harry King	page 6-2 roof design overlaid	<i>The PDF version appears to have a formatting error on Table 6-2. Need to revise accordingly.</i>	<i>The PDF version appears to have a formatting error on Table 6-2. Need to revise accordingly.</i>
	Harry King	section 7.3.A. requires period at paragraph end.	<i>The last sentence of Section 7.3.A. needs to have a period punctuation at end of sentence.</i>	<i>The last sentence of Section 7.3.A. needs to have a period punctuation at end of sentence.</i>
	Harry King	page 7-6 4 'D' 'seem' should be 'seam'	<i>Note "D" on the illustration for PR District Design Standards needs to be revised to correct spelling - "seem" to be revised to "seam"</i>	<i>Note "D" on the illustration for PR District Design Standards needs to be revised to correct spelling - "seem" to be revised to "seam"</i>
	Harry King	page 7-8 C. Definitions needs bolded	<i>Section 7.5.C. "Definitions" section heading needs to be bold type set.</i>	<i>Section 7.5.C. "Definitions" section heading needs to be bold type set.</i>
	Harry King	page 7-9 Base flood '.....in this section 2.4' ???	<i>Section 2.4 pertains to "Rules of Measurement which can be found in the UDC starting on Page 2-18.</i>	<i>Consultant to check cross references to confirm whether reference should be Section 2.3 or 2.4.</i>
	Harry King	building '.....in this section 2.4' ?? 'in section 2.3' maybe ???/	<i>Section 2.4 pertains to "Rules of Measurement which can be found in the UDC starting on Page 2-18.</i>	<i>Consultant to check cross references to confirm whether reference should be Section 2.3 or 2.4.</i>
	Harry King	page 7-8 through 7-13 term '...in this section 2.4' cannot find 2.4	<i>Section 2.4 pertains to "Rules of Measurement which can be found in the UDC starting on Page 2-18.</i>	<i>Consultant to check cross references to confirm whether reference should be Section 2.3 or 2.4.</i>
	Harry King	page 7-12 RV part 3 'light duty truck'? what about a pop up camper? can be towed by a car, SUV etc.	<i>The definition for Recreational Vehicle found in Section 7.5.C. that specifically references in Item 3 referencing "light duty truck" could be expanded to include automobile.</i>	<i>Staff recommends in Section 7.5.C. under the definition for Recreational Vehicle that Item 3 be revised to add "or automobile".</i>
	Harry King	page 8-3 A.2. '..must locate all..' But then Outdoor boarding. Conflicting sentence.	<i>Section 8.3.A.2. needs further clarification regarding daytime boarding facilities.</i>	<i>Staff recommends Section 8.3.A.2. be reworded to state "Animal care facilities must locate all overnight boarding facilities indoors. Permitted outdoor facilities for daytime animal care only must be designed to provide shelter against sun/heat and inclement weather."</i>
	Harry King	page 8-6 item I sentence that begins with 'Manufactured' needs to be indented		<i>Correct formatting of Section 8.3.I. for proper indentation of narrative.</i>
	Harry King	page 8-6 item I.6 is also on page page 4-5 item D5. Only problem is changes are made maybe only one gets changed?	<i>A cross-reference should be considered between Section 4.4 and Section 8.6.I. so that all provisions are considered for this particular land use.</i>	<i>A cross-reference should be considered between Section 4.4 and Section 8.6.I. so that all provisions are considered for this particular land use.</i>
	Harry King	page 8-8 and 8-9 K.3 40% of width or 24 feet. item 'c' on page 8-9 says 22 feet?	<i>The narrative on Section 8.3.K.3. should be revised to reflect "22 feet".</i>	<i>Revise Section 8.3.K.3. narrative from "24 feet" to "22 feet"</i>
	Harry King	8-11 Item P indentation of paragraph		<i>Correct formatting of Section 8.3.P. for proper indentation of narrative.</i>
	Harry King	page 8-15 8-14 is the '5' missing	<i>Subsection numbering is incorrect and should be corrected to reflect proper order.</i>	<i>Revise Section 8.3.X. on Page 15 and 16 to reflect correct numbering sequence from 6, 7, 8, 9, and 10, to 5, 6, 7, 8, and 9, accordingly.</i>
	Harry King	page 8-24 Medial/Dental office period at end of paragraph		<i>Revise Section 8.3. Use Definition for "Medical/Dental" office to reflect proper punctuation with period at end.</i>
	Harry King	page 8-24 micro -distillery 'exceed twelve 12,00 gallons' if the word twelve required, then like words required in micro-brewery and Winery.?	<i>The word "twelve" should be deleted.</i>	<i>Revise Section 8.3 Use Definition for "Micro-Distillery" to remove "twelve" from definition.</i>
	Harry King	page 8-28 Winery should appear before Wireless	<i>The definitions should appear in alphabetical order.</i>	<i>Revise Section 8.3 Use Definitions so that "Winery" precedes "Wireless"</i>
2/11/2018	Matt Fitterer-- Alderman	3.1.A, page 3-1		
	Matt Fitterer-- Alderman	R-4 single family district is listed as single and two family. Two family should be removed	<i>To be consistent with revision recommended below under Table 8-1, the reference to "Two Family" should be deleted.</i>	<i>Revise Article 3, Section 3.1.A. to delete reference to "Two Family" for the R-4 zoning classification.</i>

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	Matt Fitterer-- Alderman	7.3.3.a.v and vi, page 7-6		
	Matt Fitterer-- Alderman	EIFS and Concrete wall panels should be removed, as they are listed as allowed secondary materials.	<i>Deletions recommended could cause confusion if the reader does not read the next section.</i>	<i>Recommend that the two statements in 'a' be modified to add after each; "except as in 'b' below".</i>
	Matt Fitterer-- Alderman	b.ii, page 7-6 is mislabeled as i	<i>Agree</i>	<i>change second 'i' to 'ii'</i>
	Matt Fitterer-- Alderman	7.5 A few definitions reference back to the 2.4 definitions, should be 2.3	<i>Consultant needs to confirm whether the reference to Section 2.4 noted in various instances is correctly referencing back to Rules of Measurement as provided in Section 2.4 or whether it should be revised to reflect a reference back to Section 2.3 which are general definitions.</i>	<i>Consultant to confirm references are correctly cross-referenced to either Section 2.3 or Section 2.4 of Article 2.</i>
	Matt Fitterer-- Alderman	8.1, Use Matrix		
	Matt Fitterer-- Alderman	Two family should not be 'P' under R-4	<i>To be consistent with revision recommended above under Article 3, Section 3.1.A., the reference to R-4 as "P" should be deleted.</i>	<i>Revise Table 8-1 to delete "P" under R-4 for Dwelling - Two-Family.</i>
	Matt Fitterer-- Alderman	Healthcare facility / Institute was removed ??	<i>The definition of Medical/Dental Office was expanded to include primary care facilities. If the definition as refined is not sufficiently broad for the inclusion of healthcare facilities, "Healthcare Facility" could be included in Table 8-1. Healthcare facilities should be a permitted use in the C-1, C-2, C-3, C-4, C-5, C-D, C-G, RD, and IC zoning classifications.</i>	<i>If the desire is to include a land use titled "Healthcare facilities" as a permitted use, the zoning classifications where such use should be permitted include the C-1, C-2, C-3, C-4, C-5, C-D, C-G, RD, and IC zoning classifications. If a separate category titled "Healthcare Facility" is created, a definition should be prepared for inclusion in Section 8.5, Use Definitions.</i>
	Matt Fitterer-- Alderman	8.3.J.5.b.v, page 8-7 I recall the group consensus to continue to allow vinyl as a primary building materials on multifamily / townhome.	<i>Ask Camiros to check notes.</i>	<i>If necessary, ask committee for position. Staff does not advocate the use of vinyl as a primary material.</i>
	Matt Fitterer-- Alderman	8.3.K, page 8-9 Garage width in graphic does not match text	<i>Agree.</i>	<i>Ask Camiros to correct the incorrect #.</i>
	Matt Fitterer-- Alderman	8.3.X, page 8-15		
	Matt Fitterer-- Alderman	Numbering is off; 3,4,6,7	<i>Subsection numbering is incorrect and should be corrected to reflect proper order.</i>	<i>Revise Section 8.3.X. on Page 15 and 16 to reflect correct numbering sequence from 6, 7, 8, 9, and 10, to 5, 6, 7, 8, and 9, accordingly.</i>
	Matt Fitterer-- Alderman	8.5, Micro-Distillery twelve 12,000 should be 12,000	<i>The word "twelve" should be deleted from definition.</i>	<i>Staff recommends the word "twelve" be deleted from definition.</i>
	Matt Fitterer-- Alderman	9.3.P.1.b, page 9-14 Regarding the 5 ft setback, we had discussed that this was impracticable in districts which have 5 ft building setbacks. As written, this would force HVAC units into back yards only of those districts. I think the City's primary interest is in making sure the HVAC units are not placed in PUDEs. I would recommend striking the second sentence of 9.3.P.1.b	<i>Staff does not recall a five foot setback being specified for this equipment, need to also check the "encroachment" section. Would also clarify that "c" state where public improvements are constructed".</i>	<i>Ask Camiros to make the change referenced (delete second sentence) and clarify that "c" applies only where there is a constructed improvement other than a swale.</i>
	Matt Fitterer-- Alderman	10.4, page 10-6 Our existing ordinance contains language clarifying what types of racks are appropriate. I would suggest we add.	<i>Agree</i>	<i>Add information on bike rack design from 5.24.2 in the existing zoning ordinance to the UDC.</i>
	Matt Fitterer-- Alderman	11.5.E.4.b and c, page 13-15	<i>This is reasonable, deferral by PC and BOMA should be allowed.</i>	<i>make change</i>
	Matt Fitterer-- Alderman	PC and BOMA need to retain the right to defer/table		
	Matt Fitterer-- Alderman	Table 13-1, page 13-17	<i>agree</i>	<i>Correct table</i>
	Matt Fitterer-- Alderman	Name, address, phone numbers of owner(s)... - unnecessarily repeated		
	Matt Fitterer-- Alderman	Show invert elevations and connections of all proposed.... - unnecessarily repeated.		
