



**City of Millersville Planning Commission
Regular Meeting Agenda
Tuesday, February 13, 2018 5:00 pm
Commission Chambers**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Disclosure of Ex-parte Communications
5. Approve the Minutes of the Planning Commission Meeting(s):
 - a. January 9, 2018
6. Public Comments (Limited to 3 minutes per speaker for items on this agenda)
7. Action Item(s):
 - a. 7673 South Swift Rd Request for Rezoning from R-3 to R-5
 - b. 7673 South Swift Rd Request for Minor Subdivision Plat
 - c. 182B Flat Ridge Rd Site Plan – Cell Tower Co-location
 - d. 1246 Louisville Hwy Site Plan for Public Works Facility Expansion
8. Development Services Department Report
 - a. Board of Zoning Appeals Meeting Summary - None
 - b. Planning & Zoning Activities
9. Commissioners Comments & General Discussion
10. Public Comments (Limited to 3 minutes per speaker for only items not on this agenda)
11. Next Planning Commission Meeting is scheduled for March 13, 2018.
12. Adjournment

In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Recorder at 615-859-0880 at least 72 hours prior to the meeting.



**City of Millersville Planning Commission
Meeting Minutes
Tuesday, January 9, 2018 5:00 pm
Commission Chambers**

1. **Call to Order:** Chairman Fox called the January Meeting of Planning Commission to order at 5:03pm
2. **Pledge of Allegiance:** Lead by Secretary Gregory
3. **Roll Call:** Secretary Gregory called the roll of the Commission; a quorum was present and included the following:

Commissioners Present:

**Mr. Frank Fox
Mr. Larry Petty
Mr. David Gregory
Mr. Lee Smith
Mr. Keith Bell
Mr. Brent Uldridge**

New Attendee:

Mrs. Deborah Wade

Staff Present:

**Mr. Michael Barr
Mrs. Michelle Bernard**

- 3a. **Chairman Fox calls a motion to amend the agenda for item #7, to amend the nominations & elections for Commission Chairman, Vice Chairman and Secretary per the TCA State statutes:**

Mr. Bell makes the motion to approve the amendment to the Agenda for item #7 of nominations & elections for Commission Chairman, Vice Chairman and Secretary per the TCA State statutes. Secretary Gregory seconded the motion.

Motion carried by Unanimous vote. (7-aye, 0-nay)

4. **Disclosure of Ex-parte Communications:**

Commissioner Bell disclosed that he had a conversation with an individual about an item not on this agenda but possibly on a future agenda.

5. **Approve the Minutes of the Planning Commission Meeting(s):**

a. October 10, 2017

Chairman Fox requests the Commission to approve the October 10, 2017 minutes. Mr. Bell made the motion to “approve the October 10, 2017 meeting minutes as presented.” Mr. Petty seconded the motion.

Motion carried. (6-aye, 0-nay, 1-abstained; Deborah Wade)

6. Introduction of New Planning Commission Member - Deborah Wade:

Mr. Barr introduces Mrs. Wade to the Planning Commission as our new attendee. Mrs. Wade thanks the Commissioners for inviting her to the board. Mrs. Wade expresses that she is excited to be a part of this Commission in learning/servicing the City. Mrs. Wade shares that she is a business owner with Wade's Lawn Service and has been working in part with the City since 2004.

7. Nominations and Election of Commission Vice-Chairman:

Mr. Fox called for nominations for Chairman. Mr. Petty called to nominate Frank Fox as Chairman. Mr. Fox called to vote on the nomination of himself as Chairman.

Motion carried by Unanimous vote. (7-aye, 0-nay)

Chairman Fox called for nominations for Vice Chairman. Mr. Gregory called to nominate Larry Petty as Vice Chairman. Mr. Fox called to vote on the nomination of Larry Petty as Vice Chairman.

Motion carried by Unanimous vote. (7-aye, 0-nay)

Chairman Fox called for nominations for Secretary. Mr. Bell called to nominate David Gregory as Secretary. Mr. Fox called to vote on the nomination of David Gregory as Secretary.

Motion carried by Unanimous vote. (7-aye, 0-nay)

Official Results:

- a) **Chairman: Mr. Frank Fox**
- b) **Vice Chairman: Mr. Larry Petty**
- c) **Secretary: Mr. David Gregory**

8. Acceptance of the Official Record of Member & Staff Annual Training and Continuing Education per § 13-7-205 T.C.A.:

Mr. Barr congratulated Mr. Fox, Mr. Gregory, Mr. Uldridge and Mr. Petty for completing this training. One correction was made to include Commissioner Mr. Smith as he was in attendance for this training as well.

9. Public Comments (Limited to 3 minutes per speaker for items on this agenda):

No comments were made.

10. Action Item(s): None.

11. Discussion of Commercial & Industrial Accessory Structure Standards:

Mr. Barr discusses that he has had internal and external questions regarding the lack of Commercial and Industrial accessory building standards in the city. Mr. Barr proposes to the board that over the next month we begin looking through some of our other communities that surround us to see what they do regarding accessory structures for storage and their location.

12. Development Services Department Report

a. Staffing Changes:

Mr. Barr shares with the board members the recent changes within city staff. Mr. Thomas King resigned from Fire Chief and taking his place is Mr. Brandon Head; who was the Codes Enforcement and served as the assistant volunteer fire chief. Taking Mr. Head's place as Codes Enforcement is Mr. Josh Palmer. Working with Mr. Palmer and Codes, the City contracted Building Inspector Mr. Tony Allers as the city's Chief Building Official. Lastly, Mrs. Michelle Bernard has accepted the position as the new Records Clerk for the city's Police Dept.

b. Board of Zoning Appeals Meeting Summary:

Mr. Barr presents that the BZA granted two variances for the Public Works Expansion that adds covered parking and storage buildings. Mr. Barr also presented that the builder on Glenwood Dr. has verbally proposed changes to bring his home into compliance with the Codes & Ordinances.

c. Other Planning & Zoning Activities:

Mr. Barr stated the Minor Subdivision of the McMurtry Estates Phase 1 has been signed and recorded. 31-W has begun constructing their third building on Cycle Ln. Mr. Barr stated that the rezoning for Wilson Lane has come to a stop, as the property owner has not provided required documents and is unresponsive to efforts to reach her.

Mr. Barr stated that the board will see two new projects coming in soon. The city has a Communications Tower on Flat Ridge Road that Verizon Wireless will have to submit a site plan. Secondly, we have a new 53 lot subdivision that has been partially submitted. This will be located on the west side of Bethel Road on South Williams and called Bethel Farms.

