

**SPRING HILL REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 8, 1999
5:45 P.M.**

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

Ray Williams discussed the concerns about Prestonwood Farms on Holigan property connecting with Cameron Farms. Chairman Williams presented map and explained because of future development, the need for the connection for emergency vehicles. This connection would not be a major thoroughfare, but only a connection for emergency vehicles.

Concerns were not understanding the need for another connection for emergency vehicles, when there are already two major thoroughfares for the area. Other concerns were the developments already have a great deal of traffic, the houses are very close to the streets and most of the subdivision is young families with young children.

Mike Wood discussed that this has been proposed for four (4) years.

Resident discusses that they were never told about this proposal and they were told it would not go through. Also were concerns that if this connection took place, that in the future it would become a major thoroughfare.

Chairman Williams briefly explained the duties of the Planning Commission.

Gwynne Evans moved to accept the minutes of the January 11, 1999 meeting. Motion seconded by Ray Williams. Unanimous.

Chairman Williams: Item #1, Trianon Development requests preliminary approval of the revised plat of Wyngate Estate Subdivision, Phase 12, which has 37 lots in Williamson County.

The Commission discussed that all comments had been addressed. They discussed that Phase 12 is proposed to be an underground utility development.

Tommy Dudley moved to approve Item #1. Motion seconded by Gwynne Evans. Unanimous.

Chairman Williams: Item #2, Trianon Development requests preliminary approval for Phase 11 and 13 of Wyngate Estate Subdivision, 35 lots on 10 acres. All comments had been addressed.

John DeWaal questioned if the Grassy Branch Interceptor ran through Phase 13. It was discussed that the Grassy Branch Interceptor does run through the edge of Section 13.

Gwynne Evans questioned who was putting in the Interceptor Line.

John DeWaal answered that there is a signed legal agreement between the Town of Spring Hill and the Developer. There is a temporary pump station that temporarily provides service, until the Interceptor is available.

Gwynne Evans discussed that on another project, the ditch for the water lines that were 12 feet deep, the company did not have the safety equipment in place for people 12 feet deep. This should be an issue to avoid any safety problems.

Tommy Dudley stated that the contractors are to comply with all the safety regulations and that the fault would be with the contractor, but that the city should try to insure that the contractors use proper safety.

John DeWaal agreed to watch for safety violations.

Gwynne Evans moved to accept Item #2. Motion seconded by Tom Dudley. Unanimous.

Chairman Williams: Item #3, Southfork Development and Holigan Homes request final approval for Prestonwood Farms Subdivision located on Buckner Road. Item is to be removed from the agenda at the Developer's request.

Ray Williams moved that further development would not be allowed on Buckner Road until the road is open to Hwy 31 for safety reasons. Motion was seconded by Gwynne Evans. Unanimous.

Chairman Williams: Item #4, Brett Griggs request final approval of 1 lot minor subdivision, plat located adjoining Stonegate Subdivision in Maury County.

Charles Brown discussed that this 1 lot minor will eventually change hands and this lot will be added to Stonegate Subdivision in the future.

Tom Dudley moved to approve Item #4. Motion was seconded by Gwynne Evans. Chair abstains, due to conflict of interest.

Mr. High questioned if the recommendation to the Council for annexation of this property could be expedited.

The Commission discussed that the property owner would need to request annexation.

Mr. High stated that if approved, he will purchase the property and then he will ask for annexation.

Chairman Williams: Item #5, Pioneer Manufacturing request approval of a site plan for a 5,000 square foot addition to the existing building on Beechcroft Road.

Charles Brown questioned if the permits from the State had been acquired and requested copies.

Gwynne Evans discussed that they need to look at the landscaping regulations a little more strictly. He also stated that the specifications need to be increased and clarified as soon as possible.

Tom Dudley moved to approve Item #5. Motion was seconded by Gwynne Evans. Unanimous.

Chairman Williams: Item #6, Village Landscape requests site plan approval for a landscaping business on Jim Warren Road in Maury County.

Gwynne Evans questioned if the two 4X10 foot signs would fit the zoning requirements.

Charles Brown stated that no one sign could be bigger than 40 square feet.

Chairman Williams moved to approved Item #6. Motion was seconded by Tom Dudley. Gwynne Evans abstained.

Chairman Williams: Item #7, Barron & Burke requests approval on road extension for Burkewood Drive located off Carter's Creek Pike.

Charles Brown questioned Mr. Harris about the construction drawings. He stated that the drainage pipes did not meet the specifications.

Mr. Harris stated that would be no problem to upgrade the cross drain.

Mike Wood gave housing unit requirements.

The Commission discussed whether this would be classified as a temporary or permanent cul-de-sac. They discussed whether or not a variance could be approved.

Chairman Williams moves to recommend a deferred decision until next month. Mr. Williams explains that a street this long with only one way in and one way out could create a disaster with evacuation. He also stated that streets must have paths for traffic flow in case of water main breakage or sewer lines.

Gwynne Evans agreed that they could not justify the variance without knowing the future concept development plans, which is required. He seconded the motion to defer the decision until the next meeting. Unanimous.

Chairman Williams: Item #8, Discuss Street Lighting in Subdivisions when all underground electrical power is used.

Charles Brown explained that there is a unique situation with three different power companies in the city, which creates three different situations with the power companies as far as putting street lights where there is all underground electrical power. Each power company has a different requirement for underground electrical power. They have tried to incorporate all three requirements to make one ordinance, but nothing has been incorporated.

Chairman Williams made suggestions from a meeting that he had with the City Administrator, Mr. York, to require a wood pole with an 80-foot radius and if they wanted to use a decorator pole it would be between them and the Power Company. It would be the Homeowner's Association responsibility to maintain the decorator poles or other poles if they are not wood poles.