	Matt Fitterer-- Alderman	13.5.H	<i>Would agree that "major" amendments need to be listed somewhere. One option is for the language to say "everything that is not an Administrative or Minor change is Major.</i>	<i>Camiros to make change</i>
	Matt Fitterer-- Alderman	Previous draft called out process for Major Modifications...I think it has been inadvertently deleted		
	Matt Fitterer-- Alderman	13.6.F, page 13-26		
	Matt Fitterer-- Alderman	Name, address, phone numbers of owner(s)... - unnecessarily repeated	<i>Duplicate noted on Submittal Requirement checklist.</i>	<i>Remove duplicate "Name, address, phone numbers of owners, developers and representatives".</i>
	Matt Fitterer-- Alderman	16.6.D, page 16-8		

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	Adam Crunk-Crunk Engineering	5) Access Section 16.3 C (page 16-2). Considering a major subdivision is only 5 lots, surely there is a different size subdivision that could be identified in the code regarding the threshold of requiring two separate entries. 50 lots, 100 lots? It seems the City may be setting themselves up for issuing a lot of exemptions and down the road issuing inconsistent recommendations when the 5 lot threshold is already very low. I suppose a provision could be made that any size subdivision should have to connect to a second access point when readily available.	<i>According to the International Fire Code, a second separate entrance is required for emergency apparatus access for multifamily projects exceeding 100 dwelling units. In the case of single-family and two-family residential developments, a second separate entrance is required for emergency apparatus access exceeding 30 dwelling units. The International Fire Code also requires in the case of non-residential structures exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.</i>	<i>Staff recommends the UDC be clarified to reflect entrance requirements for single-family, two-family and multifamily as well as non-residential structures as provided in the International Fire Code. See staff analysis to left for specific wording recommended.</i>
	Adam Crunk-Crunk Engineering	7) Driveway Design Section 10.9 A 1 b (page 10-12). The text says driveways are limited to 22 feet in width, but the diagram below says 22' minimum. I'm guessing the text is correct and the diagram needs to be edited.	<i>Concur there is a conflict between the text and diagram that needs to be corrected.</i>	<i>Staff recommends the driveway diagram be modified to state "22' maximum" to be consistent with narrative.</i>
3/6/2018	Jon Baughman	Need to correct the minimum lot area for R-6 and R-7. Insert "sf" after the 2,400. The maximum number of dwelling units per acre should be 18 units or 18 du/acre.	<i>Agree.</i>	<i>Insert "sf" after 2,400 in both R-6 and R-7. Also, state that the 18 is dwelling units per acre.</i>
3/6/2018	Chris Brooks	Page 9-1.A insert #4. Foundation Walls. The exterior facade of the foundation wall (single family homes) shall be covered with brick. A minimum 3 inch positive drain shall be installed at the lowest point of the foundation wall. This is a requirement today.	<i>Question whether the zoning ordinance is the best location for these requirements? The first sentence on 'brick' can be combined with the commercial design standards.</i>	<i>Recommend adding a requirement that requires concrete block foundations on a single family home to be covered with a permanent durable material, such as brick, stone, or split face block.</i>
	Chris Brooks	page 9-9. 'f 12 inches will not allow the installer to fasten the panels to the outside of the framework. Finished side to face out on all sides, with the exception for Fences installed within 2 feet from an existing fence.	<i>Closeness of the fences could present an installation and maintenance issue.</i>	<i>Change distance to five (5) feet or less.</i>
	Chris Brooks	page 9-19. bay windows. This could potentially put Bay Windows as close as 4 feet apart. 5 foot side set backs on each lot, 3 feet each extend into setbacks	<i>Solution would be to add a statement that "in no case shall the encroachment be less than three (3) feet from the property line"</i>	<i>Revise to state "in no case shall the encroachment be less than three (3) feet from the property line"</i>
	Chris Brooks	page 9-19. canopy. This could potentially put Canopies as close as 4 feet apart with a 5 foot M.B.S.L	<i>Solution would be to add a statement that, "in no case shall the encroachment be less than three (3) feet from the property line"</i>	<i>Revise to state "in no case shall the encroachment be less than three (3) feet from the property line"</i>
	Chris Brooks	page 9-19. deck. Max.30 inches above ground ?	<i>Due to typography decks may exceed 30" from grade.</i>	<i>Staff recommends deleting the 30" requirement.</i>
	Chris Brooks	page 9-19. eaves. This could potentially put Eves as close as 4 feet apart with a 5 foot M.B.S.L..	<i>Solution would be to say, "in no case shall the encroachment be less than three (3) feet from the property line"</i>	<i>Revise to state "in no case shall the encroachment be less than three (3) feet from the property line"</i>
	Chris Brooks	page 9-19. gazebo. Add 10 foot Min. for Side Yard lot line	<i>Consider a minimum distance from a property line.</i>	<i>Recommend a min of 5' from a side or rear lot line.</i>
	Chris Brooks	page 9-19. patio. one foot above grade ???	<i>A patio by nature is close to grade.</i>	<i>Recommend deleting the reference to Max. 1' above grade.</i>
	Chris Brooks	Page 10-11.A. A time limit will not work, the Owner will move it for a day or less, then the clock starts again for the 7 days.	<i>Reference is to page 10-16, Section 10.11A. Agree that tighter language is needed.</i>	<i>Recommend that time be restricted to "no more than seven (7) consecutive days or seven (7) days in any 30 day period."</i>
	Chris Brooks	Page 12-5.2.c permits expire at one year, some Construction Activity can extend longer than one year.	<i>C.2c - Could be revised to reference a certificate of occupancy. Otherwise, appears ok.</i>	<i>Recommend that "construction is complete" be replaced with "a certificate of occupancy" is issued.</i>
	Chris Brooks	Page 12-20 wall sign graphic. Why is this example 40 square feet for a Wall Sign, but above in I 3 & 4 it has 32 square feet.	<i>Point is accurate. Need to make them consistent.</i>	<i>Recommend that the graphic on page 12-20 be changed to state 32 sq. ft.</i>
	Chris Brooks	Page 15-19. section 15-14.D. H.V.A.C units are currently in the 5 foot P.U.D.E. The units are within one foot of the property line. We need to change this to not allow this.	<i>Comment is not consistent with current city practice that allows HVAC equipment on single family lots to be located within typical PUDE's, but not within a PUDE where a buried pipe or other physical improvement is located.</i>	<i>Recommend that wording be included to state: "HVAC equipment on a single family lot shall not be located within a PUDE containing a buried pipe or other similar physical improvement."</i>
3/8/2018	John Maher Builders	<b>Article 1 : Title Purpose and Applicability</b>		
		<b>1.5 Transition Rules</b>		
	John Maher Builders	<b>Page 1-3.....Item G:</b>		
		Add previously approved Traditional Neighborhood District (TND) to the language stating these remain in effect.	<i>Previously discussed and agree.</i>	<i>Include TND zoning as an entitlement.</i>
		Reasoning: TND is not addressed in this code and needs to be added as remaining in effect to prevent any confusion once this UDC becomes the official guide.		
		<b>Article 4: Residential Districts</b>		
		<b>4.1 Purpose Statements</b>		
	John Maher Builders	<b>Page 4-1.....item E:</b>		
		Language needs to be corrected to state lots of 8,000 square feet or more.		