13. Commissioners Comments & General Discussion:

Vice Chairman Petty asks Mr. Barr if the water pressure is up to par on the new subdivision for Bethel Farms. Secretary Gregory wanted to thank the residents and Codes for cleaning up along 1071 Louisville Hwy.

14. Public Comments (Limited to 3 minutes per speaker for only items not on this agenda): No comments were made.

15. Next Planning Commission Meeting is scheduled for February 13, 2018.

16. Adjournment:

Mr. Bell made the motion to adjourn, seconded by Mr. Uldridge.

Motion carried by Unanimous vote. (7-aye, 0-nay)

Meeting adjourned at 6pm.

Chairman Frank Fox

Board Secretary David Gregory

Recording Secretary Michelle Bernard

Approval Date



City of Millersville Development Services

Planning Commission Item #7a

Summary & Recommendation

Date: February 13, 2018

Reviewer: Michael Barr, Development Services Director

Subject: Rezoning of the parcel known as 7673, 7677, 7679, and 7683 South Swift Rd (RC Map 126 Parcel 055.00) from R-3 to R-5

Background: The applicant is requesting to rezone the subject parcel from Residential District R-3 to Residential R-5 in conjunction with a Minor Subdivision Plat. This rezoning will allow for the platting and development of a total of four single family homes on this approximately one acre parcel. The parcel currently contains one single family house and two (previously three) single-wide mobile homes. The property owner is proposing to remove the remaining mobile homes and build three new single family homes. This proposed zoning is complimentary and transitional with other residential parcels in the immediate area.

Attachments: Legal Description
Parcel Map with Zoning Overlay

Public Notice Sign Posted: Yes

Recommendation: Approval by the Planning Commission to recommend approval to amend the City's Zoning Map for this parcel to Residential R-5 by the City Commission.

Conditions, if any: None

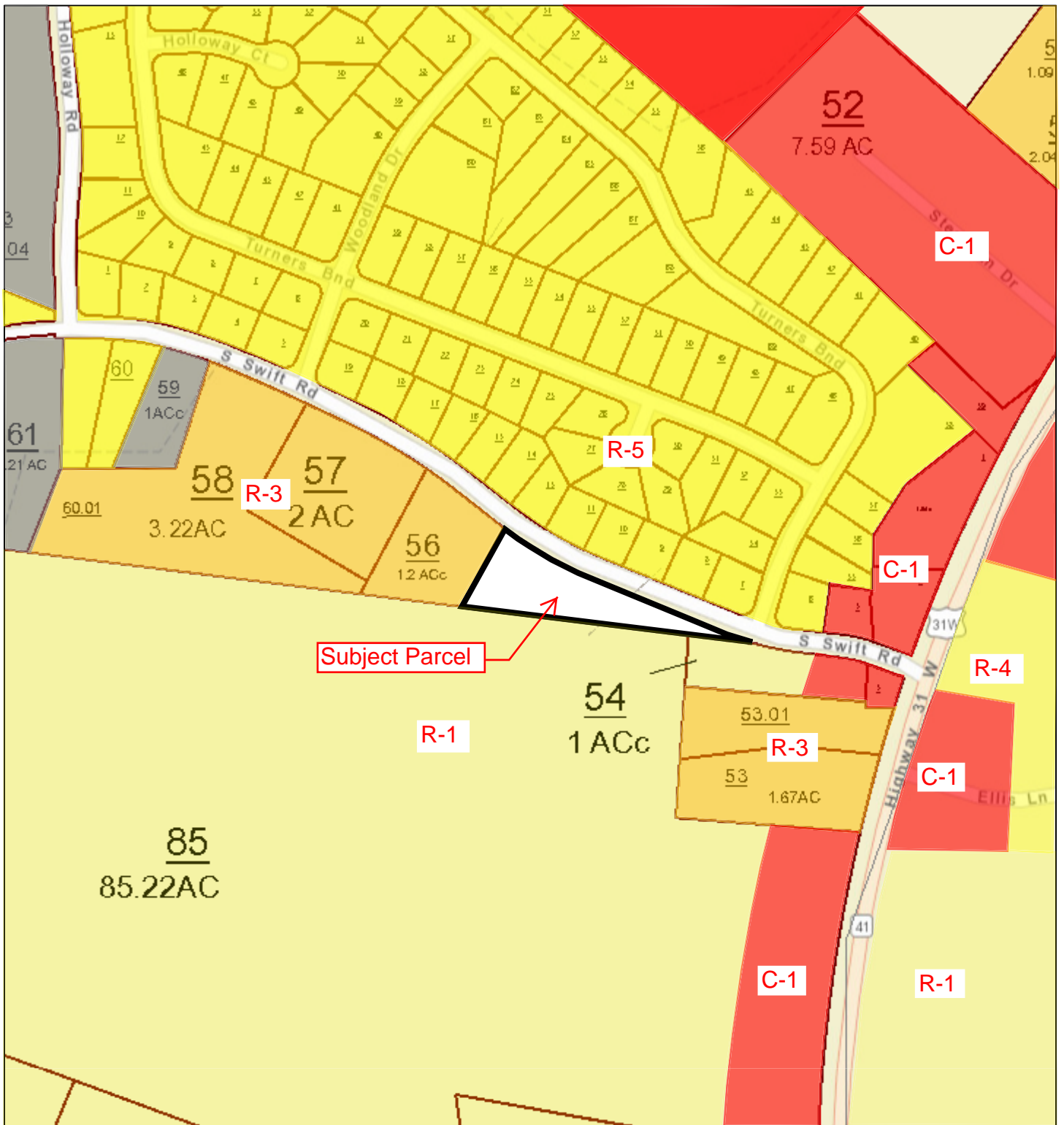
Description of Harper Property:

A tract of land in the Eleventh Civil District of Robertson County, Tennessee, and more particularly described as follows according to a survey by Caldwell Engineering & Surveying dated March 13, 2017:

Beginning at a corner post, being the northeast corner of Owen as described in Book 1437, Page 328, R.O.R.C., TN, and being the southeast corner of the herein described tract, thence with Owen N 83 degrees 17' 06" W 500.47' to an iron pin (old), thence with Howard Chapel Church as described in Book 53, Page 73, and Book 254, Page 149, RORC, TN N 28 degrees 29' 04" E 185.58' to an iron pin (new) in the right-of-way (25' from center) of S. Swift Road, thence with the right-of-way along a curve to the left with a radius of 741.65', a delta of 14 degrees 57' 29", a tangent of 97.36', and a length of 193.62' to an iron pin (new), thence S 67 degrees 43' 18" E 272.66' to an iron pin (new) in an old fence, thence with Binkley as described in Book 1676, Page 151, RORC, TN S 26 degrees 53' 58" W 25.17' to the point of beginning, and containing 1.027 acres, more or less.

