

SPRING HILL REGIONAL PLANNING COMMISSION

REGULAR MEETING

OCTOBER 12, 1987

7:00 P.M.

Meeting was called to order by Chairman, R.B. Toone.
Members present were: Loyd Anderson, Freeman Cowherd, Mayor George Jones, Larry Jones, R.B. Toone.

Approval of minutes of the last meeting.

Loyd Anderson moved to approve minutes of the last meeting. Motion seconded by Freeman Cowherd. Motion carried.

Chairman Toone: Plan of Services for area to be annexed and to send report to Board of Mayor and Aldermen for approval.

Mayor Jones: This is the same property that the Town Council just went through of parcels for annexation. This has been read to all members. I move to accept the Plan of Services and pass it to the council. Motion seconded by Freeman Cowherd. Motion carried.

Chairman Toone: The second order of business on our agenda is Ms. Martha Smith's request for rezoning of 100 acres of property located south of Denning Lane, parcel 1, from agriculture to R-2.

Mayor Jones: That's in the area of Kedron Road, next to the Simmons' property.

Mayor Jones: I move to rezone the property from agricultural to R-2, approximately 100 acres south of Denning Lane. Motion seconded by Loyd Anderson. Motion carried.

Chairman Toone: Next on the agenda is the George Rodman request, the rezoning of property located on the south side of Beechcroft, left side of Cleborne, being parcel 3, approximately 94.78 acres from agriculture to M-1 PUD.

Loyd Anderson moved to rezone the Rodman property from agricultural to M-1 PUD. Motion seconded by Freeman Cowherd. Motion carried.

Chairman Toone: The next thing we have is Fred Sanders' request of minor plat on Greens Mill Road.

Mayor Jones: We have present tonight Mr. Sanders and Webb Engineering. Do you have any comments to make about the rounds you've had.

Page 2
Planning Commission
10-12-87

Jim Webb: Basically, this is the division of property of approximately 5 tracts of land and there is a letter attached with the plat that states the restrictions placed on it by Columbia Water System. As far as dates, I think it would be allowed to build one house until the line is completed up Greens Mill Road. Once the line is completed then they'll turn it loose.

Mayor Jones: Fred will have to deal with Judy Langsdon from here on out. I move that this minor plat be approved based on what's been presented to us. Motion seconded by Freeman Cowherd. Motion carried.

Mayor Jones moved to adjourn. Motion seconded by Loyd Anderson. Meeting adjourned.

R B Toone

R.B. TOONE, CHAIRMAN

MARK IDE, SECRETARY

R E P O R T

The Spring Hill Regional Planning Commission hereby reports to the Board of Mayor and Aldermen of the Town of Spring Hill, as follows:

1. That it has received from the Board of Mayor and Aldermen a proposed First October 1987 Plan of Services for certain areas under consideration for annexation.

2. That the Board has made a study of this Plan of Services and the proposed annexation and hereby reports as follows:

(a) The Board does hereby approve of the annexation of the territories set forth therein and recommends their annexation by the Town of Spring Hill.

(b) The proposed Plan of Services is further hereby approved by this Board.

This 12th day of October, 1987.

SPRING HILL REGIONAL PLANNING COMMISSION

BY:



R. B. TOONE, CHAIRMAN



MARK IDE, SECRETARY

R E P O R T

The Spring Hill Regional Planning Commission hereby reports to the Board of Mayor and Aldermen of the Town of Spring Hill, as follows:

1. That it has received from the Board of Mayor and Aldermen a proposed First August 1987 Plan of Services for certain areas on Buckner Road under consideration for annexation.

2. That the Board has made a study of this proposed Plan of Services and the proposed annexations and hereby reports as follows:

(a) The Board does hereby approve of the annexation of the territories set forth therein and recommends their annexation by the Town of Spring Hill.

(b) The proposed Plan of Services is further hereby approved by this Board.

This 14th day of September, 1987.