		Reasoning: The chart on page 4-3 states R-3 lots to be 8,000 square feet. The chart and purpose statement need to match.	<i>Staff concurs there is a discrepancy between the purpose statement and the table and that the narrative in the purpose statement needs to be corrected to reflect 8,000 square feet.</i>	<i>Revise Section 4.1 E. to delete "6,000" and replace same with "8,000" so the narrative and table are consistent.</i>
	John Maher Builders	<b>Page 4-3.....4.1 Residential Districts Dimensional Standards chart</b>		

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		Minimum Rear Setback for R-6 and R-7 multifamily should be 30'.	<i>Staff concurs the 45-foot rear yard setback may be excessive and that a 30-foot rear yard setback would be appropriate. In the case of multifamily projects that abut single-family residential developments, the buffer yard requirement would still be applicable.</i>	<i>Staff recommends the rear yard setback for R-6 and R-7 be revised from 45 feet to 30 feet.</i>
		Reasoning: The requirement of 45' is too extreme. There was a long discussion with staff regarding this number. JMB felt that it should remain 25', the consensus with staff seemed to be 30'. The setback needs to be changed to 30' minimum.		
		<b>8.3 Principle Use Standards</b>		
	John Maher Builders	<b>Page 8-6.....Item J.....#3a &amp; #3b</b>		
		Window transparency requirements should be deleted. There are already strict codes requiring both adequate natural light & ingress/egress.	<i>Previously discussed with the Zoning Advisory Committee. This is a new regulation inserted by the consultant.</i>	<i>Staff recommends that this requirement be deleted.</i>
		Reasoning: This needs to be deleted entirely. This requirement will negatively impact building design. It inhibits any flexibility for alternating elevations and will create a cookie cutter look within a development. This code would increase energy demand due to larger HVAC requirements and inhibits flexibility for the consumer in regards to furniture placement. With a side elevation that would possibly be fronting a street, the majority of our buildings would have a 7.8% transparency. This regulation is not something that should be a consideration for multi-family projects. Neither of the elevations below would come anywhere close to meeting the proposed transparency rule.		
	John Maher Builders	<b>Page 8-8.....Item K.....#2</b>		
		Under no circumstances would a garage be required to have a window. This language should only apply to the front elevation.	<i>The requirement is for the "street-facing" façade to have these features. It is doubtful that the garage would be the only part of the façade facing a corner street, but clarification is good to exempt garages.</i>	<i>Recommend inclusion that "This requirement shall apply to habitable space and not to garages."</i>
		Reasoning: Language needs to be changed to note that this does not apply to side street facades. Many side street facades are garage walls and do not warrant windows, porches or any other architectural features and are not something that is desired by the public.		
	John Maher Builders	<b>Page 8-8 and 8-9.....Item K.....#3</b>		
		States Front-load garages are limited to a width of 24 ft while illustration on page 8-9 notes front load garages limited to 22 ft. If a number had to be used, it should be 24', but the regulation should be eliminated.	<i>Discussed that drawing did not agree. In order to accommodate three car garages the distance should allow for up to 28'</i>	<i>Retain 40% limitation and replace 24' with 28'.</i>
		Reasoning: This strict regulation would eliminate the builder's ability to provide 3 car front load garages such as those that are currently being provided in neighborhoods like Brixworth.		
		<b>8.4 Temporary Use Standards</b>		
	John Maher Builders	<b>Page 8-17.....Item C.....#2 and #3</b>		
		There needs to be more flexibility pertaining to offsite models while builder transitions from one development to the next.	<i>Recommend qualifying 'site'. Site should include phases within one PUD or overall development plan. Off-site would be a completely different development or subdivision.</i>	<i>Recommend that the following be inserted after "off-site"; "outside of the subject PUD or within a different development."</i>
		Reasoning: These two items need to be deleted or reworded. This is not feasible for companies that are doing business in the City of Spring Hill in multiple locations. Location "A" may be considered complete from a sales/construction standpoint while Location "B" is under development. There is no reason that a company should not be able to continue to use Location "A" until Location "B" is suitable for offices and models to be opened.		
		<b>Article 9: On-Site Development Standards</b>		
		<b>9.2 Exterior Lighting</b>		
	John Maher Builders	<b>Page 9-3.....Item A.....#1</b>		
		This statement seems to be contradictory.	<i>Staff would suggest that the word "commercial" could be inserted here. Otherwise, second sentence affirms that a plan is not required, but some of the regulations apply.</i>	<i>Recommend inserting 'commercial' before "non-residential".</i>
		Reasoning: Self explanatory		
	John Maher Builders	<b>Page 9-4.....Item C.....#2</b>		
		This regulation appears to set a maximum height of 20' for eave lights, which should be increased substantially or eliminated.	<i>The name of this Section should be changed to Permitted Lighting. Regarding #2 it is the exception to have light poles less than 20' in height. As with many of these regulations there is no distinction between a residential and commercial context. This will create problems in application.</i>	<i>Recommend that the word "luminaires" be replaced with "Lighting" in the title. Adjust wording of remainder accordingly. Recommend that a distinction be made in this section between residential uses and commercial uses and lighting limitations for each.</i>
		<b>9.3 Accessory Structures and Uses</b>		
	John Maher Builders	<b>Page 9-6.....Item A.....#4</b>		

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		Detached accessory structure maximum height of 12 feet should be increased to the 20' range.	<i>As written, the height max. works well for R-2 type single family lots. It does not account for R-1 or AG zoned properties or commercial sites (see note above). Taller building should be allowed in a more rural context and possibly commercial sites.</i>	<i>Recommend that regulations applicable to accessory buildings be re-written to clearly distinguish and address the different context of rural and typical residential, and commercial situations. Also, recommend that A.2 on page 9-5 be modified by deleting "this code" and replacing it with "the City's building regulations."</i>
		Reasoning: This 12' height limit is too restrictive and by moving to the 20 foot range would allow for more aesthetically pleasing structures that will be able to serve the need of the owner.		
John Maher Builders		<b>Page 9-7.....Item F.....#3</b>		
		Carport length limited to 22 ft. is too restrictive and should be increased to the maximum of 28-30' range.	<i>If the city has not experienced a problem from these structures, recommend deleting this maximum limit.</i>	<i>Staff recommends deleting maximum carport length in its entirety.</i>
		Reasoning: The 28-30' range would allow residents to appropriately cover recreational vehicles and boats.		
John Maher Builders		<b>Page 9-8.....Item J.....#1a</b>		
		The requirement to have a permit to repair a fence needs to be removed.	<i>Consider replacing the word "repair" with "reconstruction".</i>	<i>Staff recommends replacing the word "repair" with "reconstruction".</i>
		Reasoning: You should not need a permit to repair your fence. This will be a nuisance and overburden for the homeowner to purchase a permit before replacing or repairing boards in a property fence.		
John Maher Builders		<b>Page 9-12.....Item M.....#2</b>		
		The requirement that a detached garage may be up to 20 ft in height is too restrictive and should be increased to the 28-30' range.	<i>Accessory buildings are by definition subordinate to the principal use/building on a site. The code should not include different regulations; i.e. height for an accessory building and detached garage. The use is not the issue, but the scale of the structure. Height should be based on the location/district. Not the use. Look at #5. this is confusing as written. Is it saying that a side entry garage, open to the side lot line needs a setback of 20'? Actually that would require paving to the lot line and should be more than 20'.</i>	<i>Achieve consistency in these regulations. Recommend that the title for "M" be modified to include "Single Family residential lots/uses." Recommend changing height in M.2 to 15 feet.</i>
		Reasoning: This needs to be changed to the 28-30 ft range as it is encouraged to match the roof pitch of the dwelling. An adequate height restriction is needed to achieve aesthetically pleasing structures that will be able to serve the need of the owner.		
		<b>9.5 Environmental Performance Standards</b>		
John Maher Builders		<b>Page 9-21.....Item C, Item D and Item G</b>		
		The requirement that states earthborne vibration, dust and air pollution or odors are not allowed should be eliminated.	<i>Agree. The title under 9.5 should be revised to exclude construction activities which are addressed in other areas of the Code.</i>	<i>Staff recommends Section 9.5 be revised to exclude construction activities which are addressed in other areas of the Municipal Code.</i>
		Reasoning: Language should be added to note that this does not apply to properties under any type of construction/development as it is not possible to adhere to this requirement during any type of construction or development.		
		<b>11.3 Selection, Installation and Maintenance</b>		
John Maher Builders		<b>Page 11-2.....Item B.....#2</b>		
		The requirement that no landscape (trees) should be installed within a utility easement needs to be revisited.	<i>Staff concurs the illustrations need to be revised to reflect no plant materials within utility easements or rights-of-way except materials specifically designated for planting in curb lawns. Narratives should be revised according to support this approach.</i>	<i>Staff recommends the illustrations be revised to not show landscape treatments within public right-of-way with the exception of landscape treatments in curb lawn.</i>
		Reasoning: Many of the illustrations show trees planted within the utility easements. There is conflicting language in 11.7 which states that plantings should be on the street lot line. The illustrations should be adjusted and language corrected with no plantings in utility easements.		
