

**CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 12, 2000
5:45 P.M.**

MINUTES

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

L.T. Anderson moved to approve the minutes of the May 8, 2000 Board of Zoning Appeals regular meeting and the minutes of the May 8, 2000 regular Planning Commission meeting. Motion seconded by Danny Leverette. Motion carries. Unanimous.

Item #1

Johnny Griggs requests final approval on a minor subdivision plat, exchanging (2) two, fifty-foot right-of-ways, located in the planning region on Tom Lunn Road, Maury County Tax map 43, part of parcels 9.04 and 9.05.

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

In discussion, Mr. Brown and Mr. Wood both stated their satisfaction with the plat. Some side discussion began with Mr. Roger Moore and Mr. Stanfill, engineer. Chairman Dudley asked that they continue their discussion audibly to the Board. Mr. Moore stated that there might be a problem with the easement footage. Mr. Stanfill advised that he checked and rechecked distances and measurements from the original plat and that his revisions were verified. He stated that he felt comfortable with the survey and his verifications. City Attorney Hoover advised that the plat before the Board is an appropriate plat with certified measurements and

should be considered as so. He advised that a problem with overlapping subdivisions would have to be handled elsewhere.

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

Item #2

Johnny Griggs requests final approval on Lunn Acres, a (3) three lot minor subdivision plat located in the planning region on Tom Lunn Road, Maury County Tax map 43, part of parcel 9.05.

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

Mr. Brown and Mr. Wood stated their satisfaction with the plat.

No further discussion.

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

Item #3

Johnny Griggs requests final approval for Larose Acres, a (4) four lot minor subdivision plat in the planning region located on Greens Mill Road, Maury County Tax map 50, part of parcel 27.08.

Ray Williams moved to approve Item #3. Motion seconded by L.T. Anderson.

Mr. Brown and Mr. Wood stated their satisfaction with the plat.

No further discussion.

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

Item #4

Recommend to the Board of Mayor and Aldermen, the re-zoning of the James Lochridge property from Ag. to M-1 Light Industrial, located between Tom Lunn Road and Derryberry Road, Maury County Tax map 43, parcel 10, containing 89 acres, more or less.

L.T. Anderson moved to approve the motion for an unfavorable recommendation. Motion seconded by Ray Williams.

Mr. Anderson began the discussion stating that it would be poor planning to put this industrial area between the existing residential areas. Mr. Evans put forth the fact that the Ira Adam's property is zoned M-1 and asked what the difference would be in re-zoning this property M-1. Mr. Dudley put forth his concern with industry moving into residential areas as well. He advised that in looking over the zoning ordinances he found that this board is charged with protecting residential neighborhoods from the encroachment of industrial areas but also it is the duty of the board to protect industrial lands from the encroachment of other land uses. He advised that the board must stop allowing those areas that are industrial to be encroached upon by residential development. He expressed the concern that the Lochridge property is unique in that Mr. Lochridge is willing to parcel the land into (5) five to (10) ten-acre lots for smaller businesses while the owners of the existing M-1 areas are not. At this time, Attorney Hoover stated that if industrial growth is stifled in existing M-1 areas then the board could recommend a re-zoning of the property back to Ag. or other class of zoning; however, not just because someone would not sell their property. Attorney Hoover advised that the courts say there is a duty to look at the present use as well as the expected use of the properties in question (in this discussion, the Ira Adam's property). Mayor Williams advised that it is not the decision of the board as to who owns or how owners will sell their property. He advised that the largest investment for any person is their home regardless of the price paid. He advised that putting industry across the street from these homes would be directly costing the homeowner's money. He advised that there should be some type of buffer between industrial areas and residential areas. It was determined in discussion that the current zoning ordinances do not provide guidelines for buffer layout and that perhaps that should be a future item for consideration. Mr. Dudley read from Section 1 of the M-1 Light Industrial zoning ordinance. He

summarized that this class of zoning does not include industry of intrusive manufacturing. He advised that by following the strict landscaping guidelines already in force in addition to the guidelines put forth in the existing zoning ordinance that these areas will be well designed for the purpose of maintaining and preserving the natural assets of the area. He advised that this area would consist of professional practices and services. He also expressed the concern that these same issues could be a factor in any area zoned M-1. He gave for example that the Kedron Road residents would have the same issues. The Mayor then stated that there is a difference between persons choosing to build homes across from M-1 areas and the board recommending to re-zone across from an area that has already been residentially developed. It was brought up in discussion that this would be suitable for M-1 because of its proximity to Saturn Parkway. It was stated that there are approximately 200 acres of M-1 land that is even closer to the Saturn Parkway. Mr. Anderson stated that from this acreage the parkway could be reached by truck traffic without passing through any residential areas.

