

**SPRING HILL REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 9, 1999
5:30 P.M.**

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

Chairman Dudley requested the approval of the minutes for the July 12, 1999 meeting.

Lloyd Anderson moved to approve the minutes of the July 12th meeting. Motion was seconded by Danny Leverette. Unanimous.

Chairman Dudley: Item #1, Johnny Griggs requests Final approval on a 2 Lot Minor Subdivision Plat, called Ophelia Acres Section 1, located on Greens Mill Road, in the Planning Region, Maury County Tax Map 50, Part of Parcel 22.

Ray Williams moved to approve Item #1. Motion was seconded by Lloyd Anderson. Roll Call: Anderson, Yes; Leverette, Yes; Williams, Yes; and Chairman Dudley; Yes. Unanimous. Motion Carried.

Chairman Dudley: Item #2, Johnny Griggs requests Final approval on a 1 Lot Minor Subdivision Plat, called Clakey Acres Section 1, located on Greens Mill Road, Maury County Tax Map 50, Part of Parcel 22.

Lloyd Anderson moved to approve Item #2. Motion was seconded by Danny Leverette. Roll Call: Anderson, Yes; Leverette, Yes; Williams, Yes; and Chairman Dudley, Yes. Motion Carried.

Chairman Dudley: Item #3, Johnny Griggs requests Final approval on a 3 Lot Minor Subdivision Plat, called Chunn's Valley Section 1, located on Greens Mill Road, Maury County Tax Map 50, Part of Parcel 39.

Danny Leverette moved to approve Item #3. Motion was seconded by Lloyd Anderson. Roll Call: Anderson, Yes; Leverette, Yes; Williams, Yes; and Chairman Dudley, Yes. Motion Carried.

Chairman Dudley: Item #4, Johnny Griggs request Final approval on a 3 Lot Minor Subdivision Plat, called Chunn's Valley Section 2, located on Greens Mill Road, Maury County Tax Map 50, Part of Parcel 39.

Lloyd Anderson moved to approve Item #4. Motion was seconded by Danny Leverette. Roll Call: Anderson, Yes; Leverette, Yes; Williams, Yes; and Chairman Dudley, Yes. Motion Carried.

Chairman Dudley: Item #5, Charles Raines and Derek Merrill request Final approval on a 3 Lot Subdivision Plat, called McCutheons Creek, located on Kedron Road, Maury County Tax Map 43, Part of Parcel 21.

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

The Commission discussed Item #5 with Mike Wood, State Planner. Roll Call: Anderson, Yes; Leverette, Yes; Williams, Yes; and Chairman Dudley, Yes. Motion Carried.

Chairman Dudley: Item #6, Moore Homes request Preliminary approval for Phase 6 of Hunters Pointe Subdivision, containing 11 lots on 5.4 acres, Maury County Tax Map 43, Part of Parcel 15, located on Kedron Road.

The Commission discussed Item #6.

Ray Williams moved to approve Item #6. Motion was seconded by Lloyd Anderson. Roll Call: Anderson, Yes; Leverette, Yes; Williams, Yes; and Chairman Dudley, Yes. Motion Carried.

Chairman Dudley: Item #7, First Center Group requests Sketch Plat approval for a PUD on the Bailey Property, located on Duplex Road, containing approximately 425 units, on 158.17 acres, Williamson County Tax Map 170, Part of Parcel 4.

Skip Weaver, Landscape Developer, Brentwood, TN, addressed the Commission regarding Item #7.

The Commission discussed issues concerning Item #7.

Chairman Dudley: Item #8, Joe Melz and Deer Creek Development requests Preliminary approval for a PUD on Kedron Road, including a Golf Course, Condominiums, as well as Commercial, Maury County Tax Map 43, Part of Parcel 15, containing 600 units, more or less.

Introduction of Joe Melz, President of Deer Creek Construction, Franklin, TN and John Ferguson.

Ray Williams moved to discuss Item #8. Motion was seconded by Danny Leverette. Roll Call: Anderson, Yes; Leverette, Yes; Williams, Yes; and Chairman Dudley, Yes.

The Commission discussed issues concerning Item #8

Mary White, resident of Mahlon Moore Road, addressed the Commission and was opposed to the retail facility.

Kevin Panduren, resident of Mahlon Moore Road, addressed the Commission and was opposed to the retail facility.

The Commission discussed Item #8.

Roger Moore, Developer at Hunter's Pointe, addressed the Commission regarding retail issues for Item #8.

Greg Perrone, Attorney for Joe Melz, addressed the Commission.