Being the same property as described in Book 315, Page 660 RORC, TN.

Robertson County - Parcel: 126 055.00





City of Millersville Development Services

Planning Commission Item #7b

Summary & Recommendation

Date: February 13, 2018

Reviewer: Michael Barr, Development Services Director

Subject: Minor Subdivision Plat of the single parcel known as 7673, 7677, 7679, and 7683 South Swift Rd (RC Map 126 Parcel 055.00).

Background: The owner of the subject parcel is requesting to divide the approximately one acre parcel into four parcels. The parcel currently contains one single family residence and two (previously three) single-wide mobile homes. The property owner is proposing to remove the remaining mobile homes and build three new single family homes for a total of four homes. This proposed subdivision with resulting lot sizes will conform to the proposed Residential R-5 Zoning Standards. The proposed lot sizes are complimentary to the parcels across the street in the Turner's Point Subdivision, as well as other residential parcels in the vicinity.

Attachments: Proposed Final Subdivision Plat – Harper Property

Public Notice Sign Posted: n/a

Recommendation: "Conditional" Approval by the Planning Commission to subdivide the parcel per the attached Final Plat drawing pending City Commission approval of the associated rezoning to Residential R-5.

Conditions, if any: None.

TURNER'S POINT SEC 1

OWNER INFORMATION

MAP	PARCEL	LOT	OWNER / ADDRESS
1266	7.00	3	ALESIA AND SEAN GARRETT 4002 TURNERS BEND GOODLETTSVILLE, TN 37072
1266	8.00	4	SCOTT & KAREN CARPENTER GOODLETTSVILLE, TN 37072
1266	9.00	5	JAN M. DANFORTH 7690 S. SWIFT ROAD GOODLETTSVILLE, TN 37072
1266	10.00	6	ARNOLD GOMEZ 7684 S. SWIFT ROAD GOODLETTSVILLE, TN 37072
1266	11.00	7	DAVID & ASHLEY ROBERTSON 7678 S. SWIFT ROAD GOODLETTSVILLE, TN 37072
1266	13.00	8	ALFONSO & ALVARO URBANO GOODLETTSVILLE, TN 37072
1266	14.00	9	MAFIALI MARTINEZ 7668 S. SWIFT ROAD GOODLETTSVILLE, TN 37072

HOWARD CHAPEL CHURCH
7665 SOUTH SWIFT RD
GOODLETTSVILLE, TN 37072
BOOK 53, PAGE 273
BOOK 254, PAGE 149
MAP 126, PARCEL 056.00
ZONED R-3

LEGEND

CMP	PROPERTY LINE
RCP	CORRUGATED METAL PIPE
---	REINFORCED CONCRETE PIPE
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	CENTERLINE OF ROAD
---	IRON PIN
---	SANITARY SEWER
---	WATERLINE

SETBACK TABLE

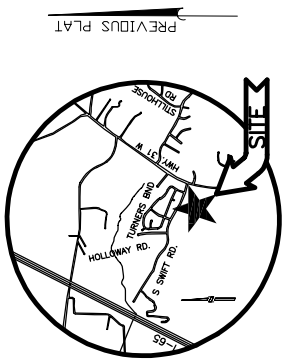
FRONT	25'
REAR	20'
SIDE	12'

PROPERTY LINE TABLE

LABEL	DIMENSION	BEARING
"A"	97.00'	N 43°58'38"E
"B"	55.00'	N 29°35'01"E
"C"	59.42'	N 42°56'10"E
"D"	58.83'	N 29°35'01"E
"E"	78.83'	N 22°16'42"E

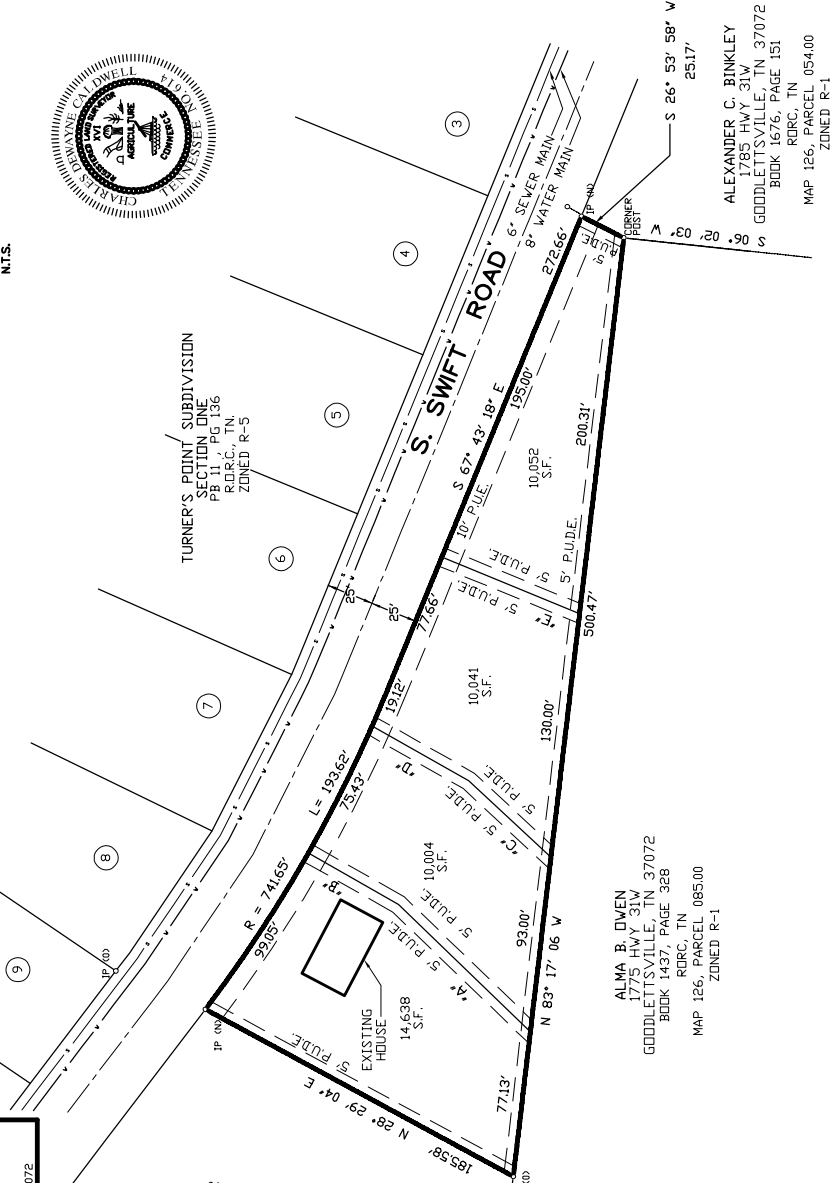
VICINITY MAP

N.T.S.



