

**CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY, 10,2000
5:48 PM**

MINUTES

Chairman Tommy Dudley called the meeting to order. Present were LT Anderson, Ray Williams, Danny Leverette, and Gwynne Evans. Absent was Mike Wood, State Planner. Also present were Andy Hoover, City Attorney; Charles Brown, Building Official; April Goad, City Recorder.

LT Anderson moved to approve the minutes of the June 12, 2000 Board of Zoning Appeals meeting and the June 12, 2000 Regular Planning Commission meeting. Motion seconded by Ray Williams. Motion carried. Unanimous.

Item #1

Tommy Dudley requested approval on the Amendment to the Subdivision Regulations with regard to increasing the pavement width requirements for minor residential roadways from twenty (20) feet to twenty-two (22) feet and by adding the attached cross-section details for extruded curbs for both collector and minor streets, to Appendix A.

LT Anderson moved to approve Item #1. Motion seconded by Danny Leverette.

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

ITEM #2

Recommend to the Board of Mayor and Aldermen, the rezoning of James Lockridge property from Agriculture to B-4 central business. Located between Derryberry Road and Tom Lunn Road, Maury County Tax Map 43, parcel 10. Contains 89 acres more or less.

LT Anderson has made a motion to send an unfavorable recommendation to the Board of Mayor and Aldermen. Motion seconded by Ray Williams

Mr. Lockridge would like to respond to the radical statement that was made in a previous meeting "here today, gone tomorrow". Mr. Lockridge stated that he has been here 68 years and has no plans of leaving. Mr. Lockridge would like to recommend to the committee that his land be zoned to B-4. There is M-1 property residential right beside it and there are no Buffer zones. Mr. Lockridge feels there is no difference between this tract of property or any other tract property that doesn't have a bumper zone. Mr. Lockridge is presenting to you and recommending this property to B-4.

Mr. Dudley explained to the committee that last month Mr. Lockridge had requested M-1 zoning. It was unfavorable presented to the council at that time, he asked to degrade to B-4 which required it to comeback before the Commission since he had changed his request. So this is where the board stands.

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

Grace Anderson of Creekwood heights off Tom Lunn Road stated that she did not want the Lockridge property zoned at B-4. Mrs. Anderson wants to keep the area between Tom Lunn and Derryberry Road to leave it as (agricultural) or rezone it B-1 or B-2. Mrs. Anderson feels it is a lot of compromising that would blend with the existing residents that is already situated with their lives in this area. Mrs. Anderson stated that Mr. Dudley and Mr. Evans accused the residents of not compromising at the June Work Session. Mrs. Anderson goes on to say that she feels that the Board showed no concern to the citizens in this area. Mrs. Anderson closed by asking the Board to consider the residents that have lived out there; there will be a lot of damages to the properties.

Bill Stanfill of Kedron Road has a few questions for the Board: 1) what type of business will be allowed? 2) What are the conditions laid out for zoning? Mr. Hoover read B-3 and B-4 uses from zoning Ordinance. After listening to the zoning Ordinance Mr. Stanfill stated the business sounded decent and the community does have areas that are suitable but not the area they are looking at. There are a lot of homes with people wanting to

raise their families in the beautiful surroundings. Mr. Stanfill does not believe this would be good for the community. Mr. Stanfill stated that there are already areas that are zoned for business along the parkway and 31. Mr. Stanfill goes on to ask the Board to take a good look before rezoning the Lockridge property.

Jerry King and wife moved to Spring Hill from Franklin to get away from traffic. Mr. King concerning the zoning of commercial, what is the next step? Mr. King did voice his opinion on the traffic for a small business to be located in this area. In his experience with his own business there is not enough traffic in this community for commercial.

Andy Bennett of 4423 Tom Lunn Road. The citizens of this community do not care what the property gets zoned. They do not want it between two residents. It will hurt the community.

At this time Chairman Dudley closed the floor to concerned citizens and opened for comments from the Planning Commission members.

