

**SPRING HILL REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, APRIL 12, 1999  
5:36 P.M.**

Chairman Ray Williams called the meeting to order. Present were: Lloyd Anderson, Tommy Dudley and Gwynne Evans. Absent was: 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 March 8, 1999.

Tommy Dudley moved to approve the minutes of March 8, 1999. Motion was seconded by Lloyd Anderson. Unanimous.

Chairman Williams: Item #1, Marvin Parker requests an extension for the Preliminary approval for Phase's 3 & 4 of Pipkin Hills Subdivision.

Tommy Dudley moved to defer Item #1 until the next Commission meeting. Motion was seconded by Lloyd Anderson. Unanimous.

Chairman Williams: Item #2, Marvin Parker requests Final approval for Pipkin Hills Subdivision Phase 1-B containing 20 lots, Williamson County Tax Map 166, Parcel 14.

Chairman Williams read a letter received by the State Field Inspector. The Inspector recommended that no more C.O.'s should be issued to remaining sections until the line is finished. The inspector warned if the Town allows the continued building of structures, that the State would intervene and issue a mandate and the possibility of a fine.

Shane Whitt, WasteWater Superintendent, explained that they are presently hauling all of the sewage out of Pipkin Hills and the line is presently at capacity and they have been warned by the State not to put on any other phases until the line through Cochran Trace is in. He stated that in about 45 days the line should be in.

Andy Hoover recommended deferring Items 2, 3 and 4, due to the findings from the State of Tennessee, until those items are corrected.

Charlie Brown explained that Item #4 was only a revised plat on a drainage pipe that has been added and that it was in existing 1A.

Gwynne Evans stated that on lots 19 and 17 they could build on these lots but not put in any water taps.

Ed Witson, representing Marvin Parker, questioned when the 45 days would be up and that they have one house that will need to get a C.O. on at the end of May. He also stated that they have one permit for Lot 17 but they can hold off for about 45 to 50 days.

Tommy Dudley moved to defer Items 2, 3 and 4 until the next meeting. Motion was seconded by Lloyd Anderson. Unanimous.

Ed Witson questioned if they could get Item #4 approved, they could put in a drain that would stop all the water coming off the hill.

Charlie Brown stated that they could take care of the drainage problem as long as the easements are marked on the plat.

Jerome Dempsey, representative from Highers & Koonce, stated that they did review the plans and that it should be placed in a dedicated drainage easement, the swell and the pipe.

Chairman Williams: Item #5, Brett Griggs requests Final approval for a 4 lot Minor Subdivision Plat located on Greens Mill Road, Maury County Tax Map 50, Part of Parcel 22. (Planning Region)

Lloyd Anderson moved to approve Item #5. Motion was seconded by Gwynne Evans. Chairman Williams abstained.

Chairman Williams: Item #6, Therese Griggs requests Final approval of a 1 lot Minor Subdivision Plat located on Greens Mill Road, Maury Tax Map 50, Part of Parcel 22. (Planning Region)

Lloyd Anderson moved to approve Item #6. Motion was seconded by Tommy Dudley. Unanimous.

Chairman Williams: Item #7, Robert DePriest requests Final approval on a 1 lot Minor Subdivision Plat located on Joe Peay Cemetery Road, Maury County Tax Map 49, Part of Parcel 13. (Planning Region)

Tommy Dudley moved to approve Item #7. Motion was seconded by Lloyd Anderson. Unanimous.

Chairman Williams: Item #8, Halifax Development Company requests Final approval of a 1 lot revised plat in Wyngate Estates Phase 3, Lot 97.

Ron Hankins enters at 5:50 p.m.

The Commission discussed the revision of the lot line and why it was moved.

Ron Hankins moved to approve Item #8. Motion was seconded by Lloyd Anderson. Motion Carried.

Chairman Williams: Item #9, Carol Bell, Developer for Candlewood Subdivision, requests Preliminary approval for Phase 2 of Candlewood Subdivision, containing 23 lots, Williamson County Tax Map 167, Part of Parcel 20.

Jerome Dempsey stated that all comments have been addressed and the main issue was detention and the Developer is in the process of putting detention where it has been recommended. He recommended that the Commission approve Item #9.

Ron Hankins moved to approve Item #9. Motion was seconded by Lloyd Anderson. Unanimous.

Chairman Williams: Items #10, RER Properties requests Final approval of a revised Plat for Augusta Place Subdivision Phase 1, Lots 34-35-36-40-41-42-68 & 70 have been revised. Williamson County Tax Map 166, Part of Parcel. 8.

Chairman Williams questioned if there was a representative present for RER Properties and there was not a representative present.

