

CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 8, 2000
5:35 P.M.

MINUTES

Chairman Tommy Dudley called meeting to order. Members present: L.T. Anderson, Danny Leverette, Ray Williams, Tommy Dudley. Members absent: Gwynne Evans. Also present: Tim Underwood, City Attorney, Mike Wood, State Planner, Charlie Brown, Building Official and April Goad, Assistant City Recorder.

L.T. Anderson moved to approve the minutes of the April 10, 2000 Board of Zoning Appeals regular meeting and the minutes of the April 10, 2000 regular Planning Commission meeting. Motion seconded by Ray Williams. Motion carries. Unanimous.

Item #1

Joe High requests final approval of the revised plat of lots 29 and 30, Stonegate subdivision. This is to accommodate the requirement that the septic soil must be part of the original tract. Mr. Leverette asked if lot 29 could be fenced in. Mr. Stanfield replied that the restrictions would be addressed legally in the deed and the description would include that this is for soil septic tank system purposes only.

Ray Williams moved to approve Item #1. Motion seconded by L.T. Anderson.

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

Item #2

Joe High requests approval for a revised preliminary plat on Stonegate Subdivision section 4. This originally was part of section 3, Maury County tax map 150, part of parcel 4.

L. T. Anderson moved to approve Item #2. Motion seconded by Danny Leverette.

No further discussion.

Roll Call: Anderson; yes, Leverette; yes, William; yes, Dudley; yes. Motion carries. Unanimous.

Item #3

Larry Gilliam requests Final approval on a 2 lot minor subdivision plat in the planning region located on Carters Creek Pike, Maury County Tax map 30, parcel 5.06.

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

No further discussion.

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

Item #4

Mike Bradshaw requests approval on a subdivision sketch plat named Sand Springs having 36 lots on 23.7 acres, located on Duplex Road (formally the Selle Property) Maury County Tax map 28, part of parcel 5.01.

Bob King speaking for Mr. Bradshaw advised that they had reduced the number of lots from 36 to 34.

L. T. Anderson moved to approve Item #4. Motion seconded by Danny Leverette.

Mike Woods advised that the new design was much better. L. T. Anderson had questioned where Macy Lane dead ends: this was determined to be the remaining Selle property. Tommy Dudley questioned if they were working with the State on street cuts, Mr. King advised that they were. Mr. Woods confirmed that they would have to have the street cuts before they could proceed with planning.

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

Item #5

Daniel & Nelson Burton request Final approval for section 4 of Burtonwood Subdivision having 19 lots on 10.28 acres, located on Duplex Road, Williamson County Tax map 170, part of parcel 4.

Ray Williams moved to approve Item #5. Motion seconded by L. T. Anderson.

In discussion it was questioned how the intersection would be marked for traffic. Mr. Delk advised that it would be marked however the city recommends. It was stated that this is the final phase of the original 50 acres.

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

Item #6

Donnie Cameron requests Final approval on section 1 of Cherry Grove Subdivision having 82 lots on 30.5 acres, located on Buckner Road, Williamson County Tax map 154, part of parcel 61.

Danny Leverette moved to approve Item #6. Motion seconded by L. T. Anderson.

No further discussion.

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

Item #7

Taylor Spadafora, REAC-LLC & Saturn Land 1 Partners requests approval on a subdivision sketch plat named Spring Hill Place, located on Buckner Lane, having 367 lots on 170 acres, Williamson County Tax map 166, parcel 4.

Ray Williams moved to approve Item #7. Motion seconded by Danny Leverette.

In discussion Ray Williams confirmed workshop discussion of the major thoroughfare. Mr. Dudley noted that Mr. Spadafora had provided for a spot for a future Fire Hall. He was thanked for this generosity. Mr. Dudley also noted that this was a very nice plan and a development that Spring Hill could be proud of.

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

Item #8

Recommend a plan of services for the James Lochridge property on Tom Lunn and Derryberry Roads, Maury County Tax map 43, parcel 10, consisting of 100 acres MOL.

Danny Leverette moved to approve Item #8. Motion seconded by Ray Williams.

Chairman Dudley noted that this is a standard plan of services that does not affect zoning. No further discussion.

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

Item #9

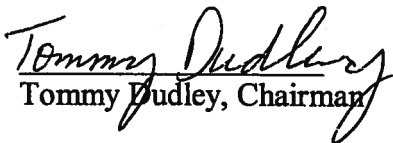
Chairman Dudley opened the floor for concerned citizens' comments.

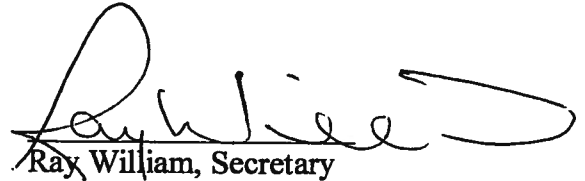
- A. Pat Kitchen, 2874 Duplex Road, Augusta Place Subdivision expressed concern regarding the drainage system of the subdivision. She requests the Planning Commission's help in obtaining adequate drainage of water from the subdivision. She advises that she as well as 7 to 8 other homeowners in the subdivision experience an excessive amount of flooding in their yards and a mosquito problem has developed as a result. *Through discussion it was determined that Mr. Brown would meet with Mr. Reeves (in this case the developer and the builder) and Ms. Kitchen at the property to discuss improvements. It was stated that the City Engineer and Mr. Brown would inspect the subdivision including the drainage system before releasing the bond.* Ms. Kitchen was advised that many issues must be addressed by the homeowners to the developer or builder and that if litigation ensues that an attorney would be the best advisor to her as opposed to the board.

- B. No other concerned citizens' comments at this time.

L. T. Anderson moved to adjourn. Motion seconded by Danny Leverette. Motion carries. Unanimous.

Meeting adjourned.


Tommy Dudley, Chairman


Ray William, Secretary