

CITY OF SPRING HILL  
REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, DECEMBER 13, 1999  
5:30 P.M.

MINUTES

Chairman Tommy Dudley called meeting to order. Members present: Danny Leverette, L.T. Anderson, Gwynne Evans and Ray Williams. Also present: Kyle Sowell, Attorney, Hoover and Associates, Mike Wood, State Planner and Charlie Brown, Building Official.

L.T. Anderson moved to approve the minutes of the November 8, 1999 Regular Planning Commission meeting. Motioned seconded by Ray Williams. Motion carries. Unanimous.

**Item #1**

Chairman Dudley – Trianon Corp. Inc., Developers for Wyngate Estates request Final plat approval for Phase 14, of Wyngate Estates. This is a section of a P.U.D., containing 11 Lots, on 2.5 acres, Williamson County Tax Map 167, part of Parcel 18A.

Engineer recommends deferral. Jerome Dempsey explained. Ray Williams moved to defer Item #1. Motion seconded by L.T. Anderson. Motion deferred. Unanimous.

**Item #2**

Chairman Dudley – Brett Griggs request preliminary approval for Green Valley Subdivision Section 2, containing 15 lots on 31.24 acres, located on Greens Mill Road in the Planning Region, Maury County Tax Map 50, part of Parcel 22.

Ray Williams moved to approve Item #2. Motion seconded by Danny Leverette. Motion carries. Unanimous.

**Item #3**

Chairman Dudley – Sam Pratt, Jr. with Pratt Builders request Concept Approval for Loopers Landing Subdivision located on Buckner Road, containing 78 lots on 24.99 acres, Williamson County Tax Map 153, Parcels 29.02 and 29.06.

Danny Leverette moved to approve Item #3. Motion seconded by L.T. Anderson.

Citizens addressed the Commission with questions. The Commission, along with Sam Pratt, answered the questions.

Motion carries. Unanimous.

**Item #4**

Chairman Dudley – Recommend to the Board of Mayor and Aldermen the Annexation of Leona Wells Property, {2 tracts}. First tract is Williamson County Tax Map 170, Parcel 100, containing 13 acres, more or less, and second tract is Maury County Tax Map 27, Parcel 100, containing 13 acres, more or less. This property is located on Port Royal Road and she would like a favorable recommendation for M1 Zoning.

Ray Williams moved to approve this annexation. Motion seconded by L.T. Anderson. Motion carries. Unanimous.

Ray Williams moved to rezone this property to M1 Zoning. Motion seconded by Gwynne Evans. Motion carries. Unanimous.

**Item #5**

Chairman Dudley – Recommend to the Board of Mayor and Aldermen the Annexation of John Wells Property located on Port Royal Road, Maury County Tax Map 28, Parcel 800, containing 72.8 acres, more or less. He would like a favorable recommendation for M1 Zoning.

L.T. Anderson moved to approve this annexation. Motion seconded by Danny Leverette. Motion carries. Unanimous.

Ray Williams moved to rezone this property to M1 Zoning. Motion seconded by L.T. Anderson. Motion carries. Unanimous.

**Item #6**

Chairman Dudley – Recommend to the Board of Mayor and Aldermen the Annexation of R.E.R. Properties, L.L.C. Property {formerly Stacey Lunn and Lovell Properties}, Williamson County Tax Map 170, Parcel 2 and 3, Maury County Tax Map 27, Parcel 2 and part of Parcel 6, located on Port Royal Road, containing 98.12 acres and their request is for R2 Zoning.

Danny Leverette moved to approve this annexation. Motion seconded by L.T. Anderson. Motion carries. Unanimous.

L.T. Anderson moved to rezone this property to R2 Zoning. Motion seconded by Gwynne Evans. Motion carries. Unanimous.

**Item #7**

Chairman Dudley – Recommend to the Board of Mayor and Aldermen the Annexation of Susan Fulcher Property, located on Highway 31 North, Williamson County Tax Map 167, Parcel 9, containing 19 acres. She is requesting B4 Zoning.

Gwynne Evans moved to approve this annexation. Motion seconded by L.T. Anderson. Motion carries. Unanimous.

Gwynne Evans moved to rezone this property to B4 Zoning. Motion seconded by Ray Williams. Motion carries. Unanimous.

**Item #8**

Chairman Dudley – G.W. Whitt request preliminary approval for Phase 6 of Shannon Glen Subdivision, containing 25 lots on 11.42 acres, Williamson County Tax Map 153, part of Parcel 8, located on Wilkes Lane.

Ray Williams moved to deny Item #8. Motion seconded by Danny Leverette. Motion carries. Unanimous.

**Item #9**

Chairman Dudley – Recommendation to the Board of Mayor and Aldermen to Annex, all property bounded on the East side by the Eastern right-of-way of Interstate 65 from a point of intersection with Thompson Station Road on the North to a point of intersection with Duplex Road on the South; and bounded by the existing city limits on the North side; and bounded by the existing city limits on the South side; and bounded by the Western right-of-way of Buckner Lane on the West side; and all parcel North and South of Buckner Road that's not already in the city; consisting of seventeen hundred (1700) acres, more or less.

Gwynne Evans moved to approve Item #9. Motion seconded by Danny Leverette.

Chairman Dudley stated what this Board's responsibilities were.

Motion carries 4 yes, 1 no (Williams).

**Item #10**

Chairman Dudley – Recommend the Approval of a Plan of Services to the Board of Mayor and Aldermen for the Annexed Property listed in Item #9.

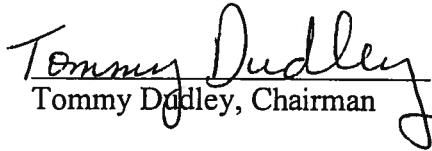
Ray Williams moved to approve Item #10. Motion seconded by Gwynne Evans. Motion carries. Unanimous.

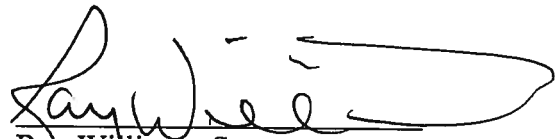
Chairman Dudley opened the floor to Concerned Citizens.

No Concerned Citizens comments.

Gwynne Evans moved to adjourn. Motion seconded by Ray Williams. Motion carries. Unanimous.

Meeting adjourned.

  
Tommy Dudley, Chairman

  
Ray Williams, Secretary