

**SPRING HILL REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 10, 1999
5:45 P.M.**

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

Chairman Dudley requested the approval of the minutes for Public Hearing and Regular Meeting of April 12, 1999.

Lloyd Anderson moved to approve the minutes of the Public Hearing and Regular Meeting of April 12, 1999. Motion was seconded by Ray Williams. Unanimous.

Chairman Dudley: Item #1, Marvin Parker requests an extension for the Preliminary approval for Phase's 3 & 4 of Pipkin Hills Subdivision. (Item was deferred in April)

Ray Williams moved to approve Item #1. Motion seconded by Danny Leverette.

Charlie Brown commented that the notes regarding the street lights and street signs were not on the plat and that they needed to be.

Marvin Parker questioned if he needed to put the notes on the final plat or the preliminary plat.

Andy Hoover stated that it definitely needed to be put on the final and they would like for them to be on the preliminary.

Ray Williams withdrew his motion and moved to approve Item #1 with the stipulation that the posting of street lights and street signs will be noted. Danny Leverette withdrew his second and seconded the amended motion. Unanimous.

Chairman Dudley: Item #2, Marvin Parker requests approval of a revised Plat in Pipkin Hills Phase 1-A, this is concerning drainage on lots 15, 16, 17, 18 & 19. (Item deferred in April)

Ray Williams moved to defer Item #2. Motion was seconded by Gwynne Evans. Motion Carries.

Ray Williams reported that no corrections have been brought in for drainage problems.

Chairman Dudley: Item #3, Larry Atema, Project Manager, and UAW Local 1853 requests Site Plan approval for a Banquet Hall Addition at the UAW Building, Maury County Tax Map 28, Parcels 1.11, 1.29, & 1.32.

Ray Williams moved to approve Item #3. Motion was seconded by Lloyd Anderson.

Gwynne Evans questioned status of the traffic light.

Mr. York reported that the materials have been brought in.

Chairman Dudley discussed that at some of the past work sessions there was discussion on whether or not the Board had voted to limit future building permits in Town Center until the completion of the road, but that he did not find where a formal motion had been made.

Ray Williams stated that it may have been brought up at a study session and he stated that the UAW Building was already in Town Center and they are only asking to add on to their building and he can see no reason why they should not approve the site plan.

Lloyd Anderson stated that he agreed and he thought that it is not new development, but an addition and he thought it should be approved.

Gwynne Evans questioned when the light would be functional.

Mr. York reported that it was about a three day construction project and the light should be operational by the end of the week. He also reported that the State was going to pave Hwy 31 from Saturn Parkway to the Williamson County line and that was why they left the caps and striping off the left hand turn lane in front of McDonalds until all of the paving is complete.

Ron Hankins, President of Local 1853, and he gave a brief history of the UAW Local 1853. He stated that the UAW Local 1853 had invested a lot of money into that section. He discussed that the size of the membership had not grown any, so that should not cause problems with additional traffic, but that he felt the expansion would help to alleviate some of the traffic problems with the way that they will have the traffic coming in and out. He also expressed concern that he felt the Board should not hold up the building expansion due to the other problems with the access roads, that should be settled between the City and the property owners.

Mr. York reported that there would be a meeting at the end of next week with Larry Atema to discuss the road problems along with other issues.

Chairman Dudley commented that he agreed with the Board members and he felt that Mr. York should proceed to meet with Larry Atema and try to settle the road issues and he felt that the traffic light would help with any additional traffic while the construction of the addition takes place.

Gwynne Evans questioned if the road that goes between McDonalds and Larry Atema's office was a City road.

Ray Williams stated that was Town Center Parkway.

Gwynne Evans questioned if the City would be ready to repair this road due to the heavy construction equipment.

Larry Atema discussed that originally Town Center Parkway was designed from Hwy 31 to Beechcroft Road as a State design and that it was intended to carry the load and when the Kedron leg was opened, the then Mayor, stopped the trucks from going through the residential section and sent them over, but that was never considered in the design

Gwynne Evans questioned who would be responsible for repairs of the Town Center Parkway streets and if it was considered a City road.

Chairman Dudley questioned Larry Atema if the portion of the Town Center Parkway, to the UAW entrance, is city maintained.

Larry Atema answered that he thought that it was technically a State road and that he thought there was some kind of maintenance agreement.

Chairman Dudley asked Mr. York to do research and find out what are the City's responsibilities to that stretch of road.

Chairman Dudley: Item #4, Holigan Homes requests Final approval for Prestonwood Farms, Phase 2, Williamson County Tax Map 154, Parcel 40, containing 40 lots.

Chairman Dudley reported that Danny Womble requested that Item #4 be removed from the agenda and that no action would be taken on Item #4.