TURNER'S POINT SUBDIVISION

SECTION ONE
PB 11, PG 136
RORC, TN
ZONED R-3



ALMA B. OWEN
1775 HWY 31W
GOODLETTSVILLE, TN 37072
BOOK 1437, PAGE 328
RORC, TN
MAP 126, PARCEL 085.00
ZONED R-1

ALEXANDER C. BINKLEY
1785 HWY 31W
GOODLETTSVILLE, TN 37072
BOOK 1676, PAGE 151
RORC, TN
MAP 126, PARCEL 054.00
ZONED R-1

CALL BEFORE YOU DIG



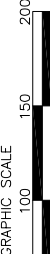
IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. THE LOCATION OF UTILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. THESE PLANS ARE NOT A GUARANTEE OF THE LOCATION OF UTILITIES. CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

CLOSURE STATEMENT
THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE SURVEYING ACT. THE CURRENT SURVEY IS A CATERPILLAR SURVEY AND THE UNADJUSTED CLOSURE IS EQUAL TO OR GREATER THAN 17,500 AS SHOWN HEREIN.

Ray Caldwell
3-13-17
TN. RLS 614

NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

FLOOD CERTIFICATION
ACCORDING TO GRAPHIC REPRESENTATION ON FEMA FLOOD MAP 47165C0265G, PANEL NOT PRINTED, NO PORTION OF THIS PROPERTY LIES IN AN AREA DESIGNATED AS A FLOOD HAZARD AREA.



OWNED BY:
KENNETH RAY HARPER
226 MARLIN ROAD
WHITE HOUSE, TN 37188
FINAL PLAT
AREA 44,735 S.F. ±
1,027 AC. ±
HARPER PROPERTY
7673 SOUTH SWIFT ROAD
MILLERSVILLE
ROBERTSON COUNTY, TENNESSEE
17-20



CALDWELL ENGINEERING & SURVEYING
POST OFFICE BOX 323 HENDERSVILLE, TENNESSEE 37077 (615)824-4747

DATE: 3-13-2017

SHEET 1 OF 1



City of Millersville Development Services

Planning Commission Item #7c

Summary & Recommendation

Date: February 13, 2018

Reviewer: Michael Barr, Development Services Director

Subject: Commercial Site Plan for 182B Flat Ridge Rd Cell Tower Facility Co-locate

Background: The Applicant is requesting approval of the Commercial Site Plan for cellular tower improvements associated with a proposed co-location of additional antennas, etc. The Site Plan includes an additional 12'X20' concrete pad with several cabinets and generator and connections to the existing tower.

The proposed Site Plan appears to conform to the City's Transmission and Communications Towers and Stations Standards (Sec. 90-551-555). This Site Plan has reviewed and recommend for approval by the City's Engineer. A Building Permit will be required before any site work can begin.

Attachments: Proposed Site Plan

Public Notice Sign Posted: n/a

Recommendation: Approval by the Planning Commission of the Site Plan for the subject project.

Conditions, if any: None

PROJECT SUMMARY	
SITE NAME:	HEMAN
SITE NUMBER:	421705
PROJECT NUMBER:	20161448163
SITE ADDRESS: (E911 VERIFIED)	182 BL 6145 RIDGE ROAD CELL TOWER GOODLESVILLE, TN 37052
JURISDICTION:	CITY OF MILLERSVILLE
COUNTY:	SUMNER COUNTY
TOWER OWNER:	SBA PROPERTIES, INC. 5900 BROOKER SOUND PKWY., NW BOCA RATON, FL 33406
TOWER OWNER CONTACT:	BRICA CLANTON (615) 390-8639
TOWER SITE NAME:	WHITE HILL
TOWER SITE NUMBER:	TN41765-T
APPLICANT:	VERIZON WIRELESS TENNESSEE PARTNERSHIP 5725 HICKORY HILLS BLVD. WHITES CREEK, TN 37189
KEVIN CALDWELL	(615) 714-7114
<u>SITE COORDINATES:</u>	
LATITUDE:	36° 24' 28.87" N (NAD 83)
LONGITUDE:	86° 40' 45.22" W (NAD 83)
ELEVATION:	650.2 (NAVD 88)
OCCUPANCY:	UNMANNED
CONSTRUCTION TYPE:	COLLOCATE
TELEPHONE COMPANY:	TBD CONTACT: TBD PHONE: TBD
POWER COMPANY:	CUMBERLAND ELECTRIC MEMBERSHIP CORP CONTACT: NICK W/CUSTOMER SERVICE PHONE: (615) 672-7066
FIRE DEPARTMENT:	MILLERSVILLE FIRE DEPT. PHONE: (615) 672-5697
POLICE DEPARTMENT:	MILLERSVILLE POLICE DEPT. PHONE: (615) 859-2738
E911 ADDRESSING:	SUMNER COUNTY E911 ADDRESSING: 100 DOUGLAS PHONE: (615) 451-1288
ZONING PROCIES:	TBD
BUILDING PERMIT PROCESS:	TBD

STRUCTURAL REVIEW

CONTRACTOR SHALL ATTAIN AND VERIFY STRUCTURAL EVALUATION REPORT OF EXISTING TOWER FOR EXACT PLACEMENT OF ANTENNAS AND COAX CABLES. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STRUCTURAL EVALUATION REPORT AND NOTIFY VERIZON'S CONSTRUCTION MANAGER IN THE CASE OF ANY DISCREPANCIES. ANY STRUCTURAL MODIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO THE INSTALLATION OF ANTENNAS.


verizon

TENNESSEE PARTNERSHIP
(HEREIN AFTER REFERRED TO AS 'LESSEE')

