

**SPRING HILL REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 13, 1999
5:45 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; June Quirk, City Recorder and Andy Hoover, City Attorney.

Chairman Dudley requested the approval of the minutes for the August 9, 1999 meeting.

Lloyd Anderson moved to approve the minutes of the August 9th meeting. Motion was seconded by Danny Leverette. Unanimous.

Chairman Dudley: Item #1, Garland Glenn & David Thomas requests Final approval on a 2 Lot Minor Subdivision Plat located on Greens Mill Road in the Planning Region, Maury County Tax Map 50, Parcel 26 & 26.01.

Lloyd Anderson moved to approve Item #1. Motion was seconded by Mayor Williams. Roll Call: Williams, Yes; Evans, Yes; Anderson, Yes; Leverette, Yes; and Dudley, Yes. Motion Carries.

Chairman Dudley: Item #2, Randall Howard requests Final approval on a 4 Lot Minor Subdivision Plat, located on Petty Lane in the Planning Region, Maury County Tax Map 30, Parcel 8.06, containing 9.22 acres.

Ray Williams moved to approve Item #2. Motion was seconded by Lloyd Anderson. Roll Call: Leverette, Yes; Anderson, Yes; Evans, No; Dudley, Yes and Williams, Yes. Motion Carries.

Chairman Dudley: Item #3, G.W. Whitt requests Final approval for a 1 Lot Minor Subdivision Plat, located at the corner of Wilkes Lane and Old Military Road, Williamson County Tax Map 153, Part of Parcel 8.02, containing .89 acres.

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

The Commission discussed Item #3.

Roll Call: Williams, Yes; Anderson, Yes; Evans, Yes; Dudley, Yes; and Leverette, Yes. Motion Deferred.

Chairman Dudley: Item #4, Tom Reed with Campbell Station Development requests approval for a Revised Concept Plat of Campbell Station Subdivision, Williamson County Tax Map 153, Parcels 30 & 31, containing 325 acres.

Ray Williams moved to approve Item #4. Motion was seconded by Gwynne Evans.

The Commission discussed Item #4.

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

Chairman Dudley: Item #5, First Center Group requests Preliminary approval for a PUD called Chapman's Retreat, located on Duplex Road, Williamson County Tax Map 170, Parcel 4, containing 400 Lots on 158 acres.

Ray Williams moved to approve Item #5. Motion was seconded by Lloyd Anderson. The Commission discussed the issue of sidewalks. Roll Call: Williams, Yes; Dudley, Yes; Evans, Yes; Anderson, Yes; and Leverett, Yes. Motion Carries.

Chairman Dudley: Item #6, Trianon Corporation requests Preliminary approval for a PUD in Wyngate Estates, containing 212 Lots on 68 acres, Williamson County Tax Map 167, Part of Parcel 18.00A.

Ray Williams moved to approve Item #6. Motion was seconded by Danny Leverette.

John Dewaal, Dewaal & Associates, Engineer for Wyngate Estates, addressed the Commission regarding Item #6.

The Commission discussed Item #6.

Fred Stevenhagen, Developer for Wyngate Estates, addressed the Commission and discussed items regarding Item #6.

Roll Call: Leverette, Yes; Anderson, Yes; Evans, Yes; Dudley, Yes; and Williams. Motion Carries.

Chairman Dudley: Item #7, Burton & Burton Developers request Final approval for Phase 5 of Burtonwood Subdivision, containing 28 Lots on 12.42 acres, Williamson County Tax Map 170, Part of Parcel 4, located on Duplex Road.

Lloyd Anderson moved to approve Item #7. Motion was seconded by Danny Leverette.

The Commission discussed Item #7.

Lloyd Anderson moved to amend his motion to approve Item #7 with the stipulation that the infrastructure be completed within 12 months. Amended motion was seconded by Danny Leverette. The Commission further discussed Item #7.

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Lloyd Anderson withdrew his motions to approve Item #7. Danny Leverette withdrew his seconds to approve Item #7.

Gwynne Evans made a motion to defer the Final Approval and to extend the Preliminary for ninety (90) days on Item #7. Motion was seconded by Ray Williams. Roll Call: Williams, Yes; Evans, Yes; Anderson, Yes; Leverette, Yes; and Dudley, Yes. Motion Deferred.

Chairman Dudley: Item #8, Recommendation to the Board of Mayor and Aldermen to Rezone the property of Sam Pratt, Jr. {Loudenslager Air Strip Property} from Agriculture to R-2 Medium Density Residential, Williamson County Tax Map 153, Parcels 29.06 & 29.02, containing 2.14 & 22.83 acres.

Ray Williams moved to approve Item #8. Motion was seconded by Lloyd Anderson. Roll Call: Williams, Yes; Evans, Yes; Leverette, Yes; Dudley, Yes; and Anderson, Yes. Motion Carries.

Chairman Dudley: Item #9, Amendment to the Subdivision Regulations by changing Article 3, Section 3-106, Paragraph 3, to read, No Building Permit shall be issued for any lot in any subsequent phase's of a subdivision until all public improvements required by the Planning Commission and shown on Approved Construction Drawings, have been fully completed in the previous phase, dedicated and accepted by the governmental body.

Danny Leverette moved to approve Item #9. Motion was seconded by Gwynne Evans. Roll Call: Leverette, Yes; Anderson, Yes; Evans, Yes; Dudley, Yes; and Williams, Yes. Motion Carries.

Chairman Dudley: Item #10, Recommend a Plan of Services to the Board of Mayor and Aldermen, for the Annexation of the remaining portion of Buckner Lane.

Ray Williams moved to approve Item #10. Motion was seconded by Lloyd Anderson. Roll Call: Williams, Yes; Dudley, Yes; Evans, No; Anderson, Yes; and Leverette, Yes. Motion Carries.

The Commission discussed the issue of sidewalks.

Chairman Dudley opened the floor to Concerned Citizens.

Mrs. Fount Smothers, resident of Buckner Road, addressed the Commission to request not to be annexed into the Spring Hill City Limits and she presented a letter signed by 28 of her neighbors that did not wish to be annexed.

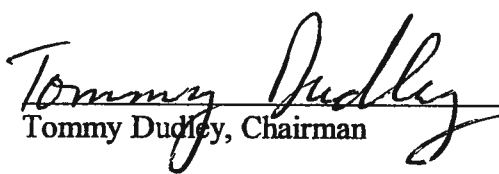
The Commission discussed that the letter would be forwarded on to the Board of Mayor and Aldermen.


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Lloyd Anderson moved to adjourn. Motion was seconded by Gwynne Evans.
Unanimous.

Meeting adjourned.

Minutes Approved By:


Tommy Dudley, Chairman


Ray Williams, Secretary