

CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 14, 2000
5:30 PM

MINUTES

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

Mayor Williams moved to approve the minutes of the July 10, 2000 Board of Zoning Appeals meeting and the Regular Planning Commission meeting. Motion seconded by LT Anderson. Motion carried. Unanimous.

Item #1

Tom Reed and Campbell Station Development LLC request concept approval for Campbell Station Development and Subdivision. Williamson County Tax Map 153, part of parcels 30 and 31.

Mayor Williams moved to approve Item #1. Motion seconded by LT Anderson.

Discussion of turn lanes and Tennessee Department of Transportation's role. Mr. Brown explained parcels 30 and 31 are the ones in discussion. Mr. Reed was not present for comments. Barry Spedale was invited to comment but declined.

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

Item #2

Tom Reed and Campbell Station Development LLC request preliminary approval for the Campbell Station Commercial Section 1. Williamson County Tax Map 153, part of parcels 30 and 31.

The Committee discussed this item.

Mayor Williams announces that Kroger will be breaking ground October 1, 2000.

Mr. York calls Spring Hill Estates residents to address Board.

Alvin Smith, 4012 Arnst Way, Spring Hill Estates addressed concerns with the daycare being near his home. Mr. Smith requested viewing of the site and stated that the

commission vote was “out of order”. Chairman Dudley stated that this is an ongoing project and that nothing has been hidden from the public. The daycare site was approved prior to tonight’s meeting. Mr. Smith stated that he had not seen the plans.

Mayor Williams explained that the daycare would be well hidden from the neighborhood, and that this was a “concept” for the whole development. The concept is similar to Forrest Crossing in Franklin. Mayor Williams also stated that this has been advertised/ published in The Tennessean, The Daily Herald and The Review Appeal.

Two other residents were interested in the plans. Jim Henry was unaware of the commercial zoning.

Chairman Dudley explained that the concept changes due to interest. There are standards that have to be met.

Barry Spedale explained plans for the daycare including berms, landscaping, etc.

Andy Hoover answered questions from Mr. Smith about legal obligations, explaining the process for approval requiring the developer to appear again before the Board.

Mayor Williams moved to approve Item #2. Motion seconded by Mr. Anderson.

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

Item #3

Recommend to the Board of Mayor and Aldermen the rezoning request of Bill Plant property from R-1 to M-3 Special Industrial for a propane gas bulk storage tank. Maury County Tax Map 25-C, parcel 69, containing 3.44 acres.

Mayor Williams moved to approve the motion for an unfavorable recommendation. Motion seconded by Mr. Evans. Mayor Williams explained reason for the unfavorable recommendation. The proposed use is for a 30,000 gallon propane storage tank in a partial residential area. In case of a leak, according to The Fire Marshall, evacuation of residents in a 1-mile radius would be required. Also, Walnut Street can not handle tractor-trailer trucks.

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

Item #4

Recommend to the Board of Mayor and Aldermen the re-zoning request of the Sherling/ Magli property from Agricultural to B-4 Commercial at the corner of Hwy 31 North and Buckner Road. Williamson County Tax Map153, parcel 25, containing 65 acres.

Jim Henry voiced concerns about location of commercial property on both sides. Mr. Magli is planning condominiums to be built there.

Mayor Williams moved to approve Item #4. Motion seconded by Mr. Anderson.

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

Item #5

Recommend to the Board of Mayor and Aldermen the annexation request of Barry and Janice Dabney's property into the city. Maury County Tax Map 43, parcels 5.02, 5.03 and 5.04. This request is in lieu of being rezoned B-4 Commercial.

Mayor Williams moved to approve Item #5 *annexation only*, zoning to be determined at a later date. Motion seconded by Mr. Anderson.

No further discussion.

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

Item #6

Bradshaw Development Company requests final approval for Sand Springs Subdivision Section 1 containing 10 lots. Maury County Tax Map 28, part of parcel 5.01.

Mr. Anderson moved to approve Item #6 contingent on TDOT approval for street cut. Motion seconded by Mr. Evans.

No further discussion.

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

Item #7

Sam Pratt Jr. with Pratt Builders requests preliminary approval on Section 8 Crowne Pointe Subdivision containing 39 lots on 20.13 acres.

Mr. Anderson moved to approve Item #7. Motion seconded by Mr. Evans.

Mr. Evans voiced pavement questions. Mr. Brown said that the engineering questions had been addressed. Mr. Stanford, engineer, explained.

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

Item #8

Johnny Griggs requests final approval on a 2-lot minor subdivision plat on Greens Mill Road in the Planning Region. The two lots will be added to another tract of land and will not be buildable lots. Maury County Tax Map 50, part of parcel 22.

Mr. Anderson moved to approve Item #8. Motion seconded by Mr. Evans.