Chairman Dudley: Item #5, J.A. Mills and Dorris Dark request Final approval for a 2 lot Minor Subdivision, located at the corner of Lancaster and Depot Street, Maury County Tax Map 251-A, Parcel 5.02.

Lloyd Anderson moved to approve Item #5. Motion was seconded by Ray Williams. Unanimous.

Mike Woods reported that all the comments had been addressed.

Chairman Dudley: Item #6, Dr. Joe High requests Final approval on a 2 Lot revision of Stonegate Subdivision, Maury County Tax Maps 50 & 150, Parcels 4 & 22.

Lloyd Anderson moved to approve Item #6. Motion was seconded by Danny Leverette. Unanimous.

Lloyd Anderson stated that the reason he moved to approve Item #6 was because it was just an addition.

Charles Brown reported that the engineer did bring a corrected drawing in showing the septic systems.

Chairman Dudley: Item #7, RER Properties requests approval on a revised Plat for Augusta Place Subdivision Phase 1, concerning 8 lots, Williamson County Tax Map 166, Parcel 8. (Item was deferred in April)

Ray Williams moved to approve Item #7. Motion was seconded by Lloyd Anderson. Unanimous

Jim Webb, Engineer for RER Properties, apologized for not being present last month and he reported that what they were doing was taking Grassy Branch and making it the property line for lots 34, 35, 36, 40, 41 and 42 and all the properties that were east of Grassy Branch they are adding into lots 68 and 70.

Chairman Dudley questioned if all of the drainage easements were satisfactory.

Mike Wood reported that they were satisfactory and that he recommended approval.

Chairman Dudley stated that Item #8 was already addressed at the BZA meeting.

Chairman Dudley: Item #9, Therese Griggs requests Final approval on a 4 Lot Minor Subdivision Plat (Coltons Hill) on Greens Mill Road in the Planning Region, Maury County Tax Map 50, Parcel 22.

Lloyd Anderson moved to approve Item #9. Motion was seconded by Danny Leverette. Unanimous

Chairman Dudley: Item #10, Donald Kincaid representing the Winnie Kincaid Estates request approval of a 3 Lot Minor Subdivision Plat. The Property is located at the corner of Kedron and Tom Lunn Roads, Maury County Tax Map 50, Parcel 8.

Ray Williams moved to approve Item #10, subject to septic tank approval. Motion was seconded by Lloyd Anderson.

Mr. Webb handed out signed copies showing the septic tank areas and he reported that they were waiting on the restrictions to come back and then they would bring the plat back for approval.

The Board discussed the right-of-way easements on Tom Lunn Road.

Charles Brown questioned if the street lights would need to be noted on the building plans.

Chairman Dudley reported that it was not the plan of services to require street lights in that area due to lack of housing, but he commented that he would suggest when multiple houses are added, then the street light requirements of any subdivision should apply.

Gwynne Evans commented that he felt the right-of-way should be clarified and to find out exactly what the City purchased.

Chairman Dudley commented that this property would be for sale and the easement should be properly recorded.

Lloyd Anderson withdrew his original second.

Ray Williams added to his motion that the sub regulations should be followed as far as street lighting is concerned. New Motion was seconded by Lloyd Anderson. Unanimous.

Chairman Dudley reported that Mayor Williams had talked with the contractor on the Buckner Road Project and that they are on schedule and hopefully around May 15th they can start paving that road. He apologized to the citizens for this project taking as long as it has, but he felt the road would be much better.

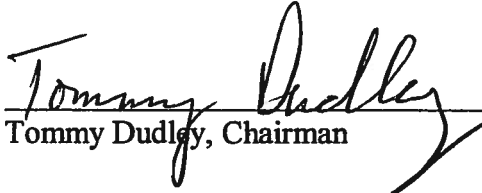
Chairman Dudley opened the floor to concerned citizens. There were no concerned citizens present.

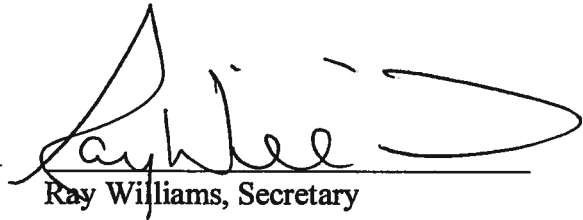
Chairman Dudley announced that there would be a called work session meeting of the Board on May 19th at 6:00 p.m. to discuss the growth plan.

Lloyd Anderson moved to adjourn. Motion was seconded by Ray Williams. Unanimous.

AGENDA
Planning Commission
Regular Meeting
Monday, May 10, 1999

Minutes Approved By:


Tommy Dudley, Chairman


Ray Williams, Secretary