

SPRING HILL REGIONAL PLANNING COMMISSION

REGULAR MEETING

NOVEMBER 9, 1987

7:00 P.M.

Chairman R.B. Toone called the meeting to order. Members present were: R.B. Toone, Freeman Cowherd, Loyd Anderson, and Mayor George Jones. Absent was Mark Ide.

Chairman Toone asked if there were any questions concerning the minutes of last meeting.

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

Chairman Toone: The first thing on the agenda is the first request for approval of a plat consisting of one acre, surveyed by John J. Harris for Otis Williams.

Mayor Jones: This is Mary Plant, of Carter's Creek Pike, who is selling an acre of her property to Otis Williams. This has to go through the Spring Hill Regional Planning Commission because it is in our planning region. The county takes care of any zoning changes. I've been over this with the building inspector and we see no problems with it. I move to let them cut this acre off for Otis Williams. Motion seconded by Loyd Anderson. Motion carried.

Chairman Toone: Secondly, is the request of Randall Biggers to rezone his property, tax map 153, parcel 29.05, from Agricultural to R-1. The property is located on the south side of Buckner Road.

Mayor Jones: I see no reason not to rezone this property to R-1.

Loyd Anderson: I will have to abstain from this since I am the listing agent for the property.

Mayor Jones: I move that we rezone Randall Biggers' property from Agricultural to R-1, tax map 153, parcel 29.05. Motion seconded by Freeman Cowherd. Loyd Anderson abstained from the vote. Motion carried.

Chairman Toone: The third item on the agenda is Mr. Charles Ingram, for selling one half acre tract to James F. Moody, which will increase his lot to one acre.

Mayor Jones moved to grant Mr. Ingram the right to sell his one half acre of property. Motion seconded by Freeman Cowherd. Motion carried.

SPRING HILL REGIONAL PLANNING COMMISSION

CALL MEETING

NOVEMBER 16, 1987

7:15 P.M.

R.B. Toone, Chairman, called the meeting to order. Members present were: Freeman Cowherd, L.T. Anderson, George Jones, R.B. Toone. Also present was Attorney Robin Courtney. Absent was Mark Ide.

Chairman Toone: This meeting is to read the November Plan of Services for areas under consideration for annexation into the Town of Spring Hill. The floor is open for any discussion.

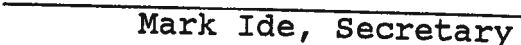
Mayor Jones: This annexation was brought to me by request from the Weaver family and their heirs. They want the rest of their farm to be annexed so that they can have it all in the city and try to sell it as one farm. The Waste Water Treatment Plant also needs to be annexed into the city.

L.T. Anderson: I can't see any reason it should not be annexed into the city. I move to adopt the Plan of Services for the annexation of the Weaver property and the Waste Water Treatment Plant. Motion seconded by Freeman Cowherd. Motion carried.

Mayor Jones moved to adjourn meeting. Motion seconded by L.T. Anderson. Meeting adjourned.



R.B. Toone, Chairman



Mark Ide, Secretary

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Planning Commission
Regular Meeting
Nov. 9, 1987 7:00 p.

Chairman Toone: The fourth item on our agenda is the approval of the revised plat for Town Center. Ms. Quirk will read the letter from Smiley and Atchison, Inc.

City Recorder, June Quirk, read the letter from Larry Atema, of Smiley and Atchison.

Mayor Jones: We are not adopting the water and sewer lines themselves. Is this part of your proposal? It will have to be a year before we will consider this.

Larry Atema: It would just be the easements and right-of-ways. When the guarantee expires a year after the acceptance date, then they become yours.

Mayor Jones: Do they also have warranty on the roads?

Larry Atema: It's a year warranty for the roads and everything.

Mayor Jones moved to accept the conditions of the letter and also the minutes as stated. Motion seconded by Loyd Anderson. Motion carried.


(Mark Ide enters the meeting)

Chairman Toone: The floor is now open for discussion.

Mayor Jones moved to adjourn. Motion seconded by Mark Ide. Motion carried.



R.B. Toone, Chairman



Mark Ide, Secretary

LARRY A. ATEMA
PRESIDENT

October 21, 1987

Town of Spring Hill
Planning and Zoning Commission
P. O. Box 57
Spring Hill, TN 37174

RE: TOWN CENTER AT SPRING HILL PLAT

Gentlemen:

Attached for your review, and consistent with your Planned Unit Development approval, is a plat for Town Center at Spring Hill.

In your acceptance of this plat, which will be filed in the Maury County Courthouse, we will be dedicating the roads, storm water, sewer, water and related improvements to the Town of Spring Hill. This dedication represents approximately \$1,200,000 of capital improvements, 10.11 acres of land for road right-of-ways and permanent easements for necessary utilities to service Town Center.

Road improvements include Road B and half of Road A from Road B to Beechcroft Road. In addition, right-of-way for Road A is included. Improvements to the remainder of Road A will be completed in a future phase. We are requesting that names for these roads be established and have noted on the Plat that Road A will be named Town Center Parkway and Road B be named Kedron Road as it extends existing Kedron.

As we sell additional parcels, we will come back to you for further subdivisions for individual parcels consistent with the P.U.D.

We plan to open the roads on December 17, 1987. Therefore, your approval and authorization for city officials to sign the Plat is requested.

We appreciate your help and continual assistance as we together work on making Town Center and integral part of Spring Hill's growth.

Cordially,


Larry A. Atema

LAA/js