

**SPRING HILL REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, MARCH 8, 1999  
5:30 P.M.**

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

Chairman Williams requested the approval of the minutes for February 8, 1999.

Loyd Anderson moved to approve the minutes of February 8, 1999. Motion seconded by Tommy Dudley. Unanimous.

Chairman Williams: Item #1, Recommend to the Board of Mayor and Aldermen the Annexation of Property belonging to Joe High, this property will be an extension of Stonegate Subdivision. Maury County Tax map 50, parcel 22, and 2.92 acres.

Charles Brown reported that this addition is to have a place to put septic field lines for these two lots. He questioned if these lots would have to be rezoned to R1.

Chairman Williams stated that he would recommend to rezone the lots to R1. He also stated that there needed to be an addendum to the plats for the subdivision.

Tommy Dudley moved to approve Item #1. Motion was seconded by Loyd Anderson. Unanimous.

Chairman Williams: Item #2, Campbell Station Development requests Final Approval for Phase 1 of Campbell Station Subdivision, containing 30 lots on 13.24 acres in Williamson County, Tax map 153, parcel 59.01.

Mike Woods stated that he had not seen the revised copy. He stated that there was nothing in the notes concerning the drainage and utilities issues or the size of the water and sewer lines.

Charles Brown reported that the construction drawings had been corrected.

Mike Woods recommended to defer the approval of Item #2. (There was not a representative from Campbell Station present.)

Loyd Anderson moved to defer the approval of Item #2. Motion was seconded by Tommy Dudley. Motion carried.

Chairman Williams: Item #3, John Maher Builders requests Preliminary approval on Phase 1 & 2 of Aston Woods Subdivision, containing 101 lots on 35.31 acres in Williamson County, Tax map 154, parcel 59.01.

Chairman Williams reported that during the last Planning Commission meeting, a motion was passed that there would be no new development or final approvals on Buckner Road until the road was open.

The Commission discussed the status of the construction on Buckner Road.

Mayor Hankins questioned if there would be garages built in these houses. He questioned the size of the lots in case someone wanted to add a garage.

Tommy Dudley moved to approve Item #3, with the understanding that there would be no finals approved until Buckner Road is open. Motion was seconded by Chairman Williams. Loyd Anderson abstained. Motion Carried.

Chairman Williams: Item #4, Amend the Subdivision Regulations by requiring all Utility Companies to obtain a Performance Bond, when in an area that has undeveloped lots remaining or on any streets where there is no Subdivision Bond in place. This Bond must be presented before any Street is cut, bored under or opened, and after a permit has been obtained. Also Amendment to the Subdivision Regulations, regarding Street Lights, where Electrical Power is all underground, by setting standards, which has to be met by the Developers.

Mike Woods reported that this is amending the subdivision regulations so a public hearing will have to be called and held.

Mayor Hankins moved to send Item #4 to the board for approval. Motion seconded by Loyd Anderson. Unanimous.

Chairman Williams: Item #5, Recommendation to the Board of Mayor and Aldermen to Amend the Explosive Ordinance by requiring Contractors to notify all Residences, Businesses or others if the Blasting will be within 500 Yards.

Tommy Dudley moved to approve Item #5. Motion seconded by Loyd Anderson. Unanimous.

Chairman Williams: Item #6, A motion not requiring the connection of Mercer Lane in Cameron Farms Subdivision, into the proposed Prestonwood Farms Subdivision.

Jim Gabriel, Ward 2 Aldermen, stated that after attending the Planning Commission work session and speaking with several residents, he did not see the logic for connecting this street

into Prestonwood Farms Subdivision. He stated that this subdivision was in the most remote part of the city, the area is not going to be developed for several years and a large body of residents does not want this connection to happen.

Charles Bloom, President of the Cameron Farms Homeowner's Association, recommended that the board does not allow this connection to come through. He stated there is a lot of young children that live on Mercer Lane and this connection would increase the amount of traffic in this neighborhood. He also stated that as president of the Homeowner's Association, he strongly requests that the board does not approve this connection.

Matthew Garrett, Member of the Board of Directors for the Cameron Farms Homeowner's Association, stated that after speaking with many of the residents, the neighborhood does not wish for this connection to go through and they hope the board will take this very important decision to heart.

Don Matthews, resident of Cameron Farms, stated that the main issue was the safety of the children in the neighborhood. He also stated that if the board did decide to approve the connection, that the road not be opened until Prestonwood Farms Subdivision is complete. The residents do not want to put up with the construction traffic for several years.

Mayor Hankins moved to not approve Item #6. Motion was seconded by Chairman Williams.