At this time Chairman Dudley opened the discussion to concerned citizens:

Mr. Brandon McCulloch wanted to put forth (4) four points of concern- he stated: 1) 1000 acres already zoned M-1, 2) 171 names on petitions from persons all over Spring Hill, not only Ward 1, 3) it is poor planning to zone M-1 with residential areas on both sides, and 4) many people stand to lose (not only financially but their quality of life) with the re-zoning while only one person will gain from the re-zoning. He also advised of the child safety issues that would develop due to heavy truck traffic.

Mr. Ben Martin of Tom Lunn Road stated that since there are no guidelines for the buffering of the residential areas from the industrial that the industrial should not be put between the residential and agricultural. He read from an article to further emphasize his message that conservation of the value of the existing buildings and encouraging the most appropriate use of the land means not re-zoning this area.

Ms. Trudy Kehn of Hunter's Pointe stated that she and her husband chose this area because of the country like atmosphere while still enjoying the benefits of subdivision life and the location of the golf course. She expressed concern at the type of businesses that might locate in this area if zoned M-1. She also expressed concern at no notice being given to the

public of the recommendation. Attorney Hoover advised that the Planning Commission only serves to recommend re-zoning issues to the Board of Mayor and Aldermen. He advised that legally the BMA must provide public notice but that this issue is not yet at that stage.

Mr. Freeman Cowherd of 4237 Tom Lunn Road also expressed the need to conserve the value of existing buildings, those existing being residential. He advised that this is a Regional Planning Commission and for the board to keep in mind residents of the region as well as those of the city.

Ms. Renee Martin of Tom Lunn Road stated that she was not complaining before the board, but coming to the board with concerns for the safety of her children and the value of her home as well as for other members of her neighborhood. She expressed the view that she does have a right to protect her children and property. Mr. Dudley answered her at this time by stating that she does have the right to protect her family as does Mr. Lochridge have rights regarding his property. He advised that it is up to the board to try to balance these.

Ms. Grace Anderson of Tom Lunn Road stated that the citizens of Spring Hill do not want this industrial area. She expressed her concern that traffic will be a factor affecting child safety in the area.

Mr. Andy Bennett of Tom Lunn Road stated that he has just recently moved to the area and a prime factor for this decision was the safe environment for children.

Mr. Alfred Martin of Tom Lunn Road came forward to state that his wife inherited land on this road where now (3) three homes stand. He advised that a large sum in city taxes has been paid out of each of these homes for over 13 years. He advised his concern is that after paying city taxes for so long, residents of the area are just now enjoying a good road; however, no street lights or fire hydrants are provided. He states that he doesn't see turning over to industrial when the area is growing and not fully developed residentially as far as what the city provides even though many new houses have been and are being built.

Mr. Bill Stanfill of Kedron Road states that he believes one member did not take the time to examine the area proposed. He does not believe this is fair and that the undesirable effects on the community will be seen in

years to come. He expressed concern over what the restrictions would be on M-1 industry. He asked that all members take the time to drive through the area and look at the homes on both sides of the road. He asked the board not to split this land with commercial or industrial zoning.

At this time Chairman Dudley asked Attorney Hoover to summarize the motion:

Attorney Hoover advised that to vote yes would be approving the motion to send an unfavorable recommendation to the Board of Mayor and Aldermen, to vote no would be to vote against this motion. He also stated that Mr. Lochridge may appeal any recommendation to the Board of Mayor and Aldermen.

Roll Call: Anderson; yes, Leverette; yes, Evans; no, Williams; yes, Dudley; no. Motion carries. (3) yes, (2) no.

Item #5

Recommend to the Board of Mayor and Aldermen, the re-zoning of the Robert M. Hollister property from R-1 to B-4 Commercial, located at the corner of Old Kedron Road and Kedron Road, Maury County Tax map 28, parcel 12.02.

Ray Williams moved to approve the motion for a favorable recommendation. Motion seconded by Gwynne Evans.

