

**SPRING HILL REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, OCTOBER 11, 1999
5:30 P.M.**

Chairman, Tommy Dudley called the meeting to order. Members present were: Danny Leverette, L.T. Anderson, Gwynne Evans, and Ray Williams. Also present were Kyle Sowell, Attorney, Mike Wood, State Planner, Charles Brown, Building Official, and April Goad, Assistant Recorder.

Ray Williams moved to approve the minutes of the September 13, 1999 Board of Zoning Appeals meeting and the minutes of the September 13, 1999 Regular Planning Commission meeting. Motion seconded by L.T. Anderson. Unanimous.

Chairman Dudley: Item #1: Sam Pratt, Jr. requests approval for a revised plat on section 6 of Crowne Pointe Subdivision, changing the drainage easement on lots 15, 16, and 17, from 15 foot to 25 foot easements.

Ray Williams moved to grant approval of the revised plat on section 6 of Crowne Pointe, changing the drainage easements as requested by Sam Pratt. Motion seconded by Gwynne Evans. Roll Call: Anderson, yes; Evans, yes; Dudley, yes; Leverette, yes; Williams, yes. Unanimous. Motion carried.

Chairman Dudley: Item #2: G.W. Whitt requests final approval on a one lot minor subdivision plat at Shannon Glenn, located at Wilkes Lane and Old Military Road, Williamson County tax map 153, parcel 8.02, containing .89 acres.

Ray Williams moved to grant final approval on a one-lot minor subdivision plat in Shannon Glen, as requested by G.W. Whitt. Motion seconded by L.T. Anderson. The Commission discussed maintenance of the road and ownership of property right of way. Leon Stanford was present to answer questions. Mr. Stanford stated that the deed for the property went along the centerline of Old Military Road and stops at the right of way. The motion and second were amended to state that the pins should be drawn back from the center of the road. The Commission briefly discussed septic tank variance. Roll Call: Evans, pass; Dudley, yes; Leverette, yes; Williams, yes; Anderson, yes. Motion carried.

Chairman Dudley: Item #3: John Maher requests final approval for section 1, Aston Woods Subdivision, containing 47 lots on 16.66 acres, located on Buckner Road, Williamson County tax map 154, part of parcels 59.01 and 59.02.

L.T. Anderson moved to grant final approval for section 1 of Aston Woods Subdivision, as requested by John Maher. Motion seconded by Danny Leverette. Roll Call: Dudley, yes; Leverette, yes; Williams, yes; Anderson, yes; Evans, yes; Dudley, yes. Unanimous. Motion carried.

Chairman Dudley: Item #4: Joe High requests approval on a revised 2 lot minor subdivision plat (lots 29 and 30) in Stonegate Subdivision, located on Mahlon Moore Road, Maury County tax map 150, parcel 4.

Ray Williams moved to grant approval of the 2-lot minor subdivision plat in Stonegate Subdivision as requested by Joe High. Motion seconded by L.T. Anderson. Roll Call: Dudley, yes; Leverette, yes; Williams, yes; Anderson, yes; Evans, yes. Unanimous. Motion carried.

Chairman Dudley: Item #5: 3-B Construction requests final approval of phase 5 of Burtonwood Subdivision, containing 28 lots on 12.42 acres, located on Duplex Road, Williamson County tax map 170, parcel 4. (Deferred Last Month)

Ray Williams moved to grant final approval of phase 5 of Burtonwood Subdivision, as requested by 3-B Construction. Motion seconded by Danny Leverette. (The one-year infrastructure clause applies.) Roll call: Leverette, yes; Williams, yes; Anderson, yes; Evans, yes; Dudley, yes. Unanimous. Motion carried.

Chairman Dudley: Item #6: Tom Reed and Campbell Station Development requests preliminary approval for section 5 of Campbell Station Subdivision containing 38 lots on 20.98 acres, located on Highway 31, north, Williamson County tax map 153, part of parcels 30 and 31.

Charles Brown reported that the construction drawings have not been submitted. Gwynne Evans pointed out that run-off may be a problem.

L.T. Anderson moved to defer the request from Tom Reed and Campbell Station Development. Motion seconded by Danny Leverette. Roll Call: Williams, yes; Anderson, yes; Dudley, yes; Evans, yes; Dudley, yes. Unanimous. Motion carried.