		<b>Article 12: Signs</b>		
		<b>12.4 Prohibited Signs</b>		
John Maher Builders		<b>Page 12-3.....Item H</b>		
		The requirement that states temporary signs AKA push or snipe signs are not allowed should be removed.	<i>Discussed previously. Amend to allow current practice of placing signs over weekend.</i>	<i>Recommend changes to allow the current practice of these types of signs being installed and removed over the weekend.</i>
		Reasoning: This should be deleted or language added to state that weekend pointer signs to real estate communities are allowed. They are currently allowed to be posted on the weekends.		
		<b>12.5 Exempt Signs</b>		
John Maher Builders		<b>Page 12-5.....Item d.....ii</b>		
		The requirement that states signs are limited to a height of 6 ft tall should be increased to 10 ft.	<i>Current practice has been to allow the use of 8 foot vertical boards for large tracts of land.</i>	<i>Recommend that d.ii. Be changed to allow a 10' high sign, in place of the eight listed, for properties over five acres in size. Other properties are restricted to six feet in height.</i>

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		Reasoning: This will allow for a 4x8 sheet of plywood to be utilized and mounted 2 ft above the ground to allow proper lawn maintenance around the sign without damage to the sign.		
		<b>Article 15: Subdivision Regulations</b>		
		<b>15.1 Compliance with Zoning Regulations</b>		
	John Maher Builders	<b>Page 15-1</b>		
		This paragraph should be consistent with 17.2 B (Previously Granted Plat)	<i>15.1 needs to reference Dimensional regulations only. Not "use".</i>	<i>Recommend that this section specifically include "dimensional" when referring to the subdivision regulations and that "use" be stricken from the third line. Also, recommend that the preliminary plat be valid provided the final plat is approved "and recorded as contained in this ordinance."</i>
		Reasoning: The language needs to provide clarity so there is no ambiguity in interpreting the intent of the regulation.		
		<b>15.2 Public Ways and Utilities</b>		
	John Maher Builders	<b>Page 15-1.....Item C</b>		
		Provide definition of permit bond.		<i>Staff recommends striking the word "permit" and insert the words "Performance and/or Maintenance"</i>
		Reasoning: The definition of Permit Bond needs to be added to this code for reference.		
		<b>15.4 Lot Configuration</b>		
	John Maher Builders	<b>Page 15-2.....Item I</b>		
		The regulation stating that lots must run in a north to south direction should be eliminated.	<i>Staff concurs the location orientation should be eliminated.</i>	<i>Staff recommends the reference to location compass orientation be deleted in its entirety.</i>
		Reasoning: It is not possible to effectively design a community and have all the lots in a north to south direction.		
	John Maher Builders	<b>Page 15-3.....Item A and Item B</b>		
		The regulation that states required open space must be undivided should be deleted.	<i>Make clear that common areas and open spaces may not be further subdivided or converted to a buildable lot without prior approval of a subdivision plat by the Planning Commission.</i>	<i>Modify the last sentence to say: "The required open space must be conveyed to a Homeowners Association for use by the HOA in perpetuity and may not be further divided or converted to a 'buildable lot' without approval of a revised plat by the Planning Commission."</i>
		Reasoning: If there is a required amount of open space, the developer should be able to disperse throughout the development to take advantage of natural features available.		
		<b>15.6 Natural Land Characteristics</b>		
	John Maher Builders	<b>Page 15-4.....Item A.....#1</b>		
		The phrase "and/or negatively impact surrounding areas" should be deleted.	<i>Additional clarification is needed. Leave in the general welfare, etc. and delete words "negatively impact"</i>	<i>Staff recommends deleting the term "negatively impact"</i>
		Reasoning: It's too vague and subject to personal opinion. If a project can meet design standards with the help of professionals in accordance with all regulations, Planning Commission approval should not be arbitrarily withheld.		
		<b>15.17 Improvement Cost and Performance Bonds</b>		
	John Maher Builders	<b>Page 15-21.....Item C.....#1</b>	<i>Insurance Bonds are acceptable.</i>	<i>Insurance Bonds are acceptable. Staff recommends revising to reflect that insurance bonds are an acceptable form of surety.</i>
		The requirement that a Performance bond must be secured by letter of credit or certified check should be modified to include insurance bond as one of the permitted avenues to bond the development.		
		Reasoning: The omission of the insurance bond was more than likely an oversight because it is not as frequently utilized since only the highest credit worthy developers generally have the ability to obtain them.		
		<b>15.11 Sanitary Sewer Facilities</b>		
	John Maher Builders	<b>Page 15-16.....Item R.....#8b</b>		
		No more than 4 privately owned units should be increased to 5.		
		Reasoning: It is very common to build complexes with both 4 and 5 unit buildings.		
		<b>15.12 Utilities and Utility Easements</b>		
			<i>Four Unit buildings are frequently the norm when building multi-family buildings. Five unit buildings represent unusual layouts and configurations which present challenges for building sewers.</i>	<i>Staff recommends keeping manifolds to not more than four connections.</i>
		<b>16.6 Sidewalks and Pedestrian Access Design</b>		
	John Maher Builders	<b>Page 16-7.....Item C.....#1</b>		
		The width of the sidewalks should be changed from 6 feet to 5 feet.	<i>This reference to wider sidewalks was to recognize that certain streets in walkable areas may need additional width to accommodate pedestrian and other uses.</i>	<i>Recommend that the reference to 'six' feet in line for be replaced with 'five' feet. Insert a new sentence that says: the Planning Commission reserves the right to require wider sidewalks when necessary to serve existing and anticipated pedestrian traffic, especially in the CBD and Gateway Districts.</i>

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		Reasoning: This appears to be a typographical error. In all other language, including the chart on page 16-14 sidewalks are shown at a width of 5 feet.		
		<b>16.8 Street Signs and Street Lights</b>		
	John Maher Builders	<b>Page 16-12.....Item B.....#5</b>		
		This requirement needs to be modified to require street light installation to be completed prior to first certificate of occupancy being issued in that section.		<i>City staff agrees</i>
		Reasoning: Installation of street lights prior to home construction completion will risk lights being damaged. Lights are bonded so there should be no issue with holding until construction is complete.		
		<b>16.9 Right of Way Dimensions</b>		
	John Maher Builders	<b>Page 16-14.....Item C.....#6 chart</b>		
		Remove 4ft bike lane on local streets.	<i>Staff concurs.</i>	<i>Staff recommends that the number "4" be struck and the word "shared" instituted into the cell.</i>
		Reasoning: Bike lanes are not required on local streets.		
		<b>Article 17 Subdivision Regulations Approval Process</b>		
		<b>Table 17-2</b>		
	John Maher Builders	<b>Page 17-5</b>		
		Revisit tree protection and landscaping part of the chart.	<i>Suggest adding a reference to the Tree regulations. All three sub items should be prepared as required by the applicable regulations.</i>	<i>A reference to this table and line items is recommended in Section 11.10 and the applicability standards therein.</i>
		Reasoning: The tree section of chart: It is agreed that efforts should be made to preserve as many trees as possible; however the guidelines are too restrictive. A common sense approach should be used when considering treed properties. There are landscape guidelines in place for submitting projects. To demand removed trees be replaced on site or somewhere else in the city, asking for tree surveys and the process of obtaining permission for tree removal is excessive.		
		<b>17.9 Signing and Recording of Subdivision Plat</b>		
	John Maher Builders	<b>Page 17-11.....Item B</b>		
		Add language that allows owner or engineer to record a plat.	<i>Consider saying the responsibility is to "cause the recording". Should it say the County Recorders office? Building permits will not be issued until a recorded copy of the plat has been duly recorded and returned to the City.</i>	<i>Staff recommends the provision be revised to allow the applicant or their designated representative to record the plat instrument with the understanding a copy of the recorded instrument must be returned to the City within 2 days and that no building permits will be issued until such time as a copy of the recorded plat instrument has been provided to the City.</i>
		Reasoning: Staff seemed to agree that by not allowing any permits to be issued until the plat is returned to the City office, the City would be protected.		
	John Maher Builders	<b>Page 17-11.....Item C</b>		
		May need further clarification on this item.	<i>The PC should retain the ability to review and approve minor modifications to adjust the phasing of an approved phasing plan.</i>	<i>Staff recommends revising to allow that the PC may approve minor modifications to an approved phasing plan.</i>
		Reasoning: Developer needs the flexibility to adjust phases as the market demands. It is not always feasible to dictate the phases and order of construction at the beginning of a large multi-year project.		