Gwynne Evans moved to defer Item #10. Motion was seconded by Tommy Dudley. Unanimous.

Chairman Williams: Item #11, Recommendation to the Board of Mayor and Aldermen the Re-zoning of Donnie Cameron property into R-2 PUD Zoning on Buckner Road, Williamson County Tax Map 154, Parcel 61, containing 70 Acres, more or less.

Ron Hankins moved to approve Item #11. Motion was seconded by Gwynne Evans. Unanimous

The Commission discussed if they could approve the R-2 PUD zoning without the overlay.

Chairman Williams: Item #12, Southfork Development requests Final approval for Prestonwood Farms Phase 1, containing 48 lots on Buckner Road, Williamson County Tax Map 154, Parcel 40.

Gwynne Evans moved to deny Item #12. Motion was seconded by Tommy Dudley. Unanimous.

Chairman Williams: Item #13, Campbell Station Development requests Final approval for Phase 1 of Campbell Station Subdivision containing 30 lots, on 13.24 acres, Williamson County Tax Map 153, Parcel 59.01

Jerome Dempsey stated that they made a comment letter on March 3, 1999 and that they have addressed all of the comments and he recommended approval of Item #13.

Ron Hankins moved to approve Item #13. Motion was seconded by Tommy Dudley. Unanimous.

Chairman Williams: Item #14, Amend the Subdivision Regulations requiring all Utility Companies to submit a Performance Bond and obtain a Permit before installing Utilities, and Clarifying the section on Street Lights by setting Standards where served by underground electrical.

Gwynne Evans moved to approve Item #14. Motion was seconded by Ron Hankins. Unanimous.

Chairman Williams: Item #15, Recommend a Plan of Services for the Joe High Property adjoining Stonegate Subdivision.

Ron Hankins moved to approve Item #15. Motion was seconded by Tommy Dudley. Unanimous

Chairman Williams: Item #16, Discuss finish date on Bucker Road and discuss drainage in Buckner Place.

The Commission discussed the progress of the completion of Buckner Road.

Jerome Dempsey reported that it would be three weeks until the binder could be put down and Williamson County is installing the binder and asphalt.

Mr. York reported that Mike Floyd will be at the next Board of Mayor & Aldermen meeting on Monday night and that he will give a detailed presentation on the finished schedule. He also reported that the Road Superintendent for Williamson County assured that as soon as the road was ready, they would pave it and that the road should be ready to pave by May 15<sup>th</sup>. He commented that there could not be any vehicular traffic on the road with just the stone base, that the stone base would not support a vehicle.

Chairman Williams reported that he received a letter from Buddy Koonce concerning the drainage in Buckner Place Subdivision and the drainage in Crown Pointe onto Mr. Shaw's lot.

Jerome Dempsey reported that the ditch on Mr. Shaw's lot was eroded significantly. He spoke with Leon Stanford, the engineer for Crown Pointe, and Mr. Stanford stated that he is not discharging any water until the drainage pond, below the eroded ditch. Mr. Dempsey reported that the responsibility really lies between the property owner and the City.

The Commission discussed where the water was coming from and how the drainage problems could be fixed.

Chairman Williams opened the floor to Concerned Citizens.

Bob Gage, Ridgeport Subdivision resident, questioned if he could get the standards for the streetlights with underground electrical.

Andy Hoover stated that the standards are set by the individual Utility Company.

Ron Hankins stated that the Utility Company for his district was Middle Tennessee Electric.

Ron Hankins stated that as a citizen he appreciates the Commission's hard work and that the Commission has done a good job and that they have done a lot of things to make the Town of Spring Hill a much better place to live. He stated that this would be his last Commission meeting and that he would miss everyone.

Chairman Williams stated that the Commission has really enjoyed working with him. Mr. Williams also stated that he would be stepping down as Chairman of the Planning Commission because of his new position as Mayor and that he formally resigned his position as Chairman.

Ron Hankins moved to recommend Tommy Dudley as the Chairman of the Planning Commission. Motion was seconded by Gwynne Evans. Tommy Dudley abstained.

Ron Hankins also questioned if anyone ever found out the status of the gap in streetlights on Douglas Street in Cameron Farms.

Mr. York stated that there was a complete survey for the Town of Spring Hill and that Douglas Street was on that list for streetlights.

Danny Leverettee, Churchill Farms resident, questioned where the cut off would be for paving on Buckner Road.

Chairman Williams reported that is was on the agenda for the Board of Mayor & Aldermen meeting tonight to resurface all of Buckner Road.