Roll Call: Mr. Anderson, yes; Mr. Evans, yes; Mayor Williams, abstain; Chairman Dudley, yes. Motion carried. Three "yes", One "Abstain".

Item #9

Tom Carr requests sketch plat approval for a 12 lot subdivision called The Plantation. This will be located by extending Carr Drive in Beechcroft Station into this property. Maury County Tax Map 24, part of parcel 17.01, on 29.01 acres.

Mr. Anderson moved to approve Item #9. Motion seconded by Mayor Williams.

Discussion of water lines, size of development and plans for improvement. Placement of fire hydrants discussed. No further discussion.

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

Item #10

Larry Johns requests final approval on Section 2 of Williamsburg Subdivision located off Beechcroft Road containing 18 lots. Maury County Tax Map 24, part of parcel 17.

Questions discussed concerning water lines and fire hydrants. Surveyors comments.

Mayor Williams moved to approve Item #10. Motion seconded by Mr. Evans.

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

Item #11

Ridgeport Development LLC requests preliminary approval for a revised plat for a section of phase 3. This will be deleting 3 lots and 1 street.

Questions discussed concerning water retention ditches and waterlines.

Mr. Anderson moved to approve Item #11. Motion seconded by Mayor Williams.

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

Item #12

Ridgeport Development LLC requests final approval on Section 3 Ridgeport Subdivision containing 17 lots on 7.83 acres. Williamson County Tax Map 167, part of parcel 17.

Mr. Anderson moved to approve Item #12. Motion seconded by Mayor Williams.

No further discussion.

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

Item #13

The Adams brothers request sketch plat approval for an Industrial Park on Hwy 31 South containing 13 lots on 240 acres. Maury County Tax Map 28, parcel 16 and part of parcel 18.

Mayor Williams moved to approve Item #13. Motion seconded by Mr. Anderson.

Harold Delk, engineer, was present to answer questions.

Mayor Williams asked to go half-and-half for traffic light if it should need to be done. Mr. Evans discussed the need to work on the entrance. Concerned it may be a problem. Mayor Williams needs to see what the state will allow. Mr. Delk is planning to work with city and state.

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

Item #14

The Adams brothers request sketch plat approval for Adams Estates Subdivision located on Buckner Road containing 686 lots on 249.9 acres. Williamson County Tax Map 154, part of parcel 65.02 and Tax Map 166, part of parcel 6.01.

Mayor Williams made a motion to approve Item #14. Motion seconded by Mr. Anderson.

Mayor Williams asked Mr. Adams about new elementary school plans. Mike Wood explained request. Discussion about Homeowners Association. Mr. Delk answered questions.

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

Item #15

Sohr Trust requests sketch plat approval for Burtonwood Subdivision additional 50 acres. Williamson County Tax Map 170, parcel 4. This will join Haynes Crossing Subdivision.

Mr. Anderson moved to approve Item #15. Motion seconded by Mayor Williams.

Mike Woods comments on roads tying in. Discussion of drainage issues.

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

Item #16

Donnie Cameron requests approval on a revised plat for Cherry Grove P.U.D. Subdivision. This eliminates the words "walking trails" and leaves open spaces for public use.

Mr. Anderson moved to approve Item #16. Motion seconded by Mayor Williams.

Discussion of sidewalks in subdivision.

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

Item #17

Donnie Cameron requests Master Plan approval for Phase 2- Section 1 of Cherry Grove P.U.D. Subdivision containing 34 lots on 7.83 acres. Williamson County Tax Map 154, part of parcel 61.

Mike Wood discussed any changes on a P.U. D. must be brought before Planning Commission.

Mayor Williams made a motion to approve Item #17. Motion seconded by Mr. Anderson.

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

Concerned Citizens:

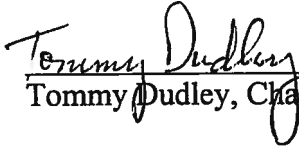
Mr. Alvin Smith, Spring Hill Estates. Concerned with City Park on Williamson County side of Spring Hill. Questioned if there had been discussion about this. Mayor Williams discussed the donation of land in several Williamson County areas.

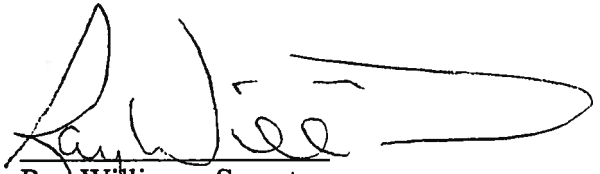
Gwynne Evans brought pictures of problems with drainage at Wyngate Estates. Detention pond approved by this commission.

Discussion.

Comments on options by Gwynne Evans and Chairman Dudley. Mr. Stanfill stated that if the detention pond were not well designed, Jerome would not approve it.

Meeting Adjourned
6:55 PM


Tommy Dudley, Chairman


Ray Williams, Secretary