	Chris Brooks	Comment: Section 7.5 F-1 Open Floodway District. Changes have been made to existing flood ordinance.		<i>Recommend retain all current wording in the existing ordinance. No changes should be made. Return to status of current ordinance.</i>
<b>3/20/2018</b>	Steve Foote	Comment: Consider making Storage Yard - Outdoor uses in the M-1 district by Special Use and not by right. Also, there needs to be performance standards for screening outdoor storage. Table 8.1	<i>The M-1, like the I-1 district should be low intensity activities that are either indoors or well screened from public view.</i>	<i>Change the P in Table 8-1 for Storage Yard - Outdoor to the letter S. Staff to provide screening criteria to the Planning Commission for consideration.</i>
	Steve Foote	Comment: Consider inserting the use "Contractor's Yard" in the Use Matrix. This is a typical use and is generally allowed where offices are permitted, however, when outdoor storage of materials is associated with the office more restrictions are required. Table 8.1	<i>Offer an alternative where the office and storage facilities can operate together.</i>	<i>Insert Contractor's Yard into Table 8-1. Allow in C-4, M-1 and M-2 with performance standards requiring screening of all materials from public view. Provide a definition for Contractor's Yard.</i>
	Steve Foote	Comment: 7.6B is the applicability section. Should not contain regulator statements. Second sentence is out of place. Page 7-21.	<i>General practice is to not include regulatory statements in definitions or applicability statements.</i>	<i>Move the second sentence to Section "C" and renumber.</i>
	Steve Foote	Comment: Article 8. Uses. Uses are allowed by P, S, and T. Repeat these letters and what they mean on the bottom of each page in Table 8.1	<i>Important for ease of reading and understanding the table.</i>	<i>Recommend that the process for P, S, and T be included on each page.</i>
	Steve Foote	Comment: Article 8. Table 1. Vehicle Dealership - Outdoor is not defined.	<i>Code contains two similar, yet different, use categories. Definitions are essential to interpreting what they are intended to describe and therefore where they are allowed.</i>	<i>Recommend defining this use to distinguish between this and "with outdoor storage"</i>
	Steve Foote	Comment: page 10-7. Figure 10-1. 0 degree parallel parking of 20 feet is too short.	<i>The typical length for parallel parking spaces to allow for entering and existing the space is 22 feet.</i>	<i>Change 20' to 22'</i>

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	Steve Foote	Comment: PAGE 12-5, 2.c. Reference land disturbance permit for uses that do not receive a building permit.	<i>Not all uses receive a building permit. Adding Land Disturbance Permit will provide a mechanism for when signs can be installed for these uses.</i>	<i>Insert "or land disturbance permit" after building permit.</i>
	Steve Foote	page 17-11 (B). Current code contains an expiration for final plats. Was this eliminated intentionally? Should the section state that if the final plat is not recorded in x years (the entitlement period that it expires?	<i>Staff is still researching this recommendation to ensure that it is consistent with TN law. Typically, an expiration date applies to the recording of a final plat. If necessary the length of time can coincide with the vesting period.</i>	<i>Recommend that B state that a final plat shall be recorded within five (5) years of approval or it shall be void.</i>
	Steve Foote	Comment: page 11-4. Section 11-5A. Landscape setback is the same for arterial and collector streets and 10 feet along local streets. Suggest that implementation would be more practical and logical, while still protecting the city's interest by requiring 15' for arterial, 10' for collector, and 5' for local streets. This will be especially helpful in the older downtown area.	<i>This proposal has not been previously discussed. However, as was seen on the recent Juice Bar and School Street beauty shop applications the context of those properties do not lend themselves to large landscape setbacks.</i>	<i>Revise this section to require a minimum 15' landscape setback for arterial streets, 10' landscape setback for collector streets, and 5' landscape setback for a local street or public space.</i>
	Steve Foote	Comment: page 17-3, section 17.4A. Allow for right-of-way dedication and easements to be included on an Administrative subdivision plat. This is permissive today.	<i>The provision proposed carries forward allowances in the current code that have not been problematic for the city. It also allows for a dedication plat that may have been a requirement of a site plan approval to be administratively approved.</i>	<i>Recommend that A.1 include the following new sentence: Lot splits may include new easements and this provision authorizes the administrative review of dedication plats.</i>
	Steve Foote	Comment: fix line 3 under Roof Design on page 6-2. vertical lines.	<i>Error on page</i>	<i>Fix text and box.</i>
	John Maher Builders	<b>Page 16-1.....Item A</b>		
		Item A needs to be eliminated.	<i>City staff has reviewed this issue and we are in agreement that this requirement is too restrictive.</i>	<i>Strike paragraph 16.2.A.on page 16-1</i>
		Reasoning: It is not possible when building on a slope.		
<b>NO ACTION REQUIRED (AS RECOMMENDED BY STAFF)</b>				
<b>3/9/2018</b>	Jordan Clark, Barlow Builders	As you know, Barlow Builders and Amber Lane have been doing business in the city of Spring Hill for many years now. We have always enjoyed working with your community, its people and its advisors. We have some concern about the new UDC that is being proposed for several different reasons. The main issue we feel is removing the potential for residential uses in C-4 or C-5 zoning districts where there are some good opportunities for mixed-use development.		
		While we understand the need for improvement in the zoning code, we have been doing business in Spring Hill for over 6 years now and feel like we're still learning/understanding the existing codes. I urge you to have more interactive meetings with developers, builders, and engineers to have greater input and to truly understand how the UDC will impact future projects.	<i>The City conducted a series of public meetings to present the UDC draft. The City requested public input that has resulted in over 400 comments provided for consideration by the Planning Commission and Board of Mayor and Aldermen during their deliberation and approval of the UDC text and zoning map. The Planning Commission and Board of Mayor and Aldermen will be holding public hearings during the review and adoption process for both the zoning and subdivision regulation portions of the UDC.</i>	<i>City staff will publish notices and continue to provide information to the public on opportunities to participate in public hearings and meetings conducted by the Planning Commission and Board of Mayor and Aldermen through the remainder of the adoption process.</i>
	Jonathan Duda	<b>12. Section 2.3 (B) Definitions--Sign, wall</b>		
		Comment: Confirm if projecting 18 inches or less from a wall or structure is appropriate. Seems way too shallow.	<i>The Definition as presented for a Wall Sign is appropriate in terms of the amount of the projection from the wall surface upon which it is installed. This distance should not be increased. There is a definition for a projecting sign which is not a wall sign per say but rather a sign attached to a rigid structure extending more than 18 inches from the wall.</i>	<i>No revision is recommended.</i>
	Jonathan Duda	<b>24. Section 8.5 Use Definitions – Micro-Brewery</b>		
		Comment: Has the quantity "15,000 barrels per year" been reviewed by somebody in the industry to determine if this is adequate?	<i>Brewery sizes vary throughout the U.S. Several studies categorize brewery sizes including 5,001 to 15,000 barrels per year within which varying levels of actual production capacity can be found. According to the Brewers Association, a microbrewery is defined as a brewery with a capacity up to 15,000 barrels per year. Therefore, the quantity appears to be sufficient for this type of land use.</i>	<i>No revision recommended.</i>
	Jonathan Duda	<b>27. Section 9.3 (E) (3) Book Exchange Box</b>		

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		<p>Comment: Similar to Mail Boxes, book exchange boxes function as easy access, usually from a vehicle. Prohibiting from within public right-of-way is not practical when right of way extends beyond the edge of payment (similar to mail boxes being located in between curb and sidewalk, within right-of-way).</p>	<p><i>Book exchange boxes could be located in a public right-of-way but, such a box should not impede the flow of traffic or create any sort of traffic hazard. Unless a sufficient pull-off lane is provided as part of a book exchange box, a motorist stopping to place a book in the drop box could impede traffic flow and potentially cause a vehicle accident. For this reason, drop boxes typically are best suited to be located off of public streets and associated right-of-ways in order to allow a motorist a safe environment out of the flow of vehicular traffic within which to drop the book into the drop box.</i></p>	<p><i>Staff does not recommend a revision to Section 9.3 (E) 3.</i></p>
	Jonathan Duda	<p><b>43. Section 16.4 (B) Residential Block Length</b></p> <p>Comment: The maximum length for Residential Blocks has been expanded from the original UDC Steering committee draft from 1,000 feet in length in the R-A, R-R, AG, PR and NA Districts, and 600 feet in length in all other districts. Have the proposed new lengths (1,400 feet, and 1,000 feet) been reviewed with the in-ground built environment to determine if the proposed maximum block lengths are appropriate?</p>	<p><i>Minimizing block lengths improves traffic circulation, reduces traffic congestion and maintains higher levels of service for collector and arterial streets. Many cities require a maximum block length of 600 feet and when topographic constraints exists or the property has irregular shapes, no block length shall exceed 800 feet. (See City of Franklin Zoning Ordinance)</i></p>	<p><i>Staff recommends no change to the proposed language.</i></p>
2/12/2018	Dave Toth	<p>It was my understanding that the primary driver in writing a new development code was to replace "old and outdated" zoning ordinances and subdivision regulations. So, I am wondering why the first "Goal" listed in the presentation is to "Implement Spring Hill Rising 2040" From my perspective Spring Hill Rising 2040 can not be considered a <u>comprehensive</u> master plan when it ignores the number one issue ( based on surveys ) in Spring Hill --- the roads and the traffic.</p>	<p><i>Section 1.2 F. and G. articulate the purposes of the Unified Development Code relative to public infrastructure including transportation. The Subdivision Regulation portion of the UDC also provides provisions for the implementation of policies contained in the Major Thoroughfare Plan.</i></p>	<p><i>Staff recommends no revision to Section 1.2 of UDC.</i></p>