575 HICKORY HILLS BLVD.
WHITES CREEK, TN 37189
ATTN: KEVIN CALDWELL (615)-714-7114

SITE NAME: HEMAN
182 B FLAT RIDGE ROAD CELL TOWER
GOODLESTVILLE, TN 37072

The figure consists of two maps. The top map, titled 'LOCATION MAP', shows a section of Highway 100 in Clark County, Tennessee. A blue line indicates the project area, which is a bridge crossing the Clark County Jail. The map shows the road running north-south, with Highway 100 running east-west. The project area is located between Highway 100 and Highway 100. The map is oriented with North at the top. The bottom map, titled 'VICINITY MAP', shows the Nashville area, Tennessee. It includes the Cumberland River, major highways (Interstates 75, 40, 24, 55, 20, 58, 44, 59, 64, 57, 50, 40, 24, 55, 20, 58, 44, 59, 64, 57, 50), and surrounding cities (Nashville, Clarksville, Paducah, Louisville, Evansville, Nashville, Clarksville, Paducah, Louisville, Evansville). The project area is located in the northwestern part of the Nashville area, near the Clark County Jail. The map is oriented with North at the top.

<p>DRIVING DIRECTIONS</p>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">  </div> <p style="text-align: center; font-size: 1.2em;">1 (800) 351-1111</p> <p style="text-align: center;"> www.inonecall.com CONTRACTOR TO CALL TENNESSEE ONE-CALL SYSTEMS AT LEAST (2) WORKING DAYS PRIOR TO DIGGING. </p>
<p>FROM VERIZON MTSO, NASHVILLE, TN:</p> <p>GET ON I-40 W/465 N 0.68 MI., FOLLOW I-65 N TO US-31W N/BLUE STAR IN GOODLETSVILLE. TAKE EXIT 98F ONTO US-31W N (15.7 MI), CONTINUE ON US-31W N. DRIVE TO FLAT RIDGE RD IN MILLERSVILLE (5.3 MI), MERGE ONTO US-31W N/BLUE STAR, CONTINUE TO FOLLOW US-31W N (4.5 MI), TURN RIGHT ONTO FLAT RIDGE RD. DISTINCTION IS ON THE RIGHT.</p>	<p>SHEET SCALE FACTOR:</p> <p style="text-align: center;">PLOT SIZE:</p> <p style="text-align: center;">11"x17": TO SCALE</p> <p style="text-align: center;">24"x36": 2X SCALE AS NOTED</p>

[illegible]

STATE COUNTY MAP

TENNESSEE

SUMNER COUNTY

LESSEE

TeleCAD

Wireless

1961 NORTHPOINT BLVD., SUITE 130
NORTH AVENUE, NASHVILLE, TN 37203
PH: 615-843-9500
FAX: 615-843-9599

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY AND NOT BE LOANED, REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF LESSEE. NO PART OF THIS DOCUMENT SHALL BE USED FOR ANY OTHER THAN THAT WHICH RELATES TO THE CLIENT'S PROJECT AS SPECIFIED ON THE CLIENT'S STRICTLY PROHIBITED.

A/E PROJECT #:

20161449163

DRAWN BY:

BNS

CHECKED BY:

BES

REVISIONS

NOTES:

1. THIS IS NOT AN AS-BUILT SURVEY. EXISTING EQUIPMENT LOCATIONS INSIDE THE FENCED AREA HAVE BEEN APPROXIMATED ACCORDING TO TAPED MEASUREMENTS BY TELECAD WIRELESS SITE DESIGN ON 12/15/2016. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. FOR GENERAL SITE WORK NOTES, SEE SHEET GN1.
4. FOR ELECTRICAL SYMBOLS, SEE SHEETS E1 & E2.
5. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.

REFERENCE NOTES:

- 5 - TOWER ELEVATION. SEE DETAIL SHEET C4.

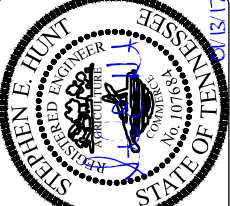
LESSEE



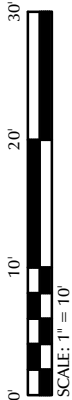
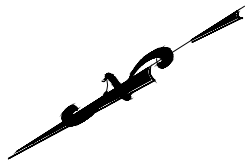
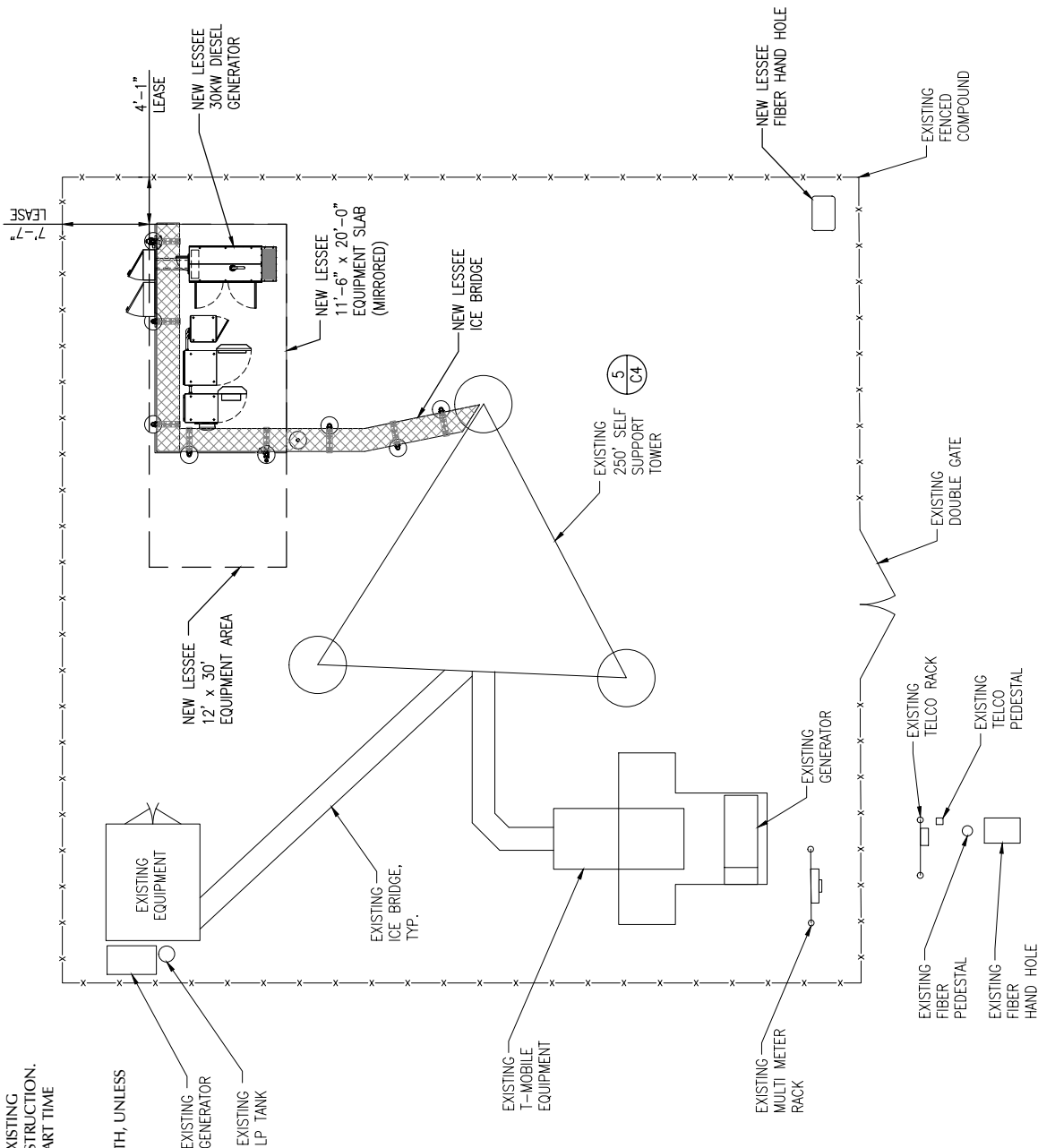
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