Through discussion Mr. Evans pointed out that now would be the time to speak to the property owners of the area for easement rights to provide for adequate traffic flow in the area. He advised that it would be more cost effective to acquire the land before the re-zoning; however, he does not oppose a favorable recommendation. It was also noted during discussion that the property owner had previously refused easement for water lines and a bridge. It was discussed that the easement would actually increase the value of the property to the owner.

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

Item #6

Recommend to the Board of Mayor and Aldermen the annexation of the James R. Kelly property, located on Buckner Road, Williamson County Tax map 154, parcel 59.02, containing 1.3 acres, more or less.

Ray Williams moved to approve the motion for a favorable recommendation. Motion seconded by Danny Leverette.

During discussion, Mr. Evans expressed his concern with the fact that the individual in question had previously cost the city and the county an excessive amount of money. He advised that he would like to abide by the individuals original request to be left out of annexation. It was also determined during discussion that the individual's intentions are interests in sewer service.

Roll Call: Anderson; yes, Leverette; yes, Evans; no, Williams; yes, Dudley; yes. Motion carries. (4) yes, (1) no.

Item #7

Sam Pratt Jr. with Pratt Builders, Inc., requests final approval on phase (1) one of Loopers Landing Subdivision, containing 40 lots on 12.03 acres, located on Buckner Road, Williamson County Tax map 153, part of parcel 29.02 and 29.06.

Danny Leverette made a motion to approve Item #7. Motion seconded by L.T. Anderson.

Mr. Brown stated he was satisfied with the phase (1) one plans. Mr. Woods expressed some concern regarding the unique detention drainage pipe system. Mr. Jerome Dempsey, engineer, was called upon to give his recommendation regarding the system. He stated that there is a trend to save surface land and the detention design system does this by using a larger volume/diameter pipe to contain water instead of utilizing above ground retaining ponds. He advised he would not recommend wide spread approval of the system but that the unique geometric shape of this land calls for this type of system. He states once again that he would not recommend widespread approval of this system across the board but is comfortable in

this case and is interested in how well it will work. There was also some concern raised about the pipes becoming clogged or the unattractiveness to the homebuyer in patches where grass would not grow over the pipe. It was stated that the installation design of these pipes will provide means for adequate grass growth both for its attractiveness and also to prevent erosion problems and sediment build up in the pipes. It was stated that the rate of the drainage will not change, only a larger volume over a longer period of time.

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

Item #8

Larry Anderson requests final approval for Anderson Acres Subdivision, containing 31 lots on 10.31 acres, Williamson County Tax map 154, parcel 60, located at Buckner Road and Buckner Lane.

Gwynne Evans moved to approve Item #8. Motion seconded by Danny Leverette.

Mr. Evans did express concern as to whether or not an agreement had been reached concerning the previous issue of upgrading water lines. It was determined through discussion that an agreement had been reached resulting in upgraded water lines with benefits to the subdivision as well as the city. Mr. Brown and Mr. Wood both stated their satisfaction with the approval.

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

Item #9

Larry Johns Construction requests preliminary approval for Williamsburg Subdivision, containing 20 lots on 33 acres, located on Beechcroft Road, Maury County Tax map 24, part of parcel 17.

Gwynne Evans moved to approve Item #9. Motion seconded by L.T. Anderson.

In discussion Mr. Evans expressed concern regarding the road widths. The road in question is determined to be a minor residential. According to the regulation book this would be 20-ft. There is some concern that this was previously changed and approved during the construction of Whitt Hill, but not updated in the book. It was determined that according to the book, the contractor could have 20-ft of pavement with extruded curb. However, Mr. Evans pointed out that the road does need to be at least 22-ft and questioned how that could be achieved. He implied at one point that it may be up to the City to add the additional 2-ft. After further discussion, Attorney Hoover advised that this motion could be deferred until the board makes further action on changing the regulation to 22-ft. It was decided that this would be one of the factors that approval of the motion would be based on. Representation for the contractor advised that they would work with the City on this to get the approval. Approval will be based on a plan showing 22-ft pavement with extruded curb. It was also advised that the original minutes of meetings be examined for motions that may have been passed regarding the road widths.

