

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 12, 2007
AGENDA
5:30 P.M

Call meeting to order.

Stipulation of members present.

Consider approval of the January 11, 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.

1. Consider Annexation 174.3 acres located on Jim Warren Road in Maury County on Tax Map 44, Parcel 9.
2. Consider Re-zoning 47.68 acres located on Old Kedron Road. This property also fronts Duplex Road and is found on Maury County Tax Map 28, Parcel 5.03. The owner is requesting this property be re-zoned from AG (Agricultural) to B-4 (Central Business).
3. Consider Re-zoning 28.11 acres located on Old Kedron Road. The owner is requesting this property be re-zoned from AG (Agricultural) to B-3 (Intermediate Business District).
4. Consider Re-zoning 31.25 acres located on Old Kedron Road. The owner is requesting this property be re-zoned from AG (Agricultural) to B-4 (Central Business District).
5. Consider Zoning Ordinance amendment P.U.D. (Planned Unit Development). This amendment will require that signage be placed on any property that is proposed for P.U.D. zoning.
6. Consider Fifth Third Bank (Sketch Plan). This is a 4,100 square foot bank building to be located at the corner of Main Street and Belshire Way.

7. Consider Kentucky Fried Chicken (Final Plat). This is a 1.12 acre lot located at the south corner of Main Street and Belshire Way.
8. Consider Burger King (Site Plan). This is a 2,029 square foot building for a drive in restaurant to be located at the corner of Campbell Station Parkway and Main Street.
9. Consider Keller Williams Sales Office (Site Plan). This is an 8,200 square foot space on the first floor with an 8,200 square foot basement. This property is located at 5083 Main Street. The first floor will be used as a real estate office with some retail space.
10. Consider Somerset Spring Town Homes, Phase 1 (Final Plat). There are 150 units plus a pool and recreation center in this phase. This property is located on Port Royal Road.
11. Consider Hood's Retreat (Sketch Plan). This is a 20.04 acre tract located on Denning Lane with 48 lots or 2.99 units per acre.
12. Consider The Reserve at Port Royal (Preliminary Plat – Phase Five). This is a 25.72 acre tract with 96 lots located on Port Royal Road. This property is zoned R-2 P.U.D.
13. Consider Brixworth (Phase Two – Preliminary Plat). This is an 18.025 acre tract with 44 lots. This property is zoned R-2 and is located on Buckner Road.
14. Consider Cherry Grove Addition (Phase Four – Preliminary Plat). This is a 26.71 acre tract with 69 lots. The property is zoned R-2 P.U.D. and is located on Buckner Lane.
15. Consider sending a request to the Board of Mayor and Alderman to increase the size of lots in the AG (Agricultural District).
16. Consider Traditional Neighborhood Development (Zoning Ordinance). This is a new type of residential and commercial development for the city.
17. Consider a request from Keystone Builders to allow a bond in lieu of installation of the infrastructure.
18. Concerned citizens
19. Adjourn