AGE PROJECT #:	20161448163
DRAWN BY:	BNS
CHECKED BY:	BES

REVISIONS		
NO.	DATE	DESCRIPTION
1	01/13/17	BES CONSTRUCTION ISSUE
2	01/05/17	BNS PRELIMINARY REVIEW



PROJECT NO.	20161448163
SITE NAME:	HEMAN
SITE NUMBER:	421705
SITE ADDRESS:	182 B FLAT RIDGE ROAD CELL TOWER GOODLETTSVILLE, TN 37072
DESIGN TYPE:	COLOCATE
SHEET TITLE:	OVERALL SITE LAYOUT PLAN
DRAWING NO.	C1
REVISION:	0





City of Millersville Development Services

Planning Commission Item #7d

Summary & Recommendation

Date: February 13, 2018

Reviewer: Michael Barr, Development Services Director

Subject: Commercial Site Plan for 1246 Louisville Hwy (SC Map 121 Parcel 062.01) City of Millersville Public Works Facility Expansion.

Background: The City is proposing to add covered truck and equipment parking and material storage on a portion of the Public Works Facility. This expansion includes two buildings to be built in phases. Each building will be constructed in the Pole Barn style and enclosed on three sides. These buildings are accessory to the main Public Works Building.

The first building to be constructed is 2,688 sq ft with 8 bays. The second building is 1,536 sq ft with 4 bays. Some adjustments to stormwater and other underground infrastructure are expected as construction progresses. The parcel is zoned Residential R-2 with the Non-profit/government/religious land use overlay district NP-1. The current use is recognized as an existing non-conforming use that allows for expansion of its use per the City Code of Ordinances and State Statutes. The Site Plan appears to meet the underlying Residential Land Use as well as the City's Commercial Development Standards.

The Board of Zoning Appeals approved reduced side setback and landscape buffer dimensions on the south side of the property on January 2, 2018.

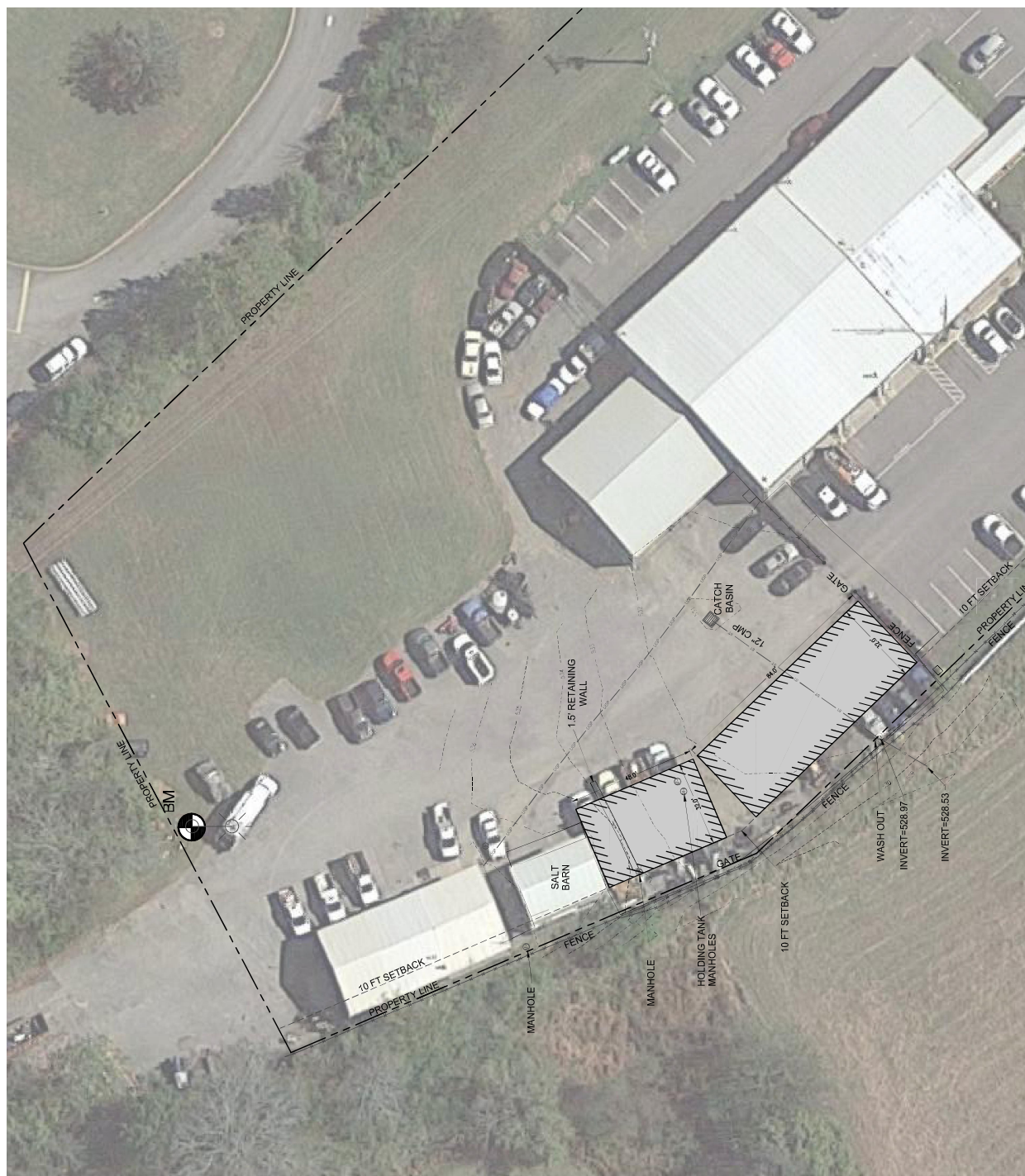
Additionally, the buildings are proposed to be sided with vertical slat metal sheeting.

