

**SPRING HILL REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 12, 1998
5:30 P.M.**

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

L.T. Anderson moved to approve the September 1998. Motion seconded by Tommy Dudley. Unanimous.

Chairman Williams: Item #1, Halifax Development Company request preliminary approval for phase 12 of Wyngate Estates, containing 37 lots on 13 acres, Williamson County tax map 167, parcel 18A.

Jerome Dempsey, Engineer, stated that they have already addressed the initial comments, and recommended approval, as did Mike Wood.

Tommy Dudley asked if there were any Staff Recommendations on this request.

Tommy Dudley moved to grant preliminary approval for phase 12 of Wyngate Estates. Motion seconded by L.T. Anderson. Unanimous.

Chairman Williams: Item #2, Robert DePriest requests final approval for a one lot minor subdivision plat in the Planning Region on Joe Peay Cemetery Road, Maury County tax map 49, parcel 13.

Mike Wood recommended approval.

L.T. Anderson moved to approve the final, one lot minor subdivision on Joe Peay Cemetery Road as requested by Mr. Robert DePriest. Motion seconded by Tommy Dudley. Unanimous.

Chairman Williams: Item #3, RER Properties request final approval for phase 2 of Augusta Place Subdivision, located on Duplex Road, containing 29 lots on 9.71 acres, Williamson County tax map 166, parcel 8.

Jim Webb, Engineer, representing Cyril Evers, was present to discuss this with the Commission. Mike Wood stated that everything is in order.

Tommy Dudley moved to grant final approval for phase 2 of Augusta Place Subdivision. Motion seconded by L.T. Anderson. Motion carried.

Chairman Williams: Item #4, Set Public Hearings for:

- a. Provision for all Bonds and Letters of Credit to be through Lending Institutions or Banks, or other within the State of Tennessee.
- b. Streetlights, where there is underground power.

L.T. Anderson moved to set Item A listed above for Public Hearing on November 9, 1998. Motion seconded by Tommy Dudley. Motion Carried.

(Gwynne Evans entered the meeting at 5:40 p.m.)

Discussion on Item B: Andrew Hoover reported that other communities are using language that requires the creation of Homeowner's Associations.

Tommy Dudley moved to place Item b on the agenda for Public Hearing, November 9, 1998. Motion seconded by L.T. Anderson. Motion carried.

Chairman Williams: Item c: Discussion to direct attorney to correct the Luther's Market and Spring Hill Auto Lube Deed.

Mr. Hoover stated that C and E (Let city attorney correct Churchill Farms Revised Plat, Lots 81 and 82) should be discussed together since they are similar. Item C action recommended was to send (attorney) a letter to the seller and the buyer and to the attorney who prepared that deed telling them to correct it or bring it before this Commission. Item E, Steeplechase Partnership may not have been the owner during the time that lots 80 and 81 were divided into lot 82. The owner will have to give us proof of ownership.

L.T. Anderson moved to direct the Attorney to send letters to correct ownership of properties discussed in Items C and E. Motion seconded by Gwynne Evans. Tommy Dudley abstained. Motion carried.

Chairman Williams: Item D: Discussion of whether or not Royal Park is a PUD.

Andrew Hoover stated that for years, parts of that property has been operated as a PUD, dues have been paid, etc. It will take a title search to find out what areas are PUD. He stated that he would give Charles Brown the results of the study on Wednesday.

The Commission discussed this in detail.

Tommy Dudley asked about the progress on the Exxon Station.

Chairman Williams (1.) stated that he has gotten calls on putting a traffic light at Town Center Parkway and Highway 31 (Food Lion)

Tommy Dudley stated that the phone numbers of Tennessee Department of Transportation should be published so that people can call and request this.

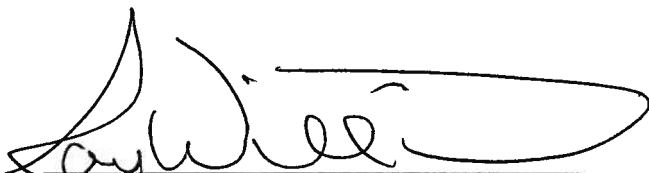
Mr. Bembry stated that Mr. Franghi, with the State wants Town Center Parkway to go all the way through before he will support it. The Commission discussed the opening of the road, etc.

Chairman Williams (2) stated that the PA system needs improvement and suggested it be enhanced or replaced, including the recording system. June Quirk gave figures on what it would have cost 2 years ago, not including the recording system.


Gwynne Evans moved to send both Items 1 and 2 to the Board of Mayor and Aldermen for consideration. Motion seconded by L.T. Anderson. Motion carried.

Chairman Williams opened the floor for concerned citizens. There were no comments.

L.T. Anderson moved to adjourn. Motion seconded by Gwynne Evans. Meeting Adjourned.



Ray Williams, Chairman



Ron Hankins, Secretary