Chairman Dudley: Item #7: Recommend to the Board of Mayor and Aldermen the re-zoning of 16.72 acres in the Campbell Station Subdivision from R-2 to B-3 Commercial. This is the portion that fronts along Highway 31 North extending east of Highway 31 and north of the portion zoned B-4 in Campbell Station. (shown on the last approved sketch plat)

Charles Brown stated that a commercial developer talked to Mr. Reed. They are not sure they can run sewer lines to it. Sewer is needed for this property. The Commission briefly discussed this, stating that this is only the rezoning and it would come up again later to address sewer issue.

Ray Williams moved to recommend rezoning of the Campbell Station property to the Board of Mayor and Aldermen, as requested by Campbell Station Development. Motion seconded by L.T. Anderson. Roll Call: Anderson, yes; Evans, no; Dudley, yes; Leverette, yes; Williams, yes. Motion carried.

Chairman Dudley: Item #8: Recommend to the Board of Mayor and Aldermen to approve a Plan of Services for the Janice L. Fox property at the corner of Buckner Road and Buckner Lane, Agricultural to R-2 Residential, Williamson County tax map 154, parcel 60, containing 10.3 acres.

L.T. Anderson moved to recommend approval of a Plan of Services for the Janice Fox property to the Board of Mayor and Aldermen. Motion seconded by Ray Williams. Roll Call: Dudley, yes; Leverette, yes; Williams, yes; Anderson, yes; Evans, yes. Unanimous. Motion carried.

Chairman Dudley: Item #9: Recommend to the Board of Mayor and Aldermen to re-zone the Janice L. Fox property from AG to R-2.

Ray Williams moved to recommend the rezoning of the Fox property from AG to R-2 to the Board of Mayor and Aldermen. Motion seconded Danny Leverette. Roll Call: Leverette, yes; Williams, yes; Anderson, yes; Evans, yes; Dudley, yes. Unanimous. Motion carried.

Chairman Dudley: Item #10: Recommend to the Board of Mayor and Aldermen the re-zoning of the Saturn I Land Partner's Property (Spadafora) located on Buckner Lane, from Agricultural to R-2 Residential, Williamson County tax map 166, parcel 4, containing 170 acres.

L.T. Anderson moved to recommend re-zoning of the Saturn I Land Partner's property from AG to R-2, to the Board of Mayor and Aldermen. Motion seconded by Danny Leverette. Roll Call: Williams, yes; Anderson, yes; Evans, yes; Dudley, yes; Leverette, yes. Unanimous. Motion carried.

Chairman Dudley: Item #11, Mike Poling, with Tennessee Structures, requests site plan approval for a warehouse building located at 408 McLemore Avenue, behind and on the same property as was the Lovell's Pizza Place, now a Carpet Business.

Ray Williams moved to approve the site plan for a warehouse building as requested by Mike Poling. Motion seconded by L.T. Anderson. Roll Call: Anderson, yes; Evans, yes; Dudley, yes; Leverette, yes; Williams, yes. Unanimous. Motion carried.

Chairman Dudley: Item #12: Recommend annexation of Ben Gary's property, located on Highway 31 North, Williamson County tax map 167, parcel 3, containing 35.7 acres.

Chairman Dudley moved to recommend annexation of the Ben Gary property to the Board of Mayor and Aldermen. Motion seconded by Danny Leverette. Roll Call: Evans, abstain; Dudley, yes; Leverette, yes; Williams, yes; Anderson, yes. Motion carried.

Chairman Dudley: Item #13: Recommend to the Board of Mayor and Aldermen the rezoning of the Ben Gary property, to be zoned B-4 Commercial.

Ray Williams moved to recommend rezoning of the Gary property to B-4 to the Board of Mayor and Aldermen, next month (11-99). Motion seconded by L.T. Anderson. Roll Call: Anderson, yes; Dudley, yes; Leverette, yes; Williams, yes; Anderson, yes; Evans, abstain. Motion carried.

Chairman Dudley: Item #14: Recommend to the Board of Mayor and Aldermen the annexation of the Fred Selle property, tract 2, 60.81 acres, Maury County tax map 28, parcel 5.01.

Ray Williams moved to recommend annexation of the Selle property to the Board of Mayor and Aldermen. Motion seconded by L.T. Anderson. Roll Call: Leverette, yes; Williams, yes; Anderson, yes; Evans, no; Dudley, yes. Motion carried.

Chairman Dudley: Item #15: Recommend to the Board of Mayor and Aldermen the re-zoning of the Fred Selle property from R-2 (tract 1, 22.74 acres) from AG (tract 2, 60.81 acres), into R-3 tracts for a mobile home park, 83.55 total acreage.