Johnny Johns, resident of Mallard Drive, addressed the Commission and was opposed to the retail facility.

Greg Morgan, resident of Mahlon Moore Road, addressed the Commission and supported the Golf Course and retail facilities.

Ray Hillar, resident of Mahlon Moore Road, addressed the Commission and was opposed to the retail facility.

Kevin Panduren again addressed the Commission and was opposed to the retail facility.

Lorraine Marcoullier, resident of Mahlon Moore Road, addressed the Commission and was opposed to the retail facility.

Dale Moore, resident of Mahlon Moore Road, addressed the Commission and was opposed to the retail facility.

Trudy Keen, resident of Grey Fox Lane, addressed the Commission and was opposed to the retail facility.

Derrick Merrill, resident of Rutherford Downs, addressed the Commission and was opposed to the retail facility.

Paul Grid, resident of Kedron Road, addressed the Commission on issues of the golf course and condominiums.

Barry Spedale, resident of Cameron Farms, addressed the Commission and supported the retail facility.

Ray Williams addressed issues regarding the sewer line for this development.

Chairman Dudley recommended a meeting between the developer and the residents to discuss what type of facilities the residents would agree on for this development.

Ray Williams moved to send the Preliminary request for a PUD on Kedron Road to the Board of Mayor and Aldermen with the contingencies of a traffic light at Mahlon Moore and Kedron Road, with a turn lane in front of the property and sewer line agreements to be worked out with Deer Creek Development. Motion was seconded by Danny Leverette.

Chairman Dudley recommended a meeting between Joe Melz, Attorney for Deer Creek Development and the residents to come to a compromise on this development.

Lloyd Anderson commented on his concerns for the residents and children that live on Kedron Road across from this development.

Roll Call: Anderson, No; Leverette, Yes; Williams, Yes; and Chairman Dudley, Yes. Motion Passes.

Chairman Dudley: Item #9, Recommend to the Board of Mayor and Aldermen to amend the Zoning Ordinance, by reducing the lot size from 1 ½ acres to 1 acre for Septic Systems, in the Maury County, as well as the Williamson County side of Spring Hill.

Ray Williams moved to approve Item #9. Motion was seconded by Lloyd Anderson.

Chairman Dudley commented that he did not agree to lower the standards on the lot sizes.

Roll Call: Anderson, Yes; Leverette, Yes; Williams, Yes; and Chairman Dudley, No.

Chairman Dudley: Item #10, Recommend to the Board of Mayor and Aldermen the Rezoning of property belonging to Boyce Magli, and Stewart Campbell, located on Highway 31 North and Wilkes Lane. Their request is for the frontage along Highway 31 back 600' to be Zoned Commercial B-3, and the remaining acreage to be Zoned Residential R-2.

Danny Leverette moved to approve Item #10. Motion was seconded by Ray Williams.

Jill Turner, resident of Shannon Glen, addressed the Commission and was opposed to commercial development.

Tharrel Kast, resident of Shannon Glen, addressed the Commission and was opposed to commercial development.

Dianne Farr, resident of Shannon Glen, addressed the Commission concerning low-income apartments coming to the area.

Eric Glass, resident of Shannon Glen, addressed the Commission concerning the possibility of flooding on his property with commercial development.

Bob Whitmore, future resident of Shannon Glen, addressed the Commission concerning the residential zoning.

Roll Call: Anderson, Yes; Leverette, Yes; Williams, Yes; and Chairman Dudley, Yes.

Chairman Dudley: Item #11, Sam Pratt, Jr., Developer for Crowne Pointe requests Final approval for Phase 6, containing 53 lots, Williamson County Tax Map 153, Part of Parcel 31, and is located off of Buckner Road.

Danny Leverette moved to approve Item #11. Motion was seconded by Lloyd Anderson. Roll Call: Anderson, Yes; Leverette, Yes; Williams, Yes; and Chairman Dudley, Yes. Motion Passes.

Chairman Dudley opened the floor to Concerned Citizens.

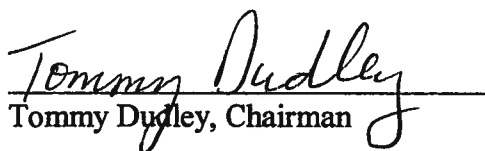
Derrick Merrill addressed the Commission regarding a permit on Lot 3 on Kedron Road.


Andy Hoover updated the Commission on the Boarding House lawsuit.

Ray Williams moved to adjourn. Motion was seconded by Danny Leverette. Unanimous.

Meeting adjourned.

Minutes Approved By:


Tommy Dudley, Chairman


Ray Williams, Secretary