Charles Brown suggested that the developer get with the Power Company for anything other than wooden poles, because each subdivision does not have a Homeowner's Association. It should be between the developer and the Power Company, if the Power Company requires an investment charge, then the developer would pay the charge.

The Commission discussed the requirements of the different power companies. They discussed the need for a resolution. They discussed the need for a minimum lighting per light.

Ron Hankins moved to defer the decision until the next meeting. Motion seconded by Tom Dudley. Unanimous.

Chairman Williams: Item #9, Recommend to the Board of Mayor and Aldermen to require Developers and Contractors to backfill all open ditches to within one (1) foot of the top with no. 57 stone, when in a street or proposed streets ten (10) foot or less in depth, with a 98% compaction, when the ditches are over ten (10) foot deep the contractors can back fill in layers with clay or dirt as long as the material is uniform in substance and no large rocks or particles, and must have 98% compaction at the five (5) foot level, and 98% compaction and one (1) foot of no. 57 stone at grade.

The Commission discussed whether this was already in a freestanding ordinance, which it was not. They discussed that it needed to go in the Sewer and Water regulations.

Ron Hankins moved to recommend Item #9. Motion seconded by Tom Dudley. Unanimous.

Chairman Williams opened the floor for concerned citizens' comments.

Alan Crosby, Cameron Farms resident, wanted to make sure he understands that building on Buckner Road would be postponed.

Chairman Williams stated that any future development would be postponed at least until April.

Robert Cotton, Cameron Farms resident, questioned the statement that the thoroughfare would run from Thompson Station Road all the way through to Buckner Road.

Chairman Williams explained that in Prestonwood Farms, the thoroughfare street would open up onto Thompson Station Road, before that section is approved. There has been no final approval.

Paul Sellers, Mercer Lane resident, commented on the emergency situation scenario between subdivisions. He stated that it was irresponsible to open up another development to more traffic, when the streets are already too narrow.

Chairman Williams stated that the board would seriously look at this situation.

T.J. Bryant, Cameron Farms resident, asked for a show of hands of Cameron Farms residents present, there was about 40 people present. He questioned when the decision would be made to pass for approval on the connection with Cameron Farms.

Chairman Williams stated that it would probably still be at least a few years.

T.J. Bryant questioned if there was anything that the residents could do to go ahead and end the decision for the road. He stated that this connection would be too much traffic and congestion in Cameron Farms.

Chairman Williams stated that the residents could appeal to this board and the Board of Mayor and Alderman, because they can overrule this board.

Ron Hankins questioned if people in Prestonwoods subdivision would go through Cameron Farms. He stated that he felt that people would go from Cameron Farms into Preston Woods to get to Thompson Station Road. He explained the plans for the major thoroughfare from Thompson Station Road to Port Royal Road.

T.J. Bryant questioned how the residents could present a petition to the homeowner's so they understand.

Ron Hankins suggested to have an informal meeting and look at the master plan and make recommendations. He stated that you have to think about what would be in the best interest of the majority of the people ten and fifteen years down the road.

The Commission and the citizens discussed communication with the community regarding plans. They discussed in order to make a community better; they should all participate in the meetings, not only when there is problems.

Ron Hankins discussed that before you buy a home into a subdivision, you should go to the planning department and look at the master concept of the whole development. He stated that there could be some changes that needed to be made to the master plan. He stated that he would be glad to set up a meeting and go over all the master plans.

Gwynne Evans stated that the only time people show up for these meetings is when there is a problem. He discussed how people need to come to meetings to be informed on issues that affect them. He stated that he liked the Concerned Citizen's Meeting at the end, so the citizens can hear all information that can affect them.

Ron Hankins stated that he would be glad to set up a date for a meeting with the residents of Cameron Farms.

Joan Hall, Realtor, Mercer Lane resident, stated that a lot of people just recently purchased a home into this subdivision. The new people are not aware of all these issues. She stated that in the future the people would like to know what is going on with their subdivision. She stated that people are not getting the public notices, because not all of them read the newspapers. She stated that none of the developers were discussing these plans. She stated that as a realtor she would have to disclose to anyone that wanted to buy a home on that street, that there could be a potential major road.

Ron Hankins stated that any realtors should understand the master plan for any development.

Mike Wood stated that as far as planning and zoning law, there are no requirements in the State of Tennessee for Spring Hill to have a Planning Commission. He stated that it could be left up to the individual developers to develop the city as they saw fit. He stated that citizens should contact their State Legislators, that the laws of the State have to be changed. He stated that the board was doing as much as they can, based on the law and court cases that justify more stringent measures.

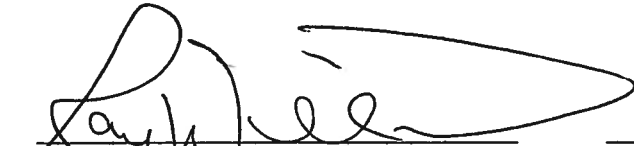
The Commission discussed that the next work session meeting would be March 3, 1999 at 5:30 p.m.

Chairman Williams stated that he hoped no one feels any hostility from the board, there is not any. He also stated that they are more than willing to listen and they just try to look at what is overall best for the town itself.


Bitsy Preston, citizen, questioned the price range of the houses in Prestonwood Farms.

Ron Hankins stated that they were going to be in several price ranges. They are going to try to model the subdivision similar to Sullivan Farms, where houses will be in separate villages with different price ranges.

Ron Hankins moved to adjourn. Motion seconded by Chairman Williams. Meeting adjourned.



Ray Williams, Chairman



Ron Hankins, Secretary