The issue of where driveways would be cut was a topic for discussion as well. In the case of Lot 2, Mr. Dudley feels that it would not be safe to have this drive cut from Beechcroft. However, there is presently no road to cut the drive from. Representative for the contractor advised that they would be holding off on building on Lot 2 for as long as possible until the road is finished. Until then they would like to use the state approved cut off of Beechcroft if necessary on a temporary basis. It was decided that this would be a factor that approval of the motion would be based on. Attorney Hoover advised that they are permitted by state law to cut the drive access from Beechcroft. Representative for the contractor advised that the contractor had expressed that he would be willing to work with Mr. Brown to move the drive. Approval will be based on the TDOT permit for Lot 1 and then the contractor working with Mr. Brown to move the drive cut for Lot 2 from Beechcroft.

Discussion regarding the water line design determined that approval of the motion will be contingent upon the City receiving and approving the water line design and a written agreement with Maury County to the effect that the City will not be held responsible for compensating the county for the water line.

It was also determined in discussion that although the plan does show detention on Lot 20, additional calculations are required.

Gwynne Evans and Attorney Hoover recapped the conditions of approval.

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

Item #10

Larry Johns Construction requests final approval for a (2) lot minor plat on Williamsburg Subdivision, located on Beechcroft Road, Maury County Tax map 24, part of parcel 17.

Gwynne Evans moved to approve Item #10 under the same conditions as Item #9 (as they apply), with the addition of sidewalks. Motion seconded by Ray Williams.

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

Item #11

Mike Bradshaw requests preliminary approval on phase (1) of Sand Springs Subdivision, containing 10 lots, located on Duplex Road, Maury County Tax map 28, part of parcel 5.01.

In discussion Mr. Bob King, engineer for Mr. Bradshaw, agreed to the 22 ft of pavement. He advised he will revise construction plans for storm water detention, and that a request has been submitted to TDOT but no permit received yet. Mr. Dudley advised that alignment with Alex Drive is not required. Mr. Brown and Mr. Wood asked that the motion be approved contingent upon these items and previous comments and the receipt of corrected copies of the plans.

Roll Call: Anderson; yes, Leverette; yes, Evans; abstained, Williams; yes, Dudley; yes. Motion carries. (4) yes, (1) abstained.

Item #12

Olympus Realty requests concept approval on a planned unit development, to be developed by other companies, located along and north of Buckner Road, Williamson County Tax map 154, parcel 101, containing 857 lots on 315 acres, more or less.

Attorney Hoover suggested that this is only a pre-application conference. Therefore, the board is not required to notify by certified mail of their concerns with the plans and no action is required to move the motion to the BMA.

Gwynne Evans moved to approve a motion to deem the pre-application conference for this PUD concept has been held, with the note that City certifiable road will be a major requirement for the continuation of planning. Motion seconded by Tommy Dudley.

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

Item #13

Approval of the State Planning Office Annual Performance Report and Planning Program Design, (2000-2001).

Ray Williams moved to approve Item #13. Motion seconded by Danny Leverette.

Mr. Wood gave a brief summary of the report and plan design. Mr. Dudley commented that it seems a fair set of goals and expressed the need to update and strengthen thoroughfare plans and zoning.

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

Other: Additional discussion was conducted regarding whether or not an official motion to amend minor residential road widths from 20 ft to 22 ft was approved. Some members feel that it was approved around the time of

the development of Whitt Hill. Mr. Wood advised he would research and also give Mr. Brown time to research. If no official amendment is found he will prepare and have ready in time to give public notice and present to the board at the next meeting.

Item #14

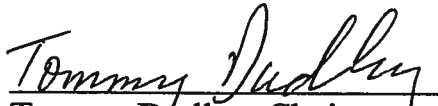
Chairman Dudley opened the floor for concerned citizens' comments.

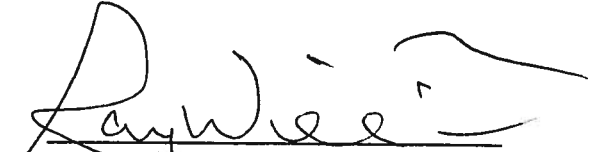
- A. Charlie Carter, resident of 2645 Duplex Road, expressed his concern regarding the Habitat for Humanity project. He advised his main concerns are 1) no notification to residents, 2) disputing ownership rights, 3) no one in the community is happy with the project, 4) Ms. McKissack, his other neighbor is not happy with the project.

