

CITY OF SPRING HILL  
REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, APRIL 10, 2000  
5:35 P.M.

MINUTES

Chairman Tommy Dudley called meeting to order. Members present: L.T. Anderson, Gwynne Evans and Ray Williams. Members absent: Danny Leverette. Also present: Andrew Hoover, City Attorney, Charlie Brown, Building Official, Ken York, City Administrator and April Goad, Assistant City Recorder

L.T. Anderson moved to approve the minutes of the March 13, 2000 Regular Planning Commission meeting. Motioned seconded by Ray Williams. Motion carries. Unanimous.

**Item #1**

Chairman Dudley – Election of Planning Commission Chairman.

L.T. Anderson moved to nominate Tommy Dudley as Chairman. Motion seconded by Ray Williams. Motion carries. 3 yes, 0 no, 1 abstain (Dudley)

**Item #2**

Chairman Dudley – Trianon Corporation requests preliminary approval for phases 8 & 9 in Wyngate Estates subdivision. Phase 8 has 21 lots on 6.7 acres and Phase 9 has 22 lots on 7.14 acres, Williamson County tax map 167, part of parcel 18.00A.

Ray Williams moved to approved Item #2. Motion seconded by L.T. Anderson.

The Commission, Mr. Brown, Mr. York, Mr. Hoover, Mr. DeWaal and Mr. Stevenhagen, Trianon Corp., discussed this item.

Roll Call: Anderson; yes, Evans; yes, Williams; yes, Dudley; yes. Motion carries. Unanimous.

**Item #3**

Chairman Dudley – R.E.R. Properties requests preliminary approval for Haynes Crossing subdivision, located on Port Royal Road, containing 72 lots on 28.8 acres,

Maury County tax map 27, part of parcels 2 & 6 and Williamson County tax map 170, part of parcels 2 & 3.

The Commission, Mr. Brown, Mr. Wood, Mr. Hoover, Mr. York and Mr. Webb R.E.R. Properties, discussed this item.

Ray Williams moved to approve Item #3 on contingency of Jerome Dempsey's recommendation, Highers and Koonce Engineering, of the flood plain on lots on Lovell Lane. Roll Call: Anderson; yes, Evans; yes, Williams; yes, Dudley; yes. Motion carries. Unanimous.

**Item #4**

Chairman Dudley – Larry Johns Construction requests sketch plat approval for Williamsburg subdivision, located on Beechcroft Road, containing 20 lots on 36.59 acres.

Ray Williams moved to approve Item #4 on contingency of fire hydrant placement, a cut-through side street between lots 16 and 17 and a permit from TDOT to enter Highway 247. Motion seconded by Gwynne Evans.

The Commission discussed this item.

Roll Call: Anderson; yes, Evans; yes, Williams; yes, Dudley; yes. Motion carries. Unanimous.

**Item #5**

Chairman Dudley – Barry Spedale with Vision Builders request site plan approval for a child daycare facility. The business' name is "Take My Hand Learning Center". The building will have 7,371 square feet and will be located at the Campbell Station commercial property.

The Commission discussed this item.

Ray Williams moved to approve Item #5 on contingency that the driveway only be temporary and that fencing be erected along the backside of this property. Motion seconded by L.T. Anderson. Roll Call: Anderson; yes, Evans; yes, Williams; yes, Dudley; yes. Motion carries. Unanimous.

**Item #6**

Chairman Dudley – Recommendation to the Board of Mayor and Aldermen the re-zoning of Barbara Jenkins property on Kedron Road. The request is to be re-zoned from B4, commercial to M1, light industrial, Maury County tax map 28, parcel 22.

L.T. Anderson moved to approve Item #6. Motion seconded by Ray Williams.

The Commission discussed this item.

Roll Call: Anderson; yes, Evans; yes, Williams; yes, Dudley; yes. Motion carries. Unanimous.

**Item #7**

Chairman Dudley – Recommendation to the Board of Mayor and Aldermen an amendment to the Zoning Ordinance of the City of Spring Hill, to require additional regulations with regard to site plan submission, landscaping requirements and sign heights.

Gwynne Evans moved to approve Item #7. Motion seconded by L.T. Anderson.

The Commission discussed this item.

Roll Call: Anderson; yes, Evans; yes, Williams; yes, Dudley; yes. Motion carries. Unanimous.

**Item #8**

Chairman Dudley – Recommendation to the Board of Mayor and Aldermen the annexation of James Lochridge property, Maury County tax map 43, parcel 10, located between Tom Lunn Road and New Derryberry Road, just south of the property he has in the City.

Ray Williams moved to approve Item #8. Motion seconded by Gwynne Evans on the stipulation that the mayor be present the day of the vote.

Roll Call: Anderson; yes, Evans; yes, Williams; yes, Dudley; yes. Motion carries. Unanimous.

**Item #9**

Chairman Dudley – Consider approval of a site plan for a new shopping center on Highway 31 north at Campbell Station.

Ray Williams moved to approve Item #9. Motion seconded by L.T. Anderson.

The Commission, Mr. Brown and Mr. York discussed this item.

Roll Call: Anderson; yes, Evans; no, Williams; yes, Dudley; yes. Motion carries. 3 yes, 1 no (Evans).

**Item #10**

Chairman Dudley – Renaming of Derryberry Road and a portion of Tom Lunn Road.

The Commission discussed this item.

L.T. Anderson moved to rename this road, “Port Royal Road”. Motion seconded by Tommy Dudley. Roll Call: Anderson; yes, Evans; yes, Williams; yes, Dudley; yes. Motion carries. Unanimous.

**Item #11**

Chairman Dudley – Recommendation to the Board of Mayor and Aldermen to use the bond that’s in place on Phase 4 of Hunters Pointe subdivision to finish the improvements in that phase, such as street lights.

The Commission and Mr. Brown discussed this item.

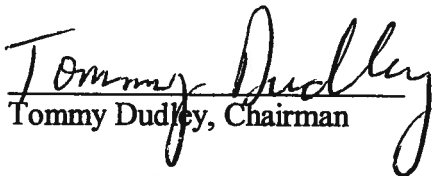
Ray Williams moved to recommend to the Board of Mayor and Aldermen that they direct the City Attorney to set date pull Roger Moore’s bond on Phase 4 of Hunters Pointe. Motion seconded by Gwynne Evans. Roll Call: Anderson; yes, Evans; yes, Williams; yes, Dudley; yes. Motion carries. Unanimous.

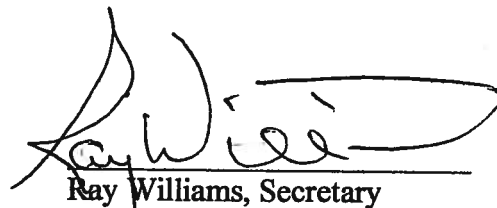
**Item #12**

Chairman Dudley opened the floor for concerned citizens’ comments. No concerned citizens’ comments at this time.

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

Meeting adjourned.

  
Tommy Dudley, Chairman

  
Ray Williams, Secretary