After much discussion, Ray Williams moved to unfavorably recommend the requested zoning change from Fred Selle. Motion seconded by L.T. Anderson. Roll Call: Williams, yes; Anderson, yes; Evans, yes; Dudley, yes; Leverette, yes. Unanimous. Motion carried.

Chairman Dudley: Item #16: Recommend the annexations of the remaining portions of these streets: Port Royal Road, Kedron Road, out to the intersection of Kedron and Tom Lunn, Derryberry Road, and John Lunn Road.

Ray Williams moved to recommend the annexations as stated above. Motion seconded by Danny Leverette. Roll Call: Anderson, yes; Evans, no; Dudley, yes; Leverette, yes; Williams, yes. Motion carried.

Chairman Dudley: Item #17: Recommend to the Board of Mayor and Aldermen the approval of the Sexually Oriented Business Ordinance.

Ray Williams moved to recommend approval of the Sexually Oriented Business Ordinance to the Board of Mayor and Aldermen. Motion seconded by Gwynne Evans. Roll Call: Dudley, yes; Leverette, yes; Williams, yes; Anderson, yes; Evans, yes. Unanimous. Motion carried.

Chairman Dudley: Item #18: Recommend to the Board of Mayor and Aldermen and amendment to the Zoning Ordinance to place Cell Tower in the M-1, Light Industrial, Zoning.

L.T. Anderson moved to recommend the Zoning Ordinance change as stated above. Motion seconded by Danny Leverette. Roll Call: Williams, yes; Anderson, yes; Evans, yes; Dudley, yes; Leverette, yes. Unanimous. Motion carried.

Chairman Dudley: Item #19: Recommend to the Board of Mayor and Aldermen to amend the Municipal Code to set weight limits on subdivision streets.

James Beason, resident of Churchill Farms spoke to the Commission in regard to this issue. Attorney, Kyle Sowell stated that the Board of Mayor and Aldermen could decide specifics when setting the weight limit.

Ray Williams moved to recommend that the Board of Mayor and Aldermen amend the Municipal Code to set weight limits on subdivision streets. Motion seconded by Danny Leverette. Roll Call: Anderson, yes; Evans, no; Dudley, yes; Leverette, yes; Williams, yes; Motion carried.

Chairman Dudley: Item #20: Recommend to the Board of Mayor and Aldermen the annexation of the Samuel Stacey Lunn Property, located on Saturn Parkway and Old Port Royal Road, Maury County tax map 27, parcel 600.

Ray Williams moved to recommend annexation of the Lunn property to the Board of Mayor and Aldermen. Motion seconded by Gwynne Evans. Roll Call: Evans, no; Dudley, yes; Leverette, yes; Williams, yes; Anderson, yes. Motion carried.

Chairman Dudley: Item #21: Marvin Parker requests approval of a re-record phase 2-B of Pipkin Hills Subdivision, changing the side set backs to show 6 foot, instead of 10 foot.

City's Attorney, Kyle Sowell and Mr. Parker's Attorney, Tom Dubois, had discussed this earlier in attempt to come to an agreement on a recommendation. The

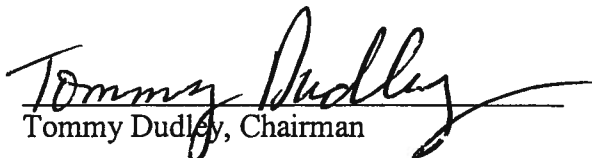
Commission discussed concerns of current owners and future owners. Mr. Dubois stated that Mr. Parker would be the sole-owner of section 2-B. Mr. Dubois asked to send a legal opinion letter to the city, in that Spring Hill would not be obligated.

Ray Williams moved to approve a re-record of phase 2 of Pipkin Hills Subdivision, contingent upon receiving a legal opinion letter from Mr. Parker's Attorney, and upon approval of City Attorney, Andrew Hoover. Motion seconded by Danny Leverette. Roll Call: Dudley, yes; Leverette, yes; Williams, yes; Anderson, yes; Evans, yes. Unanimous. Motion carried.

Kyle Sowell spoke to the Commission regarding changes on legal opinion.

Chairman Dudley opened the floor for concerned citizens' comments. There were none.

Gwynne Evans moved to adjourn. Motion seconded by Ray Williams. Meeting Adjourned.


Tommy Dudley, Chairman

Ray Williams, Secretary