LT Anderson feels it is not the right place for central business district. The central business is more for the area of downtown Franklin or Columbia where there is a sidewalk to walk to pedestrian shopping. Central businesses are the highest commercial zone that the city has. Also feels the community is not ready for this.

Mr. Leverette stated that if the property was blanketed with B-2, could we not come back and rezone B-3 and B-4 as different businesses request to be on this property? He goes on to recommend B-2 and each business would get the opportunity to look at each parcel to be sure they would want to locate on this property.

Chairman Dudley advised that to vote yes would approve the motion to send an unfavorable recommendation to the Board of Mayor and Aldermen.

Roll Call: Anderson, yes; Leverette, yes; Evans, no; Williams, abstain; Dudley, no. Motion failed 2 yes 2 no 1 abstained.

At this time Chairman called for more discussion.

Through much discussion Mr. Dudley stated that any owner trying to sale property would put heavier businesses to the Derryberry Road and the lighter business to the Tom Lunn Road. Mr. Dudley is recommending to split the B-3 and B-4 zones. There is a situation in town where the zones of B-3 and R-2 are split. Chairman Dudley stated he does show favor to this.

Chairman Dudley moves to send favorable recommendation for splitting B-3 and B-4. B-3 being the property that Tom Lunn Road side. B-4 is Derryberry Road side. The B-3 side has 500ft set back. Gwynne Evans seconded the motion.

Gwynne Evans has suggested opening the floor back to the concerned citizen.

Mr. Lockridge recommended dividing into 3-tract approximately 448ft, which is a 3rd of a distance along the road. Mr. Lockridge asked if that was satisfactory. Through much discussion, Mr. Hoover stated that there must be a set amount of acreage for the zone. Mr. Lockridge ask Chairman Dudley could it be set for 450 all the way.

Mr. Bill Stanfill stated he does not understand what is going on. Chairman Dudley explained to Mr. Stanfill. Mr. Stanfill asked the Board to defer to the next meeting because of Mr. Leverette having to leave early.

Chairman Dudley has asked to have Item #2 put to the bottom of the agenda.

Roll Call: Anderson, yes; Evans, yes; Williams, abstain; Dudley, yes. Motion carried.

ITEM #3

Utility Equipment Services request Site Plan approval for a business to be located at the Lockridge property on Tom Lunn Road. There are two (2) buildings. One with 11400 sq. ft. and one with 2400 sq. ft. Maury County Tax Map 43, parcel 10.01 containing 5.11 acres.

Mayor Williams motioned to approve with the agreement of the pavement running from John Lunn, Tom Lunn up to the corner of the

property to where Alabama Oil Company will be in. Gwynne Evans seconded the motion.

Through discussion Mr. Delk did describe where the business entrance and parking lot would be located. There will be a lot of trees left; they would also take care of the drainage per Mr. Delk. Mr. Williams stated that the landscaping should show on the blue prints. Mr. Delk did advise if they were not on there he would get it on there and give it to Mr. Brown to approve. Mr. Delk was asked by the Board to make the landscaping for the residential citizens.

Bill Stanfill on Kedron Road showed pictures of the current business, which would be moving there. Mr. Stanfill stressed the fact to keep concerned with all these trucks leaking oil and getting in the water. What is gonna be done to prevent this? Some of the pictures show parts and equipment lying around; will they be salvaged? Mr. Delk stated that there was a back building used for salvage. Mr. Stanfill is concerned with the equipment and the old cars that have been sitting there for a while.

Hubert Cheek owner addressed the issue of this property. Mr. Cheek has been in Franklin on Century Court for 19 years. They have a separate facility away from them where they keep scrapped vehicles that do not run. Sometimes they take off one for another. Mr. Dudley asked could there be an oil separation containment put at the head of the containment pond. Mr. Delk stated that would not be real simple. They could put a wall around it so that the water would have to go under it to get in the pipes, which is similar to what an oil separator does.

Through much more discussion it was determined that Mr. Delk is trying to keep the land looking natural as possible. LT Anderson stated that the Cedar and Evergreen trees would block during the winter. Mr. Delk will get with Mr. Brown to do extra landscaping. Mr. Dudley stated that he understood that the only parking near the road would be employees.