SPRING HILL REGIONAL PLANNING COMMISSION

BY: _____
R. B. TOONE, CHAIRMAN



MARK IDE, SECRETARY

FIRST OCTOBER 1987 PROPOSED PLAN OF SERVICES FOR AREAS UNDER
CONSIDERATION FOR ANNEXATION TO THE TOWN OF SPRING HILL

The Board of Mayor and Aldermen of the Town of Spring Hill proposes the following Plan of Services for certain areas lying in Williamson County and Maury County, Tennessee, under consideration for annexation:

1. Police and fire protection will be provided immediately upon the effective date of annexation.

2. Water, electricity and sanitary sewer services, where not already provided, will not be provided by the Town of Spring Hill. These utilities, where not already provided, will be extended to the areas under consideration for annexation by the owners of the property at their expense.

3. Solid waste disposal to residents of the areas comparable to that currently afforded residents of the Town of Spring Hill will be provided commencing January 1, 1989.

4. Road and street construction and repair:

All roads within the area are currently maintained by the respective counties or the State of Tennessee and they will continue to be so maintained except a small portion of Port Royal Road, which will be maintained by Spring Hill.

5. Recreational facilities:

The recreational facilities located within the Town of Spring Hill will be available to the inhabitants of the annexed areas immediately upon the effective date of annexation.

6. Zoning:

The areas under consideration for annexation would

be zoned immediately upon annexation or as soon thereafter as this could reasonably be accomplished.

The areas proposed to be annexed are as follows:

1. The properties of Hal R. Pettigrew, or Hal R. Pettigrew, Trustee, on the South side of Duplex Road and adjacent thereto; and on the West side of Military Road and the east side of the railroad, described as follows:

Williamson County Tax Map 170, Parcel 4, containing 255.36 acres.

Williamson County Tax Map 170, Parcel 3, containing 49 acres.

Maury County Tax Map 27, Parcel 6, containing 59.5 acres.

Williamson County Tax Map 167, Parcel 1, containing 219 acres.

Also, the balance of Maury County Tax Map 24, Parcel 12 (Derryberry property) north of Beechcroft Road, not presently within the city limits.

2. The property of G. W. Whitt, Williamson County Tax Map 153, Parcel 8, containing 82.7 acres on Wilkes Lane.
3. The balance of the property belonging to Investment Opportunities, Inc., north of Beechcroft Road, Maury County Tax Map 24, Parcel 13.
4. The properties of Eugene I. Heller, Williamson County Tax Map 170, Parcel 6, containing 72 acres, on the west side of Interstate Highway 65.
5. The property of Eugene I. Heller lying in both Williamson and Maury Counties and being Williamson County Tax Map 170, Parcel 3.01 and Maury County Tax Map 127, Parcel 6.01, containing 99.34 acres.
6. The property of William P. Pipkin, Jr., lying in Williamson County, Williamson County Tax Map 166, Parcel 11, containing 0.48 acres and Williamson County Tax Map 166, Parcel 14, containing 76 acres.
7. The property of Billy Sam Fuller, Williamson County Tax Map 166, Parcel 12, containing 1.7 acres.

There is excluded from this annexation all areas lying

within the margins of public roads and the proposed Saturn Parkway except that portion of Port Royal Road along Parcel 4 and Parcel 6 of Maury County Tax Map 27 which is included in the annexation.



JUNE QUIRK, RECORDER

GEORGE C. JONES, MAYOR

LEGAL FORM APPROVED:

ROBIN COURTNEY, TOWN ATTORNEY

R E P O R T

The Spring Hill Regional Planning Commission hereby reports to the Board of Mayor and Aldermen of the Town of Spring Hill, as follows:

1. That it has received from the Board of Mayor and Aldermen a proposed First August 1987 Plan of Services for certain areas on Buckner Lane under consideration for annexation.

2. That the Board has made a study of this proposed Plan of Services and the proposed annexations and hereby reports as follows:

(a) The Board does hereby approve of the annexation of the territories set forth therein and recommends their annexation by the Town of Spring Hill.

(b) The proposed Plan of Services is further hereby approved by this Board.

This 14th day of September, 1987.

SPRING HILL REGIONAL PLANNING COMMISSION

BY: R. B. Toone
R. B. TOONE, CHAIRMAN

Mark R. Ide
MARK IDE, SECRETARY