	Dave Toth	<p>I see there is no proposed / draft new zoning map at this point. And the Spring Hill Rising 2040 "Land Use Map" appears to be considered as the "the base" or the "starting point". I feel this land use map in Spring Hill Rising 2040 also has some issues and deficiencies. These issues include 1) to many areas designated as "mixed-use", 2) inadequate and poorly located parks / playgrounds / recreational open space, 3) little to no adequate buffers or transition zones between the different housing types / commercial properties / industrial zones, etc., and 4) ignores current and future infrastructure improvement needs ( particularly for roads ).</p>	<p><i>The draft Zoning Map will be presented to the Planning Commission and BOMA for their review and consideration. The draft zoning map was prepared based upon the current zoning map translating current zoning classification to the proposed new zoning classifications. Mixed use development is a desired form of development. The UDC specifically addresses the provision of open space, the provision of buffers between different zoning classifications, and provisions for specific infrastructure (road, stormwater, utilities, etc.) requirements for various forms of development.</i></p>	<p><i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i></p>
	Dave Toth	<p>Why is the current Spring Hill zoning map not being referenced, considered, or used as "the base" or "the starting point" ( since this current zoning map is the official control document ..... correct? )? Where is the proposed new zoning map ( to show how land will be rezoned according to the new proposed zoning district designations )?</p>	<p><i>The draft Zoning Map will be presented to the Planning Commission and BOMA for their review and consideration. The draft zoning map was prepared based upon the current zoning map translating current zoning classification to the proposed new zoning classifications.</i></p>	<p><i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i></p>
	Dave Toth	<p>I have heard it said that "the problem" with the current zoning ordinances is that "the B-4 district allows just about anything". It appears to me that a change from B-4 in the current ordinances to a C-4/ C-5 / C-G, with or without the application of a "PD" ( Section 13.5 ), essentially allows the same type of development. I also see the term "mixed-use" applied in most / all of these commercial C-4 / C-5 / C-G districts. So, how will this solve "the problem"? And why has the BOMA not addressed this by trying to work with the landowners to remove parcels of land from the B-4 zoning classification, and rezoning them to something more "appropriate" or "acceptable"?</p>	<p><i>The draft UDC does not continue the practice in commercial zones of allowing the variety of residential uses. Commercial zoning classifications promote commercial (non-residential) uses while residential zoning classifications provide for various forms of residential. Uses are allowed to be mixed but, there are specific provisions/processes proposed in the draft that guide the planning process to be followed underwhich such mixed use development would be considered by the Planning Commission and BOMA.</i></p>	<p><i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i></p>
	Dave Toth	<p>OK, I recognize that this new UDC is more of a <u>proposed</u> land use and design standard, compared to the old zoning ordinances that addressed primarily land use only. What concerns me is that the new UDC appears to focus on and perhaps emphasize "mixed-use", higher density, and design specific details ( like landscaping, signs, etc. ) for populations / cities where the growth is up vs. out, due to land constraints and costs. My point here is ..... I don't believe that is what the residents of Spring Hill want here.</p>	<p><i>The draft UDC provides a comprehensive approach to the regulation of land development throughout the community. The standards proposed improve the quality of development and adequately address the form of development in the various zoning classifications including very specific standards for various types of land use. The UDC draft provides the appropriate regulatory tool to administer and implement the City's comprehensive plan - Spring Hill Rising 2040 which reflects the desired land use pattern and accompanying policies that were reflective of public input during the preparation and adoption of the plan.</i></p>	<p><i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i></p>

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	Dave Toth	Referencing question #40 from the community survey done at the start of this project, where residents were asked what three things about Spring Hill were most important to them ..... I am not seeing how this draft UDC addresses the "key themes" listed from the residents responses ( traffic congestion / infrastructure, maintaining historic small town feel, supporting a sense of community and family friendliness, creating new green space and parks, improving community aesthetics / appearance, etc. ).		<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i>
	Dave Toth	Referencing question #41 from that survey, where residents were asked what three things about Spring Hill are of most concern ..... again I feel there is a disconnect between the concerns identified by the residents and the standards proposed in this new UDC ( traffic concerns, growth outpacing infrastructure, impacts of growth on schools, proliferation of high-density housing, etc. ).		<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i>
	Dave Toth	And also referencing question #42 from that survey, where residents were asked what three things should guide the drafting of these new development regulations ..... again the new UDC does not appear to come close to matching up with what the residents want ( infrastructure capacity to accommodate growth, maintaining rural character, creation of adequate transitions between commercial and residential areas, etc. ).		<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i>
	Dave Toth	If one of the objectives of the new UDC is simplification ( compared to the old zoning ordinances ), I am having difficulty seeing how that is being accomplished. The new code expands zoning districts from 14 to 26 ( if I have compared them correctly ), with what appears to be some significant new language ( and restrictions? ) on what can and cannot be done.		<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i>
	Dave Toth	Honestly it is my opinion that the main issue with the Spring Hill zoning ordinances has been the inconsistent interpretation and application of these ordinances, and possibly the lack of attention to the zoning map and updating it frequently and appropriately to facilitate "smart growth" ( which to me is defined as growth that the residents want ..... and not necessarily the type of growth that the developers want ). It is not clear to me at this point how this new UDC will improve this situation and minimize or eliminate the inconsistencies.		<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i>
	Dave Toth	And finally, I see included in the objectives the items "allow development to occur without excessive special approvals" and "create standards that allow investors to respond to market demand". This sounds like planners and developers get more authority and control, and residents will have less. If that is the case, this should be a reason for concern on the part of many residents		<i>Staff does not recommend a revision in response to the comment provided.</i>
<b>2/12/2018</b>	Harry King	page 9-1 and 9-2 roman numerals	<i>The enumeration format provided is correct.</i>	<i>The enumeration format provided is correct.</i>
	Harry King	page 9-13 item N-8 at any given time or at any time?	<i>The wording as presented is appropriate.</i>	<i>No revision is recommended.</i>
	Harry King	page 10-3 item E 'Within the nonresidential districts.....' but table 10-1 has residential in it?	<i>Residential uses are permitted as "S" special uses in the C-D and C-G commercial zoning classifications. No revisions are recommended.</i>	<i>No revision is recommended.</i>
	Harry King	page 12-10 and 11 roman numerals	<i>The enumeration format provided is correct.</i>	<i>The enumeration format provided is correct.</i>
	Harry King	page 12-21 and 12-22 12.8.B and k.3 I-65, how about Saturn Parkway?	<i>As presented billboards are not permitted on Saturn Parkway.</i>	<i>No revision is recommended.</i>
	Harry King	page 13-5 D.2.c 'could it read 'the Board of Mayor and Aldermen must approve the denial by a two-thirds vote'?	<i>Section 13.2.D.2.c. is correctly worded, no revision recommended.</i>	<i>No revision is recommended.</i>
	Harry King	page 13-14 and 15 and 16roman numerals	<i>The enumeration format provided is correct.</i>	<i>The enumeration format provided is correct.</i>
	Harry King	page 13-15 item 4.c erroneous bar to left of words 'thirds vote' also page 15-13 top page item M	<i>Created from Word document where edits were not all accepted. Final draft will be corrected.</i>	<i>No revision is recommended.</i>
	Harry King	page 13-19,20 roman numerals	<i>The enumeration format provided is correct.</i>	<i>The enumeration format provided is correct.</i>
	Harry King	page 13-20 should item 2.d.4 be in parenthesis and be capitalized? also 3.b.7	<i>Items are using correct punctuation.</i>	<i>No revision is recommended.</i>
	Harry King	page 13.25 roman numerals	<i>The enumeration format provided is correct.</i>	<i>The enumeration format provided is correct.</i>
	Harry King	page 15-4 roman numerals	<i>The enumeration format provided is correct.</i>	<i>The enumeration format provided is correct.</i>
	Harry King	page 15-9 item 7.a .might add 'or approved equal' as item 8.d on page 15-10	<i>The inlet specified is a standard inlet preferred by DPW.</i>	<i>No revision is recommended.</i>

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	Harry King	page 15-14 item J.2 clarification of term 'by the City' at there expense'.	<i>See Section 15.11.J.2.</i>	<i>J.2. refers to "others" as "Developers". Developers shall purchase "manhole inserts" that the city purchases and stocks at the public works yard. These inserts are placed in the ring and cover to help prevent the infiltration of surface water into the city's sewer system. Inserts shall be placed in all manholes placed in flood prone areas which includes all streets and low spots. Locations that drain water away from the ring and cover such as the top of a small rise or hill do not need manhole inserts. No revision recommended.</i>
	Harry King	page 16-1 16.2.D erroneous bar to left	<i>Created from Word document where edits were not all accepted. Final draft will be corrected.</i>	<i>No revision is recommended.</i>
	Harry King	page e16-4 and 5,7, and page 11 and 12 roman numerals	<i>The enumeration format provided is correct.</i>	<i>No revision is recommended.</i>
	Harry King	To all good work on this document. I do not know where this should be placed by I would add a statement that 'If there is a federal, state , or county rule, ordinance or restriction that is more restrictive than those of the City of Spring Hill, the more restrictive rule will apply. Also, be advised that there are restrictions on the use of utility easements imposed by said utility.		<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time.</i>
<b>2/10/2018</b>	Harry King	1) Is there any provision for junk cars and the like on property located within the city?	<i>Junk vehicles and dilapidated property are regulated in the Municipal Code. Not appropriate to regulate junk vehicles in UDC.</i>	<i>Staff does not recommend the UDC be amended to regulate junk vehicles or dilapidated property. No revision recommended.</i>