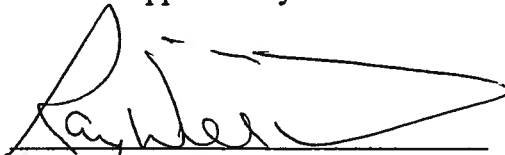
Ron Hankins reported that the paving should go down to where it was originally paved and stripped a few years ago.

Danny Leverette commented that his concern was where Floyd & Floyd was using the heavy machinery and dumping field dirt and then using the grater to scrape the dirt off and they have scraped the top coat off, down to the gravel.

Ron Hankins commented that once the road is repaved they would have to use another construction entrance.

Motion to adjourn.

Minutes Approved By:



Ray Williams, Chairman



Ron Hankins, Secretary

**A RESOLUTION TO AMEND THE SUBDIVISION REGULATIONS OF  
SPRING HILL, TENNESSEE**

**Whereas**, it has been determined that a need exists to expand the section on bonding concerning installation of utilities, not provided by the Town, and clarify the section on street lights served by underground electric service, in the **Subdivision Regulations of the Town of Spring Hill**, and

**Whereas**, a public hearing was held before the Spring Hill Municipal-Regional Planning Commission,

**NOW, THEREFORE BE IT RESOLVED:**

**Section 1**

That the following text be added to **ARTICLE 3-ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS** as:

**3-108 Utility Installation Permit**

In a phase of a subdivision where public improvements, as required in these regulations, have been fully completed, dedicated, and accepted by the Town, but for which undeveloped lots remain, the agent representing utilities not provided by the Town (including electrical, gas, cable, and telephone service) shall be required to obtain a one-time permit from the Building Permit division prior to any installation work being performed after the date of final adoption of this resolution. The fee for such permit shall be \$ 25.00.

**3-109 Utility Performance Bond**

In a phase of a subdivision where public improvements, as required in these regulations, have been fully completed, dedicated, and accepted by the Town, but for which undeveloped lots remain, the agent representing utilities not provided by the Town (including electrical, gas, cable, and telephone service), shall be required to post with the Town a continuous non-revocable surety bond in the amount of \$ 5,000. This bonding will be used to ensure correction to any damage caused to the roadway and drainage system as a result of installation of any main and/or service lines. This bond would be released when the last intended structure is serviced.

**Section 2**

That **ARTICLE 4-REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN**, Section 4-114.3 Street Lights, be amended to read as follows:

Street lights shall be required in all subdivisions. Street lights shall be located at all intersections and no more than five hundred (500) feet apart along all other street lines; however, the planning commission may require a closer spacing where physical conditions or types of structures so warrant.

Street lights shall be of standard COBRA HEAD, 400 WATT MERCURY VAPOR DESIGN, mounted on wooden poles with six (6) to twelve (12) foot arms installed at locations to be determined by the preceding description.

In all cases where the developer elects to install decorative or other lighting not mounted on wooden poles, nor considered standard by the Town, the Developer and/or Homeowners Association shall be forever responsible for the maintenance of such lights.

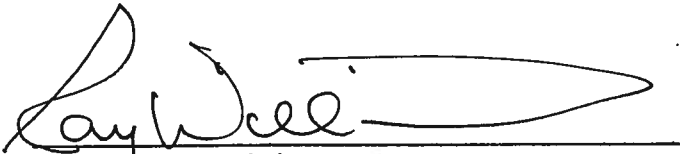
Any alternative fixture must provide the same intensity and lighting radius as street lights provided by the Town. After all approved installations, the Developer shall give title of ownership of the system to the Town. The applicable electric system shall exclusively maintain the system for the Town, and billing for the maintenance shall be at cost, when performed and energy shall be flat-billed to avoid metering.

**AND BE IT FURTHER RESOLVED THAT THIS AMENDMENT SHALL TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REAQUIRING IT.**

DATE OF NOTICE OF PUBLIC HEARING:

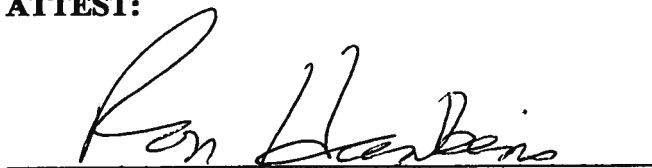
DATE OF PUBLIC HEARING:

DATE OF APPROVAL:

A handwritten signature in cursive script, appearing to read "Ray Williams", written over a horizontal line.

Ray Williams, Chairperson  
Spring Hill Municipal-Regional Planning Commission

**ATTEST:**

A handwritten signature in cursive script, appearing to read "Ron Hankins", written over a horizontal line.

Ron Hankins, Secretary  
Spring Hill Municipal-Regional Planning Commission