Attachments: Proposed Site Plan

Public Notice Sign Posted: n/a

Recommendation: Approval by the Planning Commission of the Site Plan and its exterior siding for the subject project.

Conditions, if any:

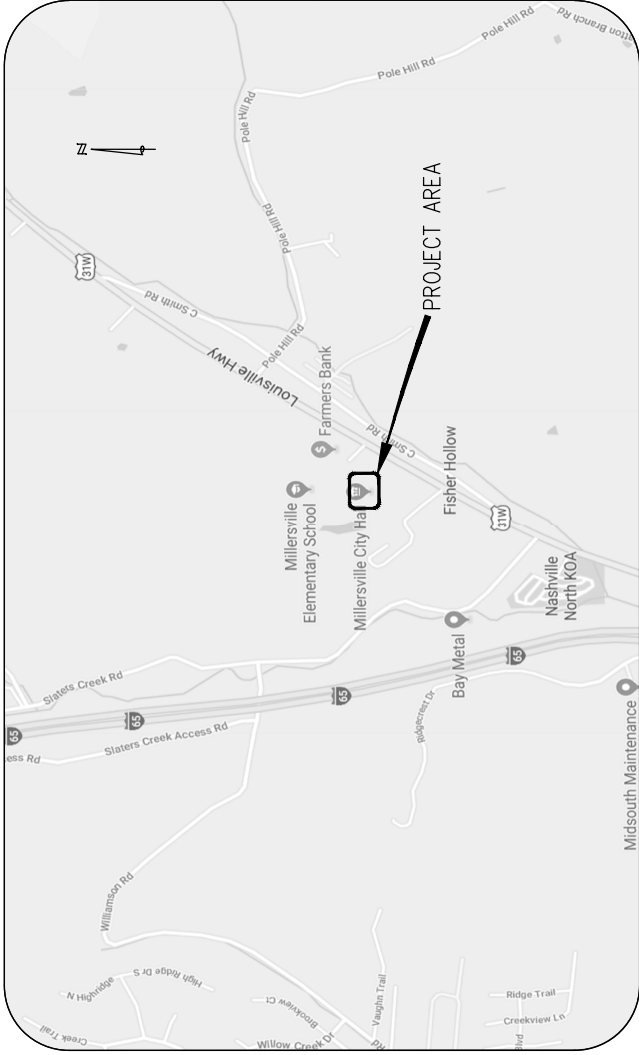


CITY OF MILLERSVILLE
SUMNER COUNTY, TENNESSEE
DEPARTMENT OF PUBLIC WORKS
EQUIPMENT STORAGE BUILDING

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	COVER
2	EXISTING CONDITIONS, DEMO, AND EPSC PLAN
3	SITE AND GRADING PLAN

CITY OF MILLERSVILLE
CITY COMMISSION

- MAYOR •
TIM LASSITER
- VICE MAYOR •
KEITH BELL
- COMMISSIONERS •
MILTON DORRIS
DAVID GREGORY
BONNIE COLEMAN
- CITY MANAGER •
CARYN MILLER



LOCATION MAP
N.T.S.

- GENERAL NOTES
1. THE PURPOSE OF THIS PLAN IS TO PROVIDE DETAILED INFORMATION FOR CONSTRUCTION OF AN EQUIPMENT STORAGE BUILDING ON AN EXISTING PAVED AREA.
 2. THE MAXIMUM DISTURBED AREA FOR THIS SITE IS 0.14 ACRES AND THEREFORE DOES NOT REQUIRE COVERAGE UNDER THE NPDES STORMWATER GENERAL CONSTRUCTION PERMIT WHICH IS REQUIRED FOR SITES WITH A DISTURBED AREA OF ONE OR MORE ACRES.



Know what's below.
Call before you dig.

REVISIONS

NO. 1

DATE

BY

CHKD

APP

DATE

SCALE

PROJECT

CITY OF MILLERSVILLE

STATE

COUNTY

OWNER

DESIGNER

DATE

SCALE

PROJECT

CITY OF MILLERSVILLE

STATE

COUNTY

OWNER

DESIGNER

DATE

SCALE

PROJECT

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SCALE

PROJECT

CITY OF MILLERSVILLE

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PLAN VIEW

10' 0" (LENGTH)

4' 0" (WIDTH)

1' 0" (HEIGHT)

ELEVATION VIEW

10' 0" (LENGTH)

4' 0" (WIDTH)

1' 0" (HEIGHT)

