

**SPRING HILL REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, MARCH 9, 1998  
5:30 P.M.**

Chairman, Ray Williams called the meeting to order. Present were: Ron Hankins, Gwynne Evans, Tommy Dudley, and L. T. Anderson. Also present were: Andrew Hoover, City Attorney; Charles Brown, Building Inspector; Mike Wood, State Planner; Elwyn Bembry, City Administrator; and June Quirk, City Recorder.

Ron Hankins moved to approve the minutes of the February meetings. Motion seconded by L.T. Anderson. Unanimous.

Chairman Williams opened the floor for citizens' comments.

Chairman Williams: Item #1, Burton and Burton Development Company request final approval for Phase 1 of Burtonwood Subdivision, containing 20 lots on 9.326 acres, Williamson County tax map 170, parcel 4, located on Duplex Road.

Mike Wood stated that all concerns had been addressed.

Ron Hankins moved to approve. Motion seconded by Tommy Dudley. Unanimous.

Chairman Williams: Item #2, Edwards Land Company, L.P., requests site plan approval for a Quik-Mart Convenience Business located at 5414 Main Street, Maury County tax map 28, parcel 1.

Jim Webb, Engineer, discussed the plan with the Commission.

Ron Hankins moved to approve the site plan as requested by Edwards Land Company. Motion seconded by L.T. Anderson. Tommy Dudley abstained. Motion carried.

Chairman Williams: Item #3, Recommended to the Board of Mayor and Aldermen for Philip Anson, Sr. property located on Buckner Road to be annexed into the Town of Spring Hill. Location is just south of the entrance to Cameron Farms, containing 35.31 acres, Williamson County tax map 154, parcel 59.01.

Charles Brown stated that this could be the first leg of the gravity sewer line. Mike Wood and Andrew Hoover discussed new legislation on annexation and capability to provide water services. Members discussed areas of growth, needs in those areas, and getting funds to provide for needs. The Commission discussed annexation. If land

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owners want to be in the city, they need to request annexation before the legislation goes into effect. Andrew Hoover stated that it will not hurt anything to wait on annexing the raw land, but if there is a 2 year moratorium and you do not take the property now, you may not be able to get it. Ron Hankins stated that this needs quick attention. Ron Hankins suggested recommending to the Board, annexation of everything west of the interstate from Thompson Station to Greens Mill Road.

L.T. Anderson moved to recommend annexation of the Anson property to the Board of Mayor and Aldermen. Motion seconded by Tommy Dudley. Gwynne Evans voted against. Motion carried.


Chairman Williams: Item #4, Amendment to the Spring Hill Subdivision Regulations to increase the submission deadline from 14 days to 21 days and to set a Public Hearing for April 13, 1998, 5:30 p.m.

Mike Wood noted that Charles Brown has already placed the ads.


Gwynne Evans moved to amend the Subdivision Regulations by increasing the submission deadline. Motion seconded by Ron Hankins. Unanimous.

Ron Hankins moved to ask the Board of Mayor and Aldermen to annex all properties west of I-65, Thompson Station Road, south to Greens Mill Road and east of Carter's Creek. Motion seconded by L.T. Anderson. Roll Call: Anderson, yes; Dudley, yes; Evans, no; Hankins, yes; Williams, yes. Motion carried.

Ron Hankins moved to adjourn. Motion seconded by Gwynne Evans. Meeting Adjourned.



Ray Williams, Chairman



Ron Hankins, Secretary

**STAFF DEVELOPMENT REVIEW MEETING  
TUESDAY, MARCH 3, 1998  
9:15 A.M.**

Submitted to the Planning Commission March 4, 1998

Present were: Steve Thomason, Clyde Farmer, June Quirk, Shane Whitt, Charles Brown, and Elwyn Bemby.

*Planning Commission:*

The First item for discussion was Item #2, Edward's Land Company, L.P. requests site plan approval for a Quik-Mart Convenience Business located at 5414 Main Street, Maury County tax map 28, parcel 1.

Shane Whitt asked that a grease trap is installed. Elwyn Bemby agreed. June Quirk recommended that all commercial site plans should require landscaping and paving. All staff agreed.

The Second item for discussion was Item #3, Philip Anson, Sr., request annexation of property on Buckner Road, located just south of the entrance to Cameron Farms, containing 35.31 acres, Williamson County tax map 154, parcel 59.01.

Elwyn Bemby stated that the entire land should be walked through and a list of concerns should be addressed by the owner. The owner should pay for having the pump station moved and also for putting in sewer line. Drainage was also discussed. June Quirk questioned whether this would be a proposed development. Charles Brown stated that Fount Smothers should be annexed, since he enjoys city services at no cost to him. June Quirk agreed and added that all property on Buckner Road should be annexed and sewer line should be run on all of Buckner Road. All agreed.

*Board of Zoning Appeals:*

The only item for discussion was Item #1, Robin Crosslin is appealing the Town's decision to remove his fence at 2743 Douglas Lane that crosses a drainage easement. The Town had set the deadline as April 1, 1998.

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Charles Brown stated that he is not obstructing the water flow. June Quirk agreed. All agreed that the fence does not cause a problem and it may be illegal to make him move it. Mr. Bemby stated that it should not be on the Planning Commission agenda. Charles Brown stated that the Planning Commission should make a recommendation to the Board of Mayor and Aldermen.

*Discussion Item:*

Charles Brown advised staff that there is a conflict between business owners, David "Beefy" Baxter (Spring Hill Auto Lube) and Bessie Luther (Luther's Market). He explained the events taking place and the current situation.

All staff agreed that this is an issue between two business owners and that the city should avoid involvement. No comments were made.

Meeting Adjourned.