	Harry King	2) Is there any provision for intersection obstructions like trees, plants, fences and so on that limit line of sight.	<i>The draft UDC addresses sight triangles at intersections to limit placement of vegetation and other objects that would obstruct visibility.</i>	<i>No revision recommended.</i>
	Harry King	Examples---the round-a-bout at the Crossings when the monkey(?) grass grows up.	<i>The draft UDC addresses sight triangles at intersections to limit placement of vegetation and other objects that would obstruct visibility.</i>	<i>No revision recommended.</i>
	Harry King	The intersection of McCoury Lane and Campbell Station (the trees on the north west corner. You cannot see the traffic and must pull out into the Campbell Station Pwky.roadway.	<i>The draft UDC addresses sight triangles at intersections to limit placement of vegetation and other objects that would obstruct visibility.</i>	<i>No revision recommended.</i>
	Harry King	3) Is there any statement in the UDC that says if a county, state of federal law exists, it take prescience over this document?	<i>Please see Section 1.3.E.</i>	<i>No revision recommended.</i>
	Harry King	UDC ideas typos		
	Harry King	2-1-F. I would add by the common man.	<i>The provision as worded is adequate.</i>	<i>No revision recommended.</i>
	Harry King	Blue roof definition. I am confused on 'store water and discharge rainfall'	<i>The definition provided is sufficient and is consistent with other recognized definitions for Blue Roof.</i>	<i>No revision recommended.</i>
	Harry King	Is there a difference between a garage, tool shed, barn, outbuilding etc.	<i>Each of the structures noted serve different purposes. Not sure the intent of the comment. All could be considered an accessory use incidental to the principal use of the land or structure.</i>	<i>No revision recommended.</i>
	Harry King	patio - I would change to '.... used as parking space(s)'	<i>The definition as presented is correct.</i>	<i>No revision recommended.</i>
	Harry King	page 5-3 commercial buildings have a restriction of a reflective glare. I did not see this for residential buildings.	<i>Reflective glare is not typically an issue for residential structures due to their size and massing as well as the smaller amount of fenestration. Particular attention was given to residential design standards that such standards only address general massing, form, and placement.</i>	<i>No revision recommended.</i>
	Harry King	Personally, I see no difference between a corner lot and and a reverse corner lot	<i>The difference is in where the side and rear lines intersect with neighboring interior lots. Looking at the diagram, the Reverse Corner Lot side lot line terminates into a side property line of the interior lot. For a Corner Lot, the side property line terminates into the intersection of side and rear properties forming a four-way corner.</i>	<i>No revision recommended.</i>
	Harry King	page 2-31 items 3 and 4 in particular. '....that a principal building must be....' What if there is a garage, auxiliary building or the like. should it not be all structures?	<i>Accessory structures and their placement on a parcel are regulated elsewhere in the UDC. See Section 9.3 for more details.</i>	<i>No revision recommended.</i>
	Harry King	page 4-5 the slab. Does it require a rat wall?	<i>Specific slab and foundation construction requirements for manufactured homes are regulated outside of the UDC in building and other types of codes specific to this form of housing.</i>	<i>No revision recommended.</i>
	Harry King	page 7-11 i think the term 'floor' should be on page 2-6. (also other terms that are not 'flood' related.	<i>The definitions pertaining specifically to the Floodway provisions were purposely placed in Section 7.5.C. of the UDC to avoid someone having to search throughout the UDC for applicable definitions.</i>	<i>Definitions with more general application are found in Article 2 while definitions with more specific application to Floodway provisions are found in Section 7.5.C. No further revisions recommended.</i>
	Harry King	why are roman numerals introduced (pages 7-15 thru 7-20(?))	<i>The enumeration format provided is correct.</i>	<i>The enumeration format provided is correct. No revision recommended.</i>

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	Harry King	page 8-7 roman numerals reappear	<i>The enumeration format provided is correct.</i>	<i>The enumeration format provided is correct.</i>
	Harry King	page 8-9 item m.2 'repair/service - minor' should be 'is' ? minor, ?	<i>The wording as provided is correct.</i>	<i>Staff does not recommend a revision.</i>
	Harry King	page 8-10 item o-3. 'areas must' but public property on sidewalks...Confusing.	<i>The intent of Section 8.3.0.3. is that outdoor dining is permitted on private property. If an applicant desires to place outdoor dining on public property, there are provisions in the Municipal Code relative to the use of public property that would govern.</i>	<i>Staff does not recommend a revision.</i>
	Harry King	Is a tax preparation office,H&R Block an AFS ?	<i>Tax preparation office is not considered an "AFS" as defined under "Financial Institution, Alternative". Such use would be considered an office or personal service establishment.</i>	<i>Staff does not recommend a revision.</i>
	Harry King	page 8-23 Hotel - definition for motel ?	<i>A definition for "Motel" could be included if there is a need to distinguish between a "hotel" and "motel".</i>	<i>Staff does not believe a separate definition for "motel" is needed. The desired hospitality form is "hotel" as provided.</i>
	Harry King	page 8-26 item 1.b at top. I would eliminate the words 'or others' at the end of the sentence.	<i>The definition is appropriate as worded.</i>	<i>Staff does not recommend a revision.</i>
	Harry King	page 8-27 Vehicle Dealership might to include light truck and change 'truck' to heavy-truck in the 'do not include' list	<i>The definition for Vehicle Dealership and "Heavy Retail, Rental and Service" provides sufficient distinction between the definitions.</i>	<i>Staff does not recommend a revision.</i>
	Adam Crunk-Crunk Engineering	6) Sidewalk Fee Section 16.6 B (page 16-7). It would be much simpler if a fee could be developed based on existing data, or just a common cost of \$25 per linear foot. It could be an amount established by the Director of Public Works on an annual basis. Most of my concern is the inconsistency you will see from developers. Even trying to add all those cost categories to a sidewalk may still yield some wild ranging sidewalk fees. Plus is the fee supposed to be based on building that specific sidewalk on that specific site? The code isn't clear if that is the intent, or just some fictitious sidewalk in any section of town.	<i>It is not recommended practice to include specific fees or cost parameters in a Zoning or Subdivision standard or in this case the UDC as such fees or cost parameters are subject to change on a frequent basis. To ensure consistency, a schedule of fees should be reviewed annually by the City and updated as needed based on prevailing construction cost.</i>	<i>Staff does not recommend a specific reference be provided in the UDC on the payment in lieu of fee. There is not a practical means to calculate a "one-fee fits all" approach. Instead, staff recommends a form template be prepared for use by the City Engineer that identifies all associated costs (engineering, site development, construction, inspection, etc.) associated with a particular infrastructure improvement under consideration for a payment in lieu of improvement that will be presented for review and approval by the Planning Commission.</i>
	Unsigned	Remember to delete "primary entrance must face the street" on single family. Keep 2nd point of entry design.	<i>This was communicated to the consultant.</i>	<i>No action needed at this time.</i>
	Joye Walker	In the box for HS: Hillside Slope, it has the same wording as the PR box in the presentation slide, so it does not say what the Hillside Slope designation covers. Where is that wonderful table showing which businesses can be operated in which zones?	<i>Need reference for the HS 'box'?</i>	<i>No recommendation can be made at this time.</i>
	Loren Ware	infrastructure must be considered. Becoming a Smyrna or Murfreesboro. No plan to create a beautiful city.	<i>For consideration by the Planning Commission and Board of Mayor and Aldermen.</i>	<i>No action needed at this time.</i>
	Steve Dodge	Lots of potential. Lack of road infrastructure, local restaurants. Downtown could be great.	<i>For consideration by the Planning Commission and Board of Mayor and Aldermen.</i>	<i>No action needed at this time.</i>
	Ray Ware	concerned that new housing development and unchecked retail and business development on Main will decrease quality of life. Pleased that the city is taking steps to better plan.	<i>For consideration by the Planning Commission and Board of Mayor and Aldermen.</i>	<i>No action needed at this time.</i>
	Russell Glass	Excited about the new code potential.		<i>No action needed at this time.</i>
	Bob Brendemuehl	Something needs to be done to slow down growth here. Roads cannot handle growth. Need more greenspace and greenways. Too many high densigh developments..worse for traffic. Need larger sizes of lots, stop high density. More walking trails. Losing rural feel.	<i>For consideration by the Planning Commission and Board of Mayor and Aldermen. Open space is being recommended as a new development requirement.</i>	<i>The comments do not reference a specific revision to be made. Therefore, staff does not have a recommended revision to consider at this time. Amendment of the Bike and Greenway Plan to include trails on more creeks is recommended.</i>
	Chris Brooks	page 9-8. Regarding "coldframe structures". Only three feet in height? (for side and rear)	<i>This is acceptable to staff</i>	<i>No action needed at this time.</i>
	Chris Brooks	Page 9-10.2.a. In the Past we have tried to ask Homeowners to keep the Fences on the side yard at Half the Distance of the home.	<i>The proposed wording is a departure from past practice, however, allowing fences to extend to within five feet of the front building line will not cause an adverse situation.</i>	<i>No action needed at this time.</i>
	Chris Brooks	page 9-14. 's' This should apply to any Public Right of Way, but exclude Residential Trash Cans and Recycling containers.	<i>Current writing appears to be appropriate and addresses the right-of-way.</i>	<i>No action needed at this time.</i>
	John Maher Builders	<b>Page 8-8.....Item K.....#5</b>		
		States all shingles to be architectural type shingles, but should allow for traditional 3 tab which are still commonly used throughout Middle Tennessee.	<i>Reason for this change is that it increases the quality of development without a significant expense. Architectural shingles improve the appearance and lifetime of the roof.</i>	<i>Staff does not recommend changing this requirement. To be considered by the Planning Commission and Board of Mayor and Aldermen.</i>
		Reasoning: This requirement is over reach. The style of shingles should not be dictated by local government to consumers. This regulation and others like it make it nearly impossible to provide affordable housing that is so desperately needed in our counties.		
