

~~REGULAR MEETING~~
MONDAY, DECEMBER 14, 1998
5:45 P.M.

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

L.T. Anderson moved to approve the minutes of the November meetings. Motion seconded by Tommy Dudley. Unanimous.

Chairman Williams: Item #1, Recommend to the Board of Mayor and Aldermen the rezoning of property belonging to Ray and Cindy Williams from AG to M-1, Maury County tax map 28, parcels 11.04 and 11.05.

Tommy Dudley moved to recommend to the Board of Mayor and Aldermen the rezoning of property belonging to Ray and Cindy Williams from AG to M-1, Maury County tax map 28, parcels 11.04 and 11.05. Motion seconded by L.T. Anderson. Ray Williams abstained. Motion carried.

Chairman Williams: Item #2, Recommend to the Board of Mayor and Aldermen the rezoning of property belonging to Peter Jenkins from AG to M-1, Maury County tax map 28, parcel 23.01.

Gwynne Evans moved to recommend to the Board of Mayor and Aldermen the rezoning of property belonging to Peter Jenkins from AG to M-1, Maury County tax map 28, parcel 23.01. Motion seconded by Tommy Dudley. Ray Williams abstained. Motion carried.

Chairman Williams: Item #3, Recommend the annexation of property on Kedron Road, belonging to Naveen Srinivas, K.P. Channabasappa, and Nityananda Oakkala, Maury County tax map 43, parcel 12, 90 plus acres.

Abe Amasse, engineer, was present to discuss the annexation request. He indicated that they would like to build houses.

L.T. Anderson moved to, recommend the annexation of property on Kedron Road, belonging to Naveen Srinivas, K.P. Channabasappa, and Nityananda Oakkala, Maury County tax map 43, parcel 12, 90 plus acres. Motion seconded by Tommy Dudley. Gwynne Evans voted against. Motion carried.

Chairman Williams: Item #4, Joseph C. Lee requests final approval for a one lot minor subdivision plat in the Planning Region on Greensmill Road.

Gwynne Evans moved to grant final approval for a one-lot minor subdivision plat in the Planning Region on Greensmill Road. Motion seconded by L.T. Anderson. Unanimous.

Ron Hankins enters at 6:05 p.m.

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Chairman Williams: Item #5, Charles Alexander request final approval for an easement to 2 lots, located on Carters Creek Pike, in the Planning Region, Maury County tax map 30, parcel 24.

Ron Hankins moved to approve the request from Charles Alexander for final approval for an easement to 2 lots, located on Carters Creek Pike, in the Planning Region, Maury County tax map 30, parcel 24. Motion seconded by Gwynne Evans. Unanimous.

Chairman Williams: Item #6, John Maher Builders request concept approval for Aston Woods Subdivision located on Buckner Road, Williamson County tax map 154, parcel 59.01, containing 35.31 acres and 101 lots.

Gwynne Evans moved to approve John Maher Builders request concept approval for Aston Woods Subdivision located on Buckner Road, Williamson County tax map 154, parcel 59.01, containing 35.31 acres and 101 lots. Motion seconded by Tommy Dudley. L.T. Anderson abstained. Motion carried.

Chairman Williams: Item #7, Sam Pratt, Jr. requests preliminary approval for phases 6 and 7 of Crowne Pointe Subdivision, containing 53 lots on 22.5 acres, Williamson County tax map 153, parcel 31.

Ron Hankins moved to approve Sam Pratt, Jr.'s requests preliminary approval for phases 6 and 7 of Crowne Pointe Subdivision, containing 53 lots on 22.5 acres, Williamson County tax map 153, parcel 31. Motion seconded by L.T. Anderson. Unanimous.

Chairman Williams: Item #8, Holigan Homes request preliminary approval on phase 1 of Prestonwood Farms Subdivision located on Buckner Road, Williamson County tax map 154, parcel 40, containing 48 lots on 20.16 acres.

Jerome Dempsey, City Engineer stated that everything seems to be in order regarding drainage. He stated that the intersection slopes should be 2% leaving the intersections, as called for by the regulations. There are three at the culdesacs that he has only reached 4% grade. He recommended approval.

Ron Hankins moved to approve Holigan Homes requests for preliminary approval on phase 1 of Prestonwood Farms Subdivision located on Buckner Road, Williamson County tax map 154, parcel 40, containing 48 lots on 20.16 acres. Motion seconded by L.T. Anderson. Unanimous.

Chairman Williams: Item #9, Dickie Whitt requests final approval on Phase 5 of Shannon Glen Subdivision, containing 6 lots on 2.9 acres, Williamson County tax map 153, parcel 8.

Ron Hankins moved to approve Dickie Whitt's requests final approval on Phase 5 of Shannon Glen Subdivision, containing 6 lots on 2.9 acres, Williamson County tax map 153, parcel 8. Motion seconded by Tommy Dudley. Unanimous.

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Chairman Williams: Item #10, Holigan Homes requests approval of 2 revised plats, being one lot (200) in phase 9 and phase 11 of Spring Hill Estates, Williamson County tax map 153, a part of parcel 27.

Charles Brown verified through Mr. Ruddell that this will not effect the property owners in phase 11.

Ron Hankins moved to approve Holigan Homes' requests approval of 2 revised plats, being one lot (200) in phase 9 and phase 11 of Spring Hill Estates, Williamson County tax map 153, a part of parcel 27. Motion seconded by L.T. Anderson. Gwynne Evans voted against. Motion carried.

Chairman Williams: Item #11, Recommend rezoning of the Stewart Campbell property on Duplex Road from M-1 to R-2.

