

SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
REGULAR MEETING AGENDA  
TUESDAY, NOVEMBER 13, 2007  
5:30 P.M.

Call meeting to order

Stipulation of members present.

Consider approval of the October 8, 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 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.
2. Consider re-zoning 6.5 acres located at 2793 Buckner Lane. This property is located on Williamson County Tax Map 166, Parcel 3 (Portion of). The owner is requesting the property be re-zoned from AG (Agricultural) to R-2 (Residential Medium Density).
3. Consider re-zoning 0.167 acres located at 513 McLemore Ave. This property is located on Maury County Tax Map 0250, Parcel 010.0. The owner is requesting the property be re-zoned from R-1 (Residential Low Density) to B-3 (Intermediate Business District).
4. Consider re-zoning 22.75 acres located along Saturn Parkway vicinity of Main Street exit. This property is found on Tax Map 29, Parcel 8 of Maury County. The owner is requesting the property be re-zoned from AG (Agricultural) to B-4 (Central Business District).
5. Consider re-zoning 20.6 acres and 23.34 acres located at 3788 Old Port Royal Road North. This property is located on Maury County Tax Map 27, Parcel 3 and Parcel 4. The owner is requesting the property be re-zoned from M-1 (Industrial Light) to B-4 (Central Business District) and R-5 (Residential Apartments).

6. Consider annexation 2.07 acres located at 3774 Jim Warren Road. This property is located on Maury County Tax Map 44, Parcel 1.03.
7. Consider annexation 1.96 acres located at 3766 Jim Warren Road. This property is located on Maury County Tax Map 27, Parcel 25.0.
8. Consider annexation 12.82 acres located at 3765 Jim Warren Road. This property is located on Maury County Tax Map 27, Parcel 25.01.
9. Consider annexation 513.75 acres located at 5843 Main St and Saturn Parkway. This property is located on Maury County Tax Map 42, Parcel 11.0 portion east of Main St.
10. Consider re-zoning 7 acres located on Beechcroft Road. This property is located on Maury County Tax Map 29, Parcel 3 (portion of). The owner is requesting the property be re-zoned from M-1 (Industrial Light) to B-4 (Central Business District). Proposing a church facility "HIS House" on property.
11. Consider re-subdivision of lots 162 and 163 (Final Plat) in Phase One of the Belshire Development.
12. Consider Chapman's Retreat Townhomes Phase 4, Section 10 (Final Plat). This is four units in the Chapman's Retreat Townhome Development on Secluded Lane.
13. Consider Woodlands Townhomes (Final Plat). This development is 3.16 acres with 34 Townhomes on the corner of Beechcroft Road and Depot Street.
14. Consider Americare (Final Plat). This is a 4 acre subdivision of property owned by Boyce Magli on Campbell Station Parkway. Property is zoned B-3 (Intermediate Business District).
15. Consider subdivision of 5.5 acres into 4 lots (Sketch Plat). Property is zoned B-4 (Central Business District) and fronts Kedron Road and Green's Mill Road.
16. Consider O'Hallorn Place Phase 2 (Sketch Plat). This is an 8.47 acre tract with 4 lots zoned B-4 (Central Business District) located on the Fitt's property on Main Street.

17. Consider Chili's (Site Plan). This is a 5,925 square foot building located on a 1.41 acre lot. This development is proposed on out parcel "C" in the Crossings of Spring Hill.
18. Consider Port Royal Estates Area B (Preliminary Plat). This is a 14.99 acre tract with 172 units zoned R-2 PUD located in the Port Royal Estates Development on Port Royal Road.
19. Consider Cobblestone Village (Master Development Plan). This is an 87.19 acre tract with 252 lots zoned R-2 PUD (Planned Urban Development) located on Derryberry Road. Passed PUD rezone last month.
20. Consider Sequatchie Concrete (Sketch Plan). This includes two parcels, a 20.84 acre parcel zoned M-2 (Industrial Heavy) and an 11.5 acre parcel zoned B-3 (Intermediate Business District). Plan includes a 460 square foot office and a 30,380 square foot industrial building.
21. Discuss Spring Hill Middle School (Sketch Plan). This property is located on Cleburne Road.
22. Discussion regarding required zoning for school sites.

Concerned Citizens

Adjourn