

**SPRING HILL REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, JANUARY 11, 1999  
6:00 P.M.**

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

L.T. Anderson moved to accept the minutes of the December 14, 1998 meeting. Motion seconded by Ron Hankins. Unanimous.

Chairman Williams: Item #1, Amendment of the Subdivision Regulations by setting standards on street lights in subdivisions where all electrical power is underground.

Mike Wood discussed the regulations of Columbia Power and Water System. Ron Hankins stated that the overcharges would be charged to the subdivision's homeowner's association. The Commission agreed to discuss this at next work session and discuss working something out with the power companies.

L.T. Anderson moved to defer Item #1 until after next work session. Motion seconded by Ron Hankins. Unanimous.

(Item #2 was addressed previously at the Board of Zoning Appeals meeting.)

Chairman Williams: Item #3, John DeWaal and Trianon Development requests revised Concept approval on a plat for Phases 11, 12, and 13 of Wyngate Estates Subdivision.

The Commission discussed the lots that are in the flood plain. Mr. DeWaal stated that the reason for the revised plat was to pull them further from the creek.

Ron Hankins moved to approve Trianon's request for approval of a revised concept plat for phases 11, 12, and 13 of Wyngate Estates Subdivision. Motion seconded by L.T. Anderson. Unanimous.

Chairman Williams: Item #4, Chris Carter requests final approval for a 2 lot minor subdivision plat located on Kedron Road, Maury County tax map 28, parcel 14.01.

Ron Hankins moved to approve Chris Carter's requests for final approval for a 2-lot minor subdivision plat located on Kedron Road. Motion seconded by L.T. Anderson. Gwynne Evans abstained. Motion carried.

Chairman Williams: Item #5, Tom Reed requests preliminary approval for Phase 1 of Campbell Station Subdivision, containing 30 lots on 13.24 acres, Williamson County tax map 153, part of parcels 30 and 31.

Ron Hankins moved to approve Tom Reed's requests for preliminary approval of Phase 1 of Campbell Station Subdivision, containing 30 lots on 13.24 acres. Motion seconded by L.T. Anderson. Unanimous.

Chairman Williams: Item #6, Tom Reed requests final approval on Phase 2 of Campbell Station Subdivision, having 36 lots on 23.90 acres, Williamson County tax map 153, part of parcels 30 and 31.

Ron Hankins moved to approve Tom Reed's requests for final approval on Phase 2 of Campbell Station Subdivision, having 36 lots on 23.90 acres. Motion seconded by L.T. Anderson. Unanimous.

Chairman Williams: Item #7, Tom Reed request final approval on Phase 3 Campbell Station Subdivision, containing 24 lots on 8.84 acres, Williamson County tax map 153, part of parcels 30 and 31.

Ron Hankins moved to approve Tom Reed's request for final approval on Phase 3 Campbell Station Subdivision, containing 24 lots on 8.84 acres. Motion seconded by L.T. Anderson. Gwynne Evans voted against. Motion carried.

Chairman Williams: Item #8, Roger Moore requests preliminary approval on Phase 5 of Hunter's Pointe Subdivision, having 20 lots on 11.37 acres, Maury County tax map 43, parcel 15.

L.T. Anderson moved to approve Roger Moore's requests for preliminary approval on Phase 5 of Hunter's Pointe Subdivision, having 20 lots on 11.37 acres. Motion seconded by Ron Hankins. Unanimous.

Chairman Williams: Item #9, Recommend to the Board of Mayor and Aldermen an amendment to the Zoning Ordinance to set standards for parking lot requirements in M-1 Zoning, requiring tar and chipped, asphalt, or stone, etc.

Andrew Hoover stated that he wrote the amendment to state, "on all properties zoned M-1, all off-street parking for any vehicle, shall be on areas paved with asphalt, concrete, or a form which a four inch base of gravel exists.

Page 3  
Planning Commission  
January 11, 1999

Ron Hankins moved to recommend the amendment to the Zoning Ordinance as read by the city attorney, further amending it to include all business and industrial zones. Motion seconded by L.T. Anderson. Unanimous.

Mike Wood recommended adding it to the Parking requirement section. Commission agreed.

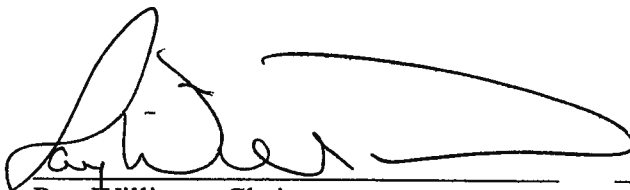
Chairman Williams: Item #10, Recommend a Plan of Services for the Srinivas, Channabasappa, and Oakkala property located on Kedron Road, Maury County tax map 43, parcel 12, 90 acres more or less.

Andrew Hoover recommended that they approve the Plan of Services if they it is satisfactory. He stated that he would draft it into a contract and send it to the parties involved and get them to sign it, so that they will know the plans for the pump station.

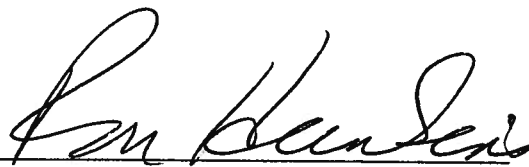
Ron Hankins moved to recommend a Plan of Services for the Srinivas, Channabasappa, and Oakkala property located on Kedron Road. Motion seconded by Gwynne Evans. Unanimous.

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

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



Ray Williams, Chairman



Ron Hankins, Secretary