

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 11, 2007
AGENDA
5:30 P.M

Call meeting to order.

Stipulation of members present.

Consider approval of the December 11, 2006 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 Autumn Ridge Phase Three (Preliminary Plat). This is a 29 acre tract with 69 lots zoned R-2 (Residential Medium Density). This development is located on Miles Johnson Parkway.
2. Consider Autumn Ridge Phase Four (Preliminary Plat). This is an 8.32 acre tract with 17 lots zoned R-2 (Residential Medium Density) located on Miles Johnson Parkway.
3. Consider Autumn Ridge Phase Five (Preliminary Plat). This is a 22.34 acre tract with 41 lots located off Miles Johnson Parkway.
4. Consider Kentucky Fried Chicken (Site Plan). This is a 5,400 square foot building located on a 1.12 acre tract located on Main Street in the Belshire Development. This property is zoned B-4 (Central Business District).
5. Consider Meadowbrook Subdivision Phase 1B (Re-subdivision of lots 91-95). The developer is requesting to change lot lines for the four lots to allow for larger building envelopes.
6. Consider Barclay Group Spring Hill Commercial (Sketch Plan). This is a 5.02 acre tract zoned B-4 (Central Business District) located on the corner of Port Royal Road and Old Port Royal Road. The developer is proposing a 14,820 square foot retail building and a 14,100 square foot building to be divided into smaller retail units.

7. Consider Atmos Energy Kedron Road Regulator Station (Site Plan). This request is for a regulator station to be placed on Kedron Road on the Tennessee Children's Home property.
8. Consider Wades Grove Subdivision Section Two (Final Plat). This is a 5.19 acre tract with 12 lots located on Buckner Lane.
9. Consider Belshire Subdivision Phase Two (Final Plat). This is a 30.744 acre tract with 70 lots located on Main Street in the Belshire development.
10. Consider Sweet Springs Commercial Development (Master Development Plan). This is a six building office/retail complex with a special events area and 8 out parcels located on Kedron Road and Saturn Parkway.
11. Consider Westview Subdivision (Preliminary Plat). This is a 12.91 acre tract located on Depot Street. The developer is proposing 68 units of one story housing. The property is zoned R-4 (Residential High Density).
12. Consider Traditional Neighborhood Development (Zoning Ordinance). This is a new type of development for the city and will need to be passed as an ordinance before it can go into effect.
13. Consider Hood's Retreat (Sketch Plat). This is a 20.04 acre tract with 51 single family lots located on Denning Lane. The plat is showing R-2 P.U.D. The property is presently zoned AG (Agricultural).
14. Consider Amending the City Ordinance (Maury County Flood Maps). This is required by F.E.M.A. to allow citizens of Spring Hill to participate in the National Flood Insurance Program.
15. Concerned citizens
16. Adjourn