SECTIONAL VIEW

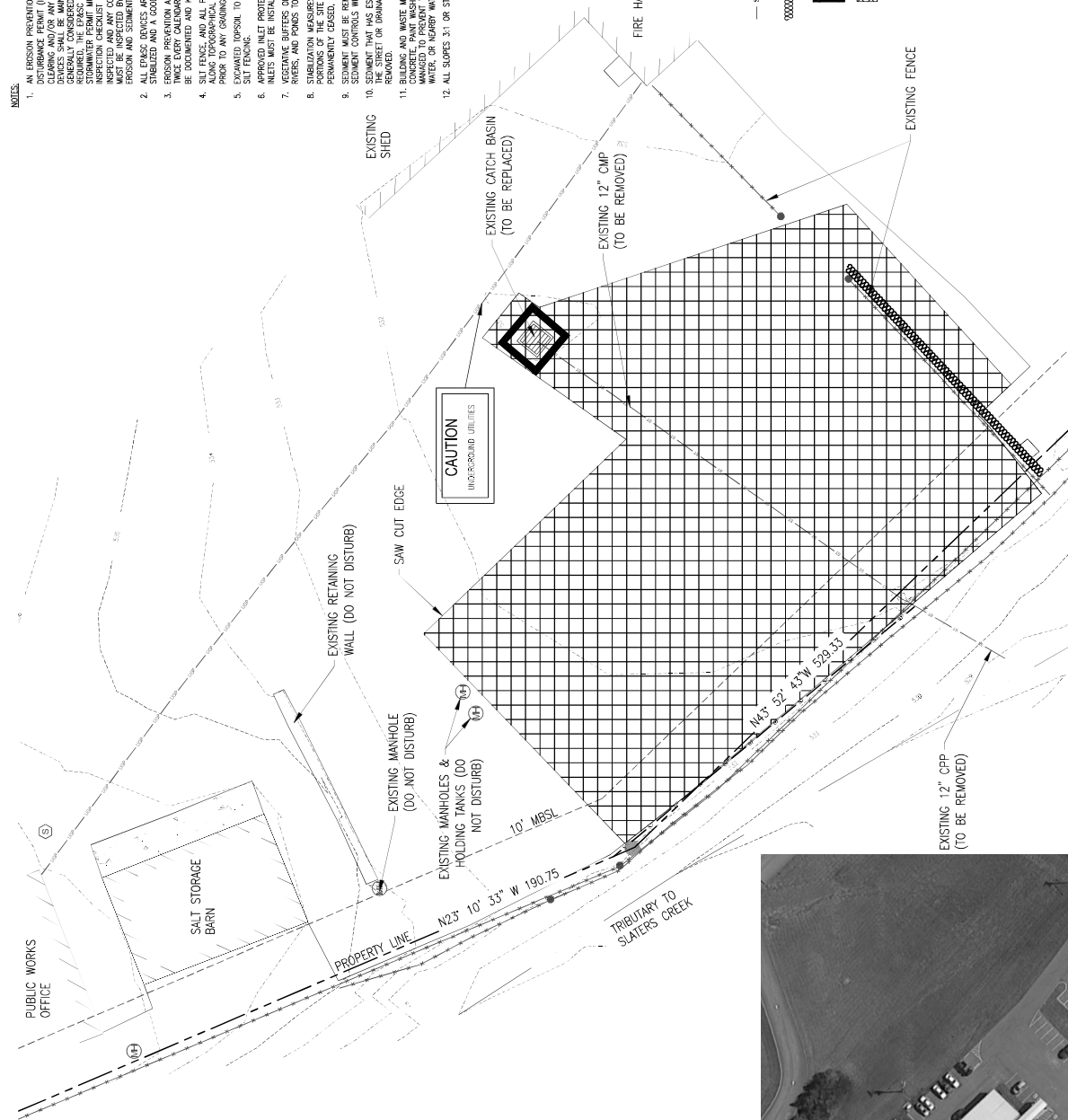
10' 0" (LENGTH)

4' 0" (WIDTH)

1' 0" (HEIGHT)

Notes:

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO BE MAINTAINED AT ALL TIMES.
- 4. ALL DIMENSIONS ARE TO BE MAINTAINED AT ALL TIMES.
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1. AN EROSION PREVENTION SEDIMENT CONTROL PLAN (PAGES 3 AND 4) DISTURBANCE FEE(s) (IF REQUIRED) SHALL BE IN PLACE PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION. GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION. IF REQUIRED, THE EROSION PLAN SHALL BE WITH AN INSPECTION CHECKLIST AND INSPECTION REPORT. THE EROSION PREVENTION PLAN SHALL BE WITH AN INSPECTION CHECKLIST SHALL HAVE A RECORD OF EROSION PREVENTION DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS, BMP'S EROSION PREVENTION DEVICES AND EROSION WHICH HAVE BEEN APPROVED FOR EROSION PREVENTION CORRECTION.
2. ALL EROSION DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.
3. EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE INSPECTED AT LEAST ONCE PER MONTH AND RECORDS OF INSPECTIONS ARE TO BE DOCUMENTED AND KEPT WITH THE PERMITS (IF REQUIRED).
4. SLOPE EROSION AND ALL PERMITS MEASURES ARE TO BE INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWN SLOPE OF THE SITE TO BE DISBURSED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.
5. SLOPE EROSION DEVICES ARE TO BE REUSED MUST BE STOCKPILED AND DIRECTIONALLY WITH.
6. APPROVED NEST PROTECTIONS FOR NESTING STORM SEWER CULS AND DROP INLETS MUST BE INSTALLED WITHIN 24 HOURS OF GRADING COMMENCEMENT.
7. VEGETATIVE BARRIERS OR OTHER PROTECTION MUST BE PROMOTED ALONG STREAMS, RIVERS, AND POND'S TO AVOID EROSION OF BANKS.
8. STABILIZATION MEASURES MUST BE PERFORMED WITH SEVEN (7) DAYS OF GRADING. STABILIZATION MEASURES SHALL BE INSTALLED WITHIN 15 DAYS AFTER FINAL GRADUALLY PERMANENTLY LEASED, AND WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADUALLY.
9. SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, POND'S, AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 13%.
10. SEDIMENT THAT HAS EXCEEDED THE CONSTRUCTION SITE AND HAS COLLECTED IN DRAINAGE OR CHANNELED STRUCTURES MUST IMMEDIATELY BE PHYSICALLY REMOVED.
11. BUILDING AND WASTE MATERIALS, AND NON-STORED WASTE DISCHARGES, SUCH AS CONCRETE, PAINT, WASH WATER, OR MACHINERY OILS AND SPILLS MUST BE REMOVED IMMEDIATELY. OTHERWISE THE STORM DRAIN SYSTEM, GROUND WATER, OR NEARBY WATER BODY.
12. ALL SLOPES 3:1 OR STEEPER SHALL BE COVERED WITH TOP SOIL MATING.



Know what's below.
Call before you dig.

GRAPHIC SCALE: 1 inch = 10 feet

DATE	BY	REVISION	DESCRIPTION
03/01/10	WAL	1	EXISTING CONDITIONS, DEMOLITION PLAN & EPSC PLAN

NET IMPERVIOUS AREA CHANGE: -1097 SF

PROPOSED PLANT SCHEDULE