Steve Thomason, Police Chief, explained the emergency response to an area. He stated that a few years ago, Mr. Bembry started a North/South corridor to eliminate part of the traffic that was on Hwy 31 by making other thoroughfares. He also stated that as far as police response, the more roads that you have connected to major thoroughfares, the quicker the emergency response. He did state that he understood the residents concerns.

Chairman Williams stated that if Prestonwood Farms is fully developed, it would contain 900 homes, that would be approximately 1,800 cars. He questioned Chief Thomason if Mercer Lane could handle that kind of traffic.

Chief Thomason answered that it could not, that the road would have to be reengineered.

Jim Johnson, Cameron Farms resident, questioned what the exact motion was for the connection and he asked that the motion be clarified.

Chairman Williams withdrew his second so that the motion could be clarified.

Mayor Hankins moved to not allow the connection of Mercer Lane to the proposed Prestwood Farms Subdivision. Motion was seconded by Chairman Williams. Roll Call: Anderson, Yes; Dudley, No; Williams, Yes; Hankins, Yes. Motion Carried.

Chairman Williams: Item #7, Joe Melz with Deer Creek Construction requests Preliminary approval for a PUD including a Golf Course, as well as Condos. This property is located on Kedron Road, containing 199 + - Acres, Maury County Tax map 43, part of Parcel 15.

Charles Brown stated that he still did not have any plans.

Mayor Hankins moved to table Item #7.

Charles Brown stated that the plans needed to be presented and the preliminary fees had to be paid.

The Commission looked at the plans and there was discussion.

Mayor Hankins stated that a bond would have to be set up for the golf course to guarantee that the golf course would be completed. He stated that the plans were a real rough sketch.

The Commission discussed how many units would be in these plans and zoning issues. They also discussed changes in the sewer lines.

Mayor Hankins recommended for a public hearing to be held and let the citizens help with the layout and any concerns.

Charlie Brown stated that Commission should send any recommendations to the counsel.

Attorney Hoover stated that the lighting requirements needed to be shown at preliminary approval stage.

Mayor Hankins moved to approve the preliminary approval of the golf course and the major cut-in, but nothing on the condos or anything commercial. Motion seconded by Loyd Anderson. Unanimous.

Chairman Williams: Item #8, Barron and Burke request approval of a Road Extension for Burkewood Drive in Burkewood Subdivision, located on Carters Creek Pike in the Planning Region. (There were no representatives from this subdivision present)

Mayor Hankins moved to deny Item #8 due to the road being too long. Motion was seconded by Tommy Dudley. Unanimous.

Chairman Williams opened the floor to concerned citizens. There were no comments from any concerned citizens.

Mayor Ron Hankins reported that there was a place in Cameron Farms on Douglas Lane where the stretch between the two street lights is too far apart. He stated that it is very dark in this section.

Chairman Williams also reported that there were several street lights out on Douglas Lane and on Iroquois Drive

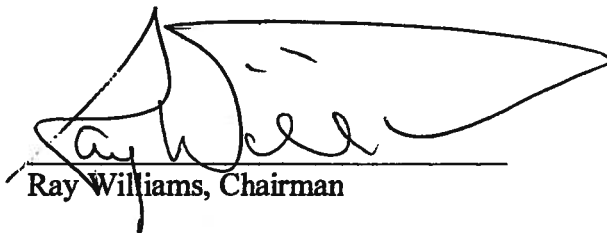
Tommy Dudley stated that there were several areas in the town that were incorporated years ago where street lights have never been added and they should be added.

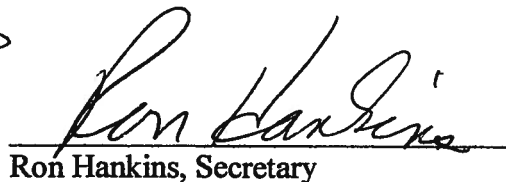
Mayor Hankins reported that he was receiving a lot of complaints from the Whitt Hill residents that they were having problems with their water pressure. He stated that the size of the water line should be checked, that the line has been metered and it barely meets the water pressure.

Chairman Williams stated that the streets in Rutherford Downs needed to be top coated. He also stated there was a house in Buckner Place with a problem with drainage from Crown Pointe.

Tommy Dudley moved to look at getting a cost estimate on the drainage problem for this property. Motion was seconded by Mayor Hankins. Unanimous.

Mayor Hankins moved to adjourn. Motion seconded by Tommy Dudley. Meeting adjourned.

  
Ray Williams, Chairman

  
Ron Hankins, Secretary