It was determined through discussion that notification was published in the newspaper on at least three (3) different occasions. That this was first proposed over one (1) year ago. Regarding ownership rights, the City of Spring Hill no longer has ownership rights to the property. The property has been transferred to the Williamson Habitat for Humanity. Mr. Carter advised that there is a circulating petition against the project with several names on it. He was advised that the Planning Commission could take no action regarding this concern but that he could bring his concern to the BMA through the following work session meeting. It was determined through discussion that Ms. McKissack with input from her friends and daughter, who is in the realty business, participated in developing the project. It was stated that she has met the couple and has expressed looking forward to having them as neighbors. Mr. Carter advised that Ms. McKissack is consulting a lawyer regarding her property rights. He is a neighbor of Ms. McKissack. Mr. Carter expressed concerns that crowding the lot and neighbors is a concern. It was determined in discussion that the set backs are in compliance. The Board asked that Mr. Carter bring the petition to the work session to express his concerns.

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

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


Tommy Dudley, Chairman


Ray Williams, Secretary

**ANNUAL PERFORMANCE REPORT
AND
PLANNING PROGRAM DESIGN**

SPRING HILL REGIONAL PLANNING COMMISSION

2000 - 2001

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April

**ANNUAL PERFORMANCE REPORT AND PLANNING PROGRAM DESIGN
SPRING HILL, TENNESSEE
2000-2001**

I. PROGRAM EVALUATION--1999-2000

A. Planning Commission Activity

Planning Commission Meetings Held.....	12
Planning Commission Meetings Cancelled.....	0
No Quorum Meetings.....	0
Board of Zoning Appeals Meetings Held.....	5

Summary of Planning Commission Meetings

July 12, 1999

Approved four (4) final plats, and favorably recommended an annexation package of thirty-six (36) parcels to the Board of Mayor and Aldermen.

August 8, 1999

Approved six (6) final plats, one (1) preliminary plat, one (1) sketch plat, and one (1) preliminary PUD plan; favorably recommended one (1) rezoning request and one (1) Zoning Ordinance amendment.

September 13, 1999

Approved five (5) final plats, one (1) preliminary plat, one (1) sketch plat, two (2) preliminary PUD plans, and one (1) concept PUD plan; favorably recommended one rezoning request; approved one (1) plan-of-services for an annexation; and approved an amendment to the Subdivision Regulations.

October 11, 1999

Approved six (6) final plats, one (1) preliminary plat, and one (1) site plan; favorably recommended four (4) rezoning requests and unfavorably recommended another rezoning request; approved one (1) plan-of-services for an annexation; favorably recommended four (4) annexation requests to the Board of Mayor and Aldermen; favorably recommended an amendment to the Zoning Ordinance; and favorably recommended two (2) amendments to the Town Code to the Board of Mayor and Aldermen.

November 8, 1999

Approved two (2) final plats, three (3) preliminary plats, one (1) final PUD plan, and four (4) annexation plans-of-services; and favorably recommended one (1) rezoning request.

December 13, 1999

Approved two (2) preliminary plats, one (1) concept plan, one (1) final PUD plan and one (1) annexation plan-of-service; recommended five (5) annexation requests to the Board of Mayor and Aldermen; and favorably recommended four (4) rezoning requests.

January 10, 2000

Approved four (4) final plats, two (2) preliminary plats, and one (1) final PUD plan; favorably recommended three (3) rezoning requests; and approved two (2) annexation plans-of-services.

February 14, 2000

Approved one (1) final plat, one (1) preliminary plats, one (1) site plan, three (3) sketch plats, and two (2) annexation plans-of-services; and favorably recommended two (2) rezoning requests.

March 13, 2000

Staff was unable to attend, due to a scheduling conflict.

April 10, 2000

Approved two (2) preliminary plats, one (1) sketch plat, two (2) site plans; favorably recommended one (1) rezoning request, one (1) annexation request, an amendment to the Zoning Ordinance, a road renaming, and calling a bond. Also re-elected the current roster of officers.

May 8, 2000

Approved three (3) final plats, one (1) preliminary plat, two (2) sketch plats one (1) final PUD plan, and one (1) annexation plan-of-services.

June 12, 2000

Approved six (6) final plats, two (2) preliminary plats, and approved the concept of one (1) PUD; favorably recommended one (1) rezoning request and unfavorably recommended another rezoning request; and recommended one (1) annexation to the Board of Mayor and Aldermen.

