

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING AGENDA
MONDAY, DECEMBER 10, 2007
5:30 P.M.

Call meeting to order

Stipulation of members present.

Consider approval of the November 13, 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

- The proposed Ordinance 07-47, Amendment of the Zoning Ordinance of the City of Spring Hill to establish a “Water Quality Buffer Zone Policy” will be on an agenda at a later date. The board and city staff are making arrangements to hold Public Awareness meetings to educate the public on the policy and gather their input.
- There will be an MS-4 briefing at City Hall on December 14, 2007 at 1:00 P.M. for the city staff, area developers, engineers, and surveyors. The general public is invited to attend.

Items to be considered.

1. Consider annexation of 1 acre located at 3792 Jim Warren Road. This property is located on Maury County Tax Map 44, Parcel 3.02.
2. Consider re-zoning 59.45 acres located north of Rice Road in the Royalton Woods Subdivision. This property is located on Maury County Tax Map 49, Parcel 12.07. The owner is requesting the property be re-zoned from R-2 (Residential Medium Density) to R-4 (Residential High Density).
3. Consider re-zoning 5.53 acres located at the corner of Port Royal Road and Longhunter Chase Drive. This property is found on Maury County Tax Map 44, Parcel 28.03. The owner is requesting the property be re-zoned from AG (Agricultural) to B-4 (Central Business District).

4. Consider subdivision of 5.38 acres into 4 tracks (Final Plat). This property is located on Maury County Tax Map 50, Parcel 13.02. Property is zoned B-4 (Central Business District) and fronts Kedron Road and Green's Mill Road.
5. Consider Section 2 (Final Plat) of Magli/Campbell property consisting of 8.846 acres into 3 tracks. This property is located on Williamson County Tax Map 153, Parcel 9.01. Property is zoned B-3 (Intermediate Business District) and fronts Main Street, Campbell Station Parkway, and Wilkes Lane.
6. Consider Williams Park, Section 2 (Final Plat). This is a 28.8 acre tract with 91 lots zoned R-2 PUD (Planned Urban Development) located on Ray Williams Drive.
7. Consider Wades Grove, Section 4 (Final Plat Revision 1). This is a 16.55 acre tract with 41 lots zoned R-2 PUD (Planned Urban Development) located in Wades Grove Subdivision. The purpose of the revision is to adjust the common lot lines of several lots.
8. Consider Wades Grove, Section 5-A (Final Plat). This is an 11.57 acre tract with 26 lots zoned R-2 PUD (Planned Urban Development) located in Wades Grove Subdivision.
9. Consider Reserves at Port Royal Commercial Property (Final Plat). This is two commercial tracts with a total of 11.49 acres located on Reserve Boulevard. This property is located on Maury County Tax Map 28, portions of Parcels 10.08 and 10.06. Property is zoned B-4 (Central Business District).
10. Consider Belshire Village, Phase 6 (Final Plat). This is a proposed consolidation of properties found on Williamson County Map 167, Parcel 2.02 and part of Parcel 2.03 consisting of 11.331 acres. Property is zoned B-4 (Central Business District).
11. Consider Americare (Sketch Plan). This is a proposed 18,230 sq. ft building on a 4 acre track located on Campbell Station Parkway. Property is zoned B-3 (Intermediate Business District). The development is proposed to be an assisted living facility.
12. Consider Shoppes of Belshire (Sketch Plan). This is a 21.08 acre tract zoned B-4 (Central Business District) adjacent to Belshire Village. Proposing 3 office / retail buildings, 2 out parcels, and 16 apartment buildings.

13. Consider Cobblestone Village Phase 1 Section 1 (Preliminary Plat). This is an 18.32 acre tract with 57 lots zoned R-2 PUD (Planned Urban Development) located on Derryberry Road.
14. Consider Walgreens (Site Plan). This is a 5.02 acre tract divided into 2 lots, property is zoned B-4 (Central Business District). Proposing a 14,820 sq. ft. building on lot 1.
15. Consider Palisadoes at Port Royal (Sketch Plan). The purpose of this sketch plan is to create 2 commercial retail/office areas and 14 commercial outparcels. This is a 45.88 acre track zoned B-4 (Central Business District).
16. Consider a recommendation to the Board of Mayor and Aldermen for approval of Ordinance 08-02, an ordinance amending the Zoning Ordinance of the City of Spring Hill, Tennessee by removing Apartments as a use permitted under B-4 Central Business District Zoning.

Concerned Citizens

Adjourn