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

ITEM #4

Effie Hutcherson requests a Final approval for a 1 lot minor Subdivision plat, located in the planning region on Carters Creek Pike. This is to be added to Mr. C.E. Hutcherson property, and cannot be used for a separate building purpose. Maury County Tax map 41, part of parcels 5.06, containing 0.53 acres.

Ray Williams moved to approved Item #4. LT Anderson seconded the motion.

Mr. Dudley stated this would be added to the other property and it is noted that it was not to be used as a building site.

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

ITEM #5

Tom Reed with Campbell Station Development Company request Preliminary approval on Section 6 of Campbell Station Subdivision. Containing 26 lots on 16.55 acres, Williamson County Tax map 153, and part of parcel 30 & 31.

Ray Williams moved to approve Item #5. LT Anderson seconded the motion.

Mr. Brown stated that all paper work was in order.

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

ITEM #6

Tom Reed requests final approval on a Site Plan for a Swimming Pool and Recreational area, in Campbell Station Subdivision.

Ray Williams moved to approve contingent upon all the engineers' questions being answered. Gwynne Evans seconded the motion.

Mr. Reed stated that the pool was for everyone in the Campbell Station Subdivision. There will be a pool house. Mr. Reed is not interested

in putting lights around the pool. The residents will pay a monthly fee for the use of the pool, whether they use it are not. Mr. Reed stated he did have a Homeowners Association.

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

ITEM #7

Sam Pratt jr. requests Preliminary approval for Section 7 of Crowne Pointe Subdivision. Containing 45 lots on 20.33 acres, Williamson County Tax map 153, and part of parcel 31.

Ray Williams moved to approve contingent upon the engineer's questions being answered. LT Anderson seconded the motion.

No further discussion.

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

ITEM #8

Recommendation to the Board of Mayor and Aldermen to amend the Zoning Ordinance with regard to various standards within R-3, Mobile Home Park zones.

Ray Williams moved to recommend the ordinance to the Board of Mayor and Aldermen. Gwynne Evans seconded the motion.

Chairman Dudley opened the floor for discussion.

Mr. Evans stated that this come down to the same thing as an R-2 zoning. Mr. Hoover stated that R-2 and R-3 were basically the same except for the density. Mr. Hoover goes on to explain the regulations on the R-2 and R-3. Mr. Evans states he is concerned with the space between each mobile home. Chairman Dudley stated the he did not want to financially restrict someone from owning a home.

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

Chairman Dudley called a ten (10) minute recess. Meeting was called back to order at 8:30pm to discuss Item #2.

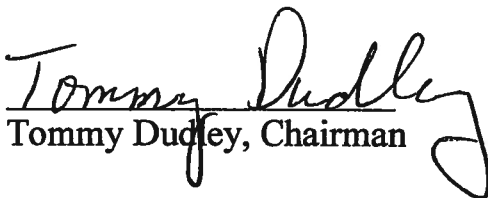
Through much discussion it was decided to defer Item #2 until the next meeting.

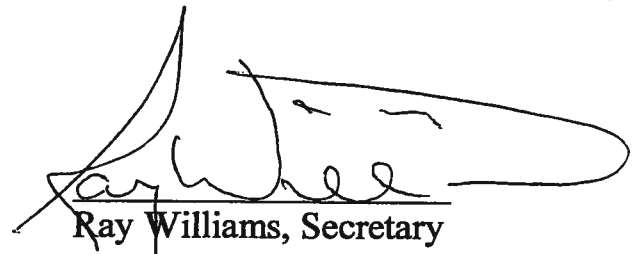
Gwynne Evans moved to defer Item #2 to the next meeting. Tommy Dudley seconded the motion.

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

Ray Williams moved to adjourn. Gwynne Evans seconded the motion.
Motion carried. Unanimous.

Meeting Adjourned


Tommy Dudley, Chairman


Ray Williams, Secretary