Summary of BZA Meetings

September 13, 1999

Approved an administrative review in favor of property owners with regard to the height of a proposed fence on a corner lot.

February 14, 2000

Approved an administrative review in favor of property owners with regard to the subdivision of one lot into two lots with the second lot being a "flag" lot, which is not disallowed in the Subdivision Regulations or Zoning Ordinance. However, the planning commission initially denied the plat due to the aesthetics of the division and that an existing residence was located on the "flag" lot.

April 10, 2000

Approved a variance for a church to construct a covered porch and walkway to within six (6) feet of the property line.

May 8, 2000

Approved a variance of five (5) feet from a side setback for a residential property, due to the oversight by the homebuilder a number of years ago. This matter was at the request of the title company and kept precedence set by past Board of Zoning Appeal action.

June 12, 2000

Approved an administrative review in favor of a property owner with regard to the issuance of a temporary building permit.

3. Comprehensive Plan

There is no current Comprehensive Plan for Spring Hill. The following element(s) of a comprehensive planning program have been developed:

1. Major Thoroughfare Plan completed and adopted by the planning commission in FY 1984-85; updated and readopted in FY 1996-97.
2. Street Index Map - FY 1992-93.
3. Population and Employment Study - FY 1995-96.
4. Updated Base Map - FY 1995-96.
5. Public Chapter 1101 Growth Plan for both Maury and Williamson Counties - FY 1999-2000.

C. Strategic Planning

1. Continue digitizing of information for GIS.
2. Reviewed and approved thirteen (13) annexation plans-of-services in FY 1999-2000;

D. Land Use Controls

1. Municipal Zoning Ordinance--adopted in FY 1985-86; the ordinance has been amended numerous times since its adoption and is current.
 - Twenty-four (24) rezoning requests were favorably recommended in FY 1999-2000;
 - One (1) rezoning request was unfavorably recommended in FY 1999-2000;
 - Two (2) amendments to the text were favorably recommended in FY 1999-2000;
 - Seven (7) cluster development was approved in FY 1999-2000; and
 - Five (5) site plans were approved in FY 1999-2000.
2. Municipal-Regional Subdivision Regulations--adopted in FY 1985-86; the regulations have been amended numerous times since adoption and are current.
 - Forty-eight (48) final plats containing 481 lots were approved in FY 1999-2000;
 - Twenty-two (22) preliminary plats containing 498 lots were approved in FY 1999-2000;
 - Eight (8) sketch plats containing approximately 1,000 lots were approved in 1999-2000; and
 - One (1) amendment to the regulations were approved in FY 1999-2000;
3. Building Codes
Municipality employees three (3) full-time building inspectors and enforces the latest editions of the Standard Building Codes and CABO.
4. Building Inspector Certification Status
Three (3) building inspectors are certified.
5. Sign Ordinance
The ordinance is a part of the Zoning Ordinance.
6. Street Acceptance and Construction Standards
These standards are a part of the Subdivision Regulations.

E. Flood Insurance

1. Floodplain Regulations--these regulations are a part of the Zoning Ordinance; they were amended based on the FEMA Model Chapter in November 1994 and are current.
2. Community Assistance Contact--most recently completed in May 1994; problems with the text and flood maps were identified and reported to FEMA.

F. Community Development Services

No activity programmed in FY 1999-2000.

I. PROGRAM DESIGN--FY 2000 - 2001

A. Comprehensive Plan

1. Update the Major Thoroughfare Plan with consideration to new subdivisions and designation of additional collector streets required in those new subdivisions.
2. Prepare an updated Land Use Inventory to assist with upgrading of the Zoning Ordinance.

B. Strategic Planning

1. Assist in annexation studies and plan-of-services as needed.
2. Continue digitizing of mapping for GIS with land use and utility information.

C. Land Use Controls

1. Prepare amendments to the Subdivision Regulations and Zoning Ordinance as needed.
2. Upgrade the Zoning Ordinance and Map based on the Growth Plan, Land Use Inventory and Major Thoroughfare Plan.
3. Continue assisting with the enforcement and administration of the Subdivision Regulations and Zoning Ordinance.

D. Flood Insurance

1. Continue assisting with the enforcement and administration of the Floodplain Regulations.

E. Community Development Services

1. Provide technical assistance as per LPO-MTO guidelines.

Thomas S. Dudley
Chair, Spring Hill Planning Commission

6-12-2000
Date