		<b>11.10 Tree Preservation</b>		
	John Maher Builders	<b>Page 11-10.....Item A</b>		

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		Tree preservation standards need to be revisited.	<i>The tree preservation regulations do not apply to individual single family lots. Changes have been noted to improve the tree regulations as written. This will be an ongoing section subject to additional changes and policy decisions.</i>	<i>No additional changes are required at this time.</i>
		It is agreed that efforts should be made to preserve as many trees as possible; however the guidelines are too restrictive. A common sense approach should be used when considering treed properties. There are landscape guidelines in place for submitting projects. To demand removed trees be replaced on site or somewhere else in the city, asking for tree surveys and the process of obtaining permission for tree removal is excessive.		
	John Maher Builders	<b>15.5 Common Open Space</b> The regulation that states 15% of total land area to be set aside as common space should be deleted or the percentage significantly reduced. Reasoning: The market should dictate the amount of open space a community has.	<i>Staff supports this change. It is subject to review and modification by the Planning Commission and BOMA.</i>	<i>No changes is needed.</i>
	John Maher Builders	<b>Page 15-5.....Item A.....#2</b> The latitude given to the Planning Commission on requiring fences is too broad & needs modification.	<i>The provision as presented is acceptable to staff and provides reasonable requirements and paraments for the installation of fencing as may be required by the Planning Commission.</i>	<i>Staff recommends no revision.</i>
		Reasoning: The language is too vague and more specificity should be added as to when fences could be required.		
	John Maher Builders	<b>Page 15-5.....Item B</b> This paragraph is too broad & needs modification.	<i>The provision as presented is acceptable to staff and provides for the protection of natural features which the Planning Commission and Board of Mayor and Aldermen have recognized as important design elements to protect. The requirement is enforceable by the Planning Commission.</i>	<i>Staff recommends no revision.</i>
		Reasoning: This language is too vague. If a property is being developed in accordance with the rights zoned for that property, the developer should be given the latitude to take advantage of the property's natural features. This should be a market driven decision and the right of the property owner to carry out the vision.		
	John Maher Builders	<b>Page 15-6.....Item F</b> The requirement that a geotechnical report is required for all subdivision development needs to be modified. Reasoning: There are many circumstances where this would not be necessary.	<i>Rename Karst Formations. Subject to further discussions.</i>	<i>Staff does not recommend any change at this time.</i>
	John Maher Builders	<b>Page 15-6.....Item G</b> The requirement that states materials should be removed from lots should be modified.	<i>Proper disposal of waste materials is good housekeeping for any contractor. Waste collected onsite especially construction waste such as paper, insulation, styrofoam, paper cups and bags encourages further dumping by others not associated with the neighborhood. MS4 rules specify "Good Housekeeping" as a Measureable Goal.</i>	<i>Staff recommends keeping this requirement to meet MS4 rules and regulations on House Keeping which references construction waste.</i>
		Reasoning: A note needs to be added that stockpile material may be stored on lots temporarily as the lots are finished. This material can be noted as rock and dirt used as fill material and topsoil for finishing lots.		
		<b>15.10 Water Facilities</b>		
	John Maher Builders	<b>Page 15-13.....Item N</b> The phrase "these multi-tenant complexes are for rented/leased units only" should be eliminated.	<i>The city relies on master water metering for multi-tenant complexes. We have used this practice and approach for years. If other technology is available, we are flexible to evaluate and analyze the information to see if it meets our needs.</i>	<i>City staff recommends keeping this requirement.</i>
		Reasoning: Technology is readily available to allow this to be an effective method in owner occupied units as well as rental units.		
		<b>Article 16 Subdivision Regulations ROW design and access mgt</b>		
		<b>16.2 General ROW arrangement</b>		
	John Maher Builders	<b>Page 16-2.....Item F</b> Item F needs to be modified to allow highly desirable cul-de-sacs as opposed to limiting them. As to F-2. The requirement of the 96' minimum diameter turnaround needs to be eliminated.	<i>The City Fire Department recommends that cul de sacs require 96 feet minimum diameter measured to the front face of the curb to safely pass emergency vehicles such as fire trucks.</i>	<i>City staff recommends no change to the proposed language.</i>

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		Reasoning: Cul-de-Sac streets are highly desired in communities and these need to be allowed as engineers see fit. The 80' turnarounds currently being installed in Spring Hill have adequately allowed access for our firefighting equipment.		
	John Maher Builders	<b>Page 17-6.....Table 17-2</b>		
		On the Chart under site information add to site amenity plan "if applicable".	<i>Covered by Section 17.5 'C'. If requested, may be waived.</i>	<i>Staff recommends no revision.</i>
		Reasoning: An amenity package is not a requirement for all developments. It could be misunderstood as a requirement.		
<b>Other</b>				
		<b>15.9 Drainage and Storm water Sewers</b>		
	John Maher Builders	<b>Page 15-6.....Item A.....#1: This requirement needs to be clarified.</b>		
		Reasoning: We did not come to a consensus of what that specifically meant in discussion with staff.		<i>Staff will discuss with the Planning Commission.</i>
	John Maher Builders	<b>Page 15-18.....Item E1 thru E3</b>		
		The interpretation of this regulation needs to be shared.		<i>Staff will discuss with the Planning Commission.</i>
		Reasoning: There are many circumstances where developers are required to give blanket easements to the power companies and our fear would be that somehow the enforcement of these regulations would severely limit how one could utilize individual lots on their development.		
	John Maher Builders	<b>Page 15-21.....Item F</b>		
		The performance bond requirement for a builder should be eliminated in this case where the builder is the also the developer.		<i>Staff to discuss with the Planning Commission.</i>
		Reasoning: The City already has adequate bonding that all improvements will be made.		
<b>3/9/2018</b>	Alan Mitchell, Greens Mill Road	Regarding the proposed UDC, I notice that the Cul-De-Sac provisions of Spring Hill Rising 2040, pg. 64, of 700 feet and 14 residences has been changed to 750 feet with no limitation on residences on pg. 16-2 of the proposed UDC. I'm concerned that that change can materially impede fire/ambulance access and request consideration of at least maintaining the current standards.	<i>Do we know what the rationale was for the change? Staff or Camiros?</i>	<i>Staff to discuss with the Planning Commission.</i>