L.T. Anderson moved to recommend rezoning of the Stewart Campbell property on Duplex Road from M-1 to R-2. Motion seconded by Gwynne Evans. Unanimous.

Chairman Williams: Item #12, Recommend the rezoning of the McMeen property on Wilkes Lane from M-1 to ??

Chairman Williams stated that the owner has not yet decided how he wants the property zoned. The Commission discussed this item.

Ron Hankins moved to recommend the McMeen property be rezone from M-1 to AG. Motion seconded by Tommy Dudley. Unanimous.

Chairman Williams: Item #13, Recommend to the Board of Mayor and Aldermen the rezoning of 2 tracts of property belonging to Greg Daniels from B-4 to M-1, on Locke Avenue.

Greg Daniels was present and discussed the plat with the Commission. The Commission discussed the type of parking area. Gwynne Evans recommended adopting an ordinance requiring parking lots to be chipped and graveled. Ron Hankins discussed requiring this in M-1 zoning.

Ron Hankins moved to recommend to the Board of Mayor and Aldermen the rezoning of 2 tracts of property belonging to Greg Daniels from B-4 to M-1, on Locke Avenue. Motion seconded by Gwynne Evans. Unanimous.

Chairman Williams: Item #14, Jeff High requests approval of a revised plat in Stonegate Subdivision lots 66 and 67, Maury County tax map 150, parcel 4.

Ron Hankins moved to approve Jeff High's requests approval of a revised plat in Stonegate Subdivision lots 66 and 67, Maury County tax map 150, parcel 4. Motion seconded by L.T. Anderson. Unanimous.

Chairman Williams: Item #15, Recommend to the Board of Mayor and Aldermen to paint a yellow stripe for pavement dividing on Depot Street.

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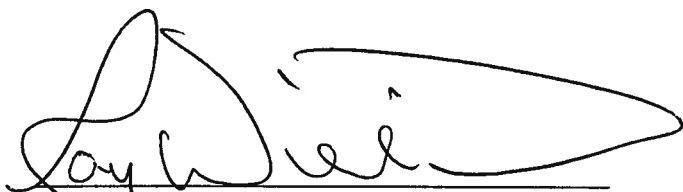
Ron Hankins moved to recommend to the Board of Mayor and Aldermen to paint a yellow stripe for pavement dividing on Depot Street. Motion seconded by Tommy Dudley. Gwynne Evans abstained. Motion carried.

Ron Hankins requested the addition of a number 16, to change ordinance to require all M-1 Zoned businesses and anything that is set up for long term parking/storage (parking areas), must be at least chipped and graveled. Motion seconded by Tommy Dudley. Unanimous.


Chairman Williams reminded the Planning Commission to be prepared to work on a growth boundary map. Tommy Dudley recommended special call meetings in order to handle this appropriately and timely.

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

Ron Hankins moved to adjourn. Motion seconded by L.T. Anderson. Meeting Adjourned.



Ray Williams, Chairman



Ron Hankins, Mayor

**STAFF DEVELOPMENT REVIEW MEETING
REPORT TO THE PLANNING COMMISSION
TUESDAY, DECEMBER 8, 1998
10:00 A.M.**

Staff present were: Charles Brown, Elwyn Bembry, June Quirk, and Billy Joe Hendricks. April Goad took minutes.

The first item for discussion was Item #3 of the Planning Commission agenda: Recommend annexation of property on Kedron Road belonging to Naveen Srinivas, K.P. Channabasappa, and Nityananda Oakkala, Maury County tax map 43, parcel 12, containing 90 plus acres.

Comments:

Bembry stated that the Planning Commission should require parties making requests to move Roger Moore's pump to the lowest point and force main to Hunter's Pointe.

The second item for discussion was Item #6 on the agenda: John Maher Builders requests approval for Aston Woods Subdivision located on Buckner Road, Williamson County tax map 154, parcel 59.01, containing 35.31 acres and 101 lots.

Comments: None.

The third item for discussion was Item #7 on the agenda: Sam Pratt Jr., requests preliminary approval for phases 6 and 7 of Crowne Pointe Subdivision having 53 lots on 22.5 acres, Williamson County tax map 154, parcel 40, containing 48 lots on 20.16 acres.

Comments:

Bembry stated that there should be access roads.

The fourth item for discussion was Item #8: Holigan Homes requests preliminary approval on Phase 1 of Prestonwood Farms Subdivision located on Buckner Road. Williamson County tax map 154, parcel 40, containing 48 lots on 20.16 acres.

Comments:

Bembry stated that there should be a connector to the Magli property. Brown stated that Mike Wood doesn't think that this matches the concept. They

may have to re-do the plat. Bemby inquired about the responsibility of maintaining the grassy areas. Brown stated that sidewalks should be looked at.

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Bembry stated that the Planning Commission should require sidewalks on one side of the street on all collector streets.

Discussion Items:

- A. Holigan Homes requests adding a revised plat to the agenda for phases 9 and 11 of Spring Hill Estates. (No Comments)
- B. Rezoning of the Stewart Campbell and McMeen Properties. (No Comments)
- C. The Rezoning of the Greg Daniels property.

Brown stated that this is in order to allow him to park trucks. Hendricks ask if he would be getting sewer taps.

- D. Jeff High (Revised Plat) (No Comments)
- E. Joe High

Brown stated that this property should be annexed. June Quirk and Billy Joe Hendricks agreed. Bemby stated that in the terms of the easement on the Mayhue Brown property, the city can annex this property and the owner has rights to water.

Meeting Adjourned 10:48 a.m.