

CITY OF SPRING HILL  
REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, SEPTEMBER 11, 2000  
5:30 PM

MINUTES

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

Mayor Williams moved to approve the minutes of the August 14<sup>th</sup>, 2000 Regular Planning Commission Meeting Minutes. Motion seconded by LT Anderson.

**Item #1**

Paul and Effie Heiss request final approval on a 1 lot minor subdivision plat located on Depot Street. Maury County Tax Map 25P, parcel 9.

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

Discussion of this land being divided to give to their son.

No further discussion.

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

**Item #2**

William Shuggart requests final approval on a revised minor plat division of lot 66 Stone Creek Drive. This property is to be divided between Craig & Lois Richardson and Robin Patton & Denise McKinney. Maury County Tax Map 150, part of parcel 4.

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

No further discussion.

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

**Item #3**

Taylor Golden requests final plat approval for Lunn Acres, Section 2 containing 3 lots located on Tom Lunn Road. Planning Region. Maury County Tax Map 43, part of parcels 9.05 and 9.06.

Mr. Anderson moved to approve Item #3. Motion seconded by Mayor Williams.

No further discussion.

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

**Item #4**

Brett Griggs requests final plat approval on Green Valley Subdivision, Section 2 containing 15 lots on 30.10 acres on Greens Mill Road. Planning Region. Maury County Tax Map 50, part of parcel 22.

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

Missing lot number and E911 addresses have been added to the plat. Mr. Brown has the revised plat.

No further discussion.

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

**Item #5**

Johnny Griggs requests final approval on Chunn's Valley Subdivision, Section 3 containing 16 lots on 30.10 acres on Greens Mill Road. Planning Region. Maury County Tax Map 150, part of parcel 4.

Mayor Williams moved to approve Item #5. Motion seconded by Mr. Anderson.

Error on tax map recording. Correct recording: Maury County Tax Map 50, parcel 33.04. E911 addresses added.

No further discussion.

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

**Item #6**

General Homes of Columbia, LLC requests final approval on Lakeview Estates revised lots 18 and 42 off Dr. Robertson Road. Planning Region. Maury County Tax Map 24, parcel 2.22, 2.27 and 2.28.

Mr. Anderson moved to approve Item #6. Motion seconded by Mayor Williams.

Lot 41 eliminated and divided between lots 18 and 42. This will make lots 18 and 42 buildable.

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

**Item #7**

General Homes of Columbia, LLC requests final approval on Lakeview Estates revised lots 49 and 50 off Dr. Robertson Road. Planning Region. Maury County Tax Map 24, parcel 2.35.

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

Discussion of extended roadway.

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

**Item #8**

General Homes of Columbia, LLC requests preliminary approval on Lakeview Estates, located off Dr. Robertson Road, containing 35 lots on 84.2 acres. Planning Region. Maury County Tax Map 24, parcel 1.

Mayor Williams moved to approve Item #8 with a variance on the length of the cul-de-sac and approval from Jerome. Motion seconded by Mr. Anderson.

Mayor Williams questioned Golden Pond Lane length. Mr. Brown questioned drainage.

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

**Item #9**

R.E.R. Properties requests final approval on Section 1 of Haynes Crossing located on Port Royal Road, containing 72 lots on 29 acres. Maury County Tax Map 27, part of parcel 2 and Williamson County Tax Map 170 part of parcel 2.

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

Discussion of lots 65, 66 and 67. These lots shall not have access to Lovell Lane. E911 addresses added. Mr. Brown questioned if Maury County had the addresses.

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

**Item #10**

Charles Hartley requests concept plat approval on Prados Estates, a 4 lot minor subdivision located between Maury Hill Street and Beechcroft Road containing 6.85 acres more or less. Maury County Tax Map 25P, parcel 15.

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

Mr. Brown explained why this was submitted as a concept instead of final plat. Mr. Woods stated that because this is a minor subdivision plat there would be no preliminary plat- only final. Chairman Dudley questioned what the building intent was on this property zoned B-1. Mr. Brown stated that a church was in the future plans. Mr. Woods confirmed that a site plan would be reviewed whether used for residential or commercial purposes due to the zoning.

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

**Item #11**

Recommend to the Board of Mayor and Aldermen the plan of services for Barry and Janice Dabney's property located at 4621 Derryberry Road, Resolution 00-37, containing approximately 18 acres. Maury County Tax Map 43, parcels 5.02, 5.03 and 5.04.

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

No further discussion.

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

**Item #12**

Recommend to the Board of Mayor and Aldermen the rezoning of Barry and Janice Dabney's property located at 4621 Derryberry Road from AG to B-4 Commercial. 18 acres more or less. Maury County Tax Map 43, parcels 5.02, 5.03 and 5.04.

Mayor Williams moved to approve Item #12. Motion seconded by Chairman Dudley.

Mr. Anderson discussed not wanting this residential area to be a central business district. Mr. Dabney requested that the Board take into consideration that the property located across the street from this property is zoned Heavy Industrial. Mr. Dabney requested that the Board finish what was started and rezone this property so he could sell it and move on.

Roll Call: Mr. Anderson, no; Mayor Williams, yes; Chairman Dudley, yes. Motion carried by majority.

**Item #13**

Cameron Oil Company requests site plan approval for a bulk oil storage facility on Tom Lunn Road. On 5 acres more or less a 25,000 SF building will hold approximately 72,000 gallons of oil.

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

Mayor Williams places plat on easel for viewing.

Mr. Anderson questioned square footage of landscaping for buffering. Representative for Cameron Oil states that all trees shall be maintained unless blocking visibility. Chairman Dudley requests that prior to clearing any trees that they coordinate with the Mr. Brown and the Codes Department to confirm buffering requirements. Road improvements and outside storage of drums questioned. Concerned citizen David Carpenter questioned breakdown of "bulk". Representative explained that this was a "repackaging facility" and how oil was to be stored.

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

**Item #14**

Ridgeport Developers, LLC request preliminary approval for Ridgeport Subdivision, Section 4 containing 70 lots on 21.73 acres. Williamson County Tax Map 167, part of parcel 17.

Mayor Williams moved to approve Item #14. Motion seconded by Mr. Anderson.

Discussion of how streets coordinate with surrounding subdivisions.

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

**Item #15**

Joe Melz, Deer Creek Development Company requests revised plat approval on Deer Creek Planned Unit Development (P.U.D) containing approximately 300 Town Homes and Condominiums plus 20,000 SF Commercial. Total area in P.U. D. including golf course is approximately 200 acres.

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

Joe Melz confirmed that no changes had taken place since the Work Session Meeting on Wednesday. The Board complimented Mr. Melz on the development.

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

**Item #16**

Recommend to the Board of Mayor and Aldermen an amendment to the Zoning Ordinance concerning Apartments. Article VI, Section 5, R-4 Residential (High Density), changing the wording in 5.1(2) "Group housing *excluding* apartments", to read "Group housing to *include* apartments".

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

No further discussion.

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

**Item #17**

Recommend to the Board of Mayor and Aldermen the rezoning of Jack Weaver property containing approximately 7 acres from B-3 Commercial to M-1 Light Industrial. Maury County Tax Map 28, part of parcel 13.

Mayor Williams moved to approve Item #17. Motion seconded by Chairman Dudley.

Mