

SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, OCTOBER 8, 2007  
5:30 P.M.

Call meeting to order.

Stipulation of members present.

Consider approval of the September 10, 2007 Planning Commission meeting minutes.

*General Announcement – The procedural rules for public comment will be as follows: The items will be taken in the order of the agenda. Audience members wishing to speak must be recognized by the Chairman and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.*

Chairman comments

Items for consideration.

1. Consider Final Plat for re-subdivision of lots 3 and 4 in the Crossings of Spring Hill Commercial Development. This property is located on Maury County Tax Map 28, Parcel 9.01. The current zoning is B-4 (Central Business District). The owner is requesting to increase the size of lot 4.
2. Consider re-zoning 5 acres located between Derryberry Lane and Jim Warren Road. This property is located on Maury County Tax Map 29, Parcel 8 (Portion of). The owner is requesting the property be re-zoned from R-2 (Residential Medium Density) to B-3 (Intermediate Business District).
3. Consider re-zoning 53.4 acres located at 5090 Main Street. This property is located on Williamson County Tax Map 167, Parcel 01200. The owner is requesting the property be re-zoned from AG (Agricultural) to B-4 (Central Business District).
4. Consider re-zoning 6 acres located at 3813 Old Port Royal Road North. This property is located on Maury County Tax Map 27, Parcel 4.04. The owner is requesting the property be re-zoned from M-1 (Industrial Light) to B-4 (Central Business District). Proposing a Horizon Travel Center, Concept Plan included.
5. Consider Somerset Springs Townhomes, Phase 2, Section One (Final Plat). This is a 4.66 acre tract with 50 Townhomes zoned R-4 (Residential High Density) located in the Somerset Springs development on Port Royal Road.

6. Consider Harvey Springs Commercial (Sketch Plat). This is a 17.40 acre tract with 5 lots zoned B-4 (Central Business District) located on Miles Johnson Parkway.
7. Consider O'Hallorn Place, Phase 1 (Sketch Plat). This is an 11.07 acre tract with 5 lots zoned B-4 (Central Business District) located on the Fitt's property on Main Street.
8. Consider revision of Woodside Subdivision (Preliminary Plat). This is a 30 acre tract located on the Fitt's property on Main Street. The developer is proposing 216 townhome units for this site. The property is zoned R-4 (Residential High Density). Approved initial Preliminary Plat 8-13-07.
9. Consider Woodside Subdivision, Phase Three (Site Plan). This is a 10.34 acre tract with 56 townhome units planned. The property is zoned R-4 (Residential High Density).
10. Consider Tanyard Springs Family Dentistry (Site Plan). This is a 0.5 acre tract zoned B-4 (Central Business District) located on the corner of Main Street and Williford Court in the Tanyard Springs commercial section. Proposing a 2,556sq/ft building.
11. Consider an amendment to Appendix A, Street Construction Specifications of the Subdivision Regulations. This amendment will update the Street Construction Specifications to the recommended Roadway Design Guidelines as defined in the Major Thoroughfare Plan for Spring Hill.
12. Consider a recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance of the City of Spring Hill to establish a Storm Water Management Program and Policy.
13. Consider a recommendation to the Parks and Recreation Department to develop an integrated walking trail plan and map for the City of Spring Hill.
14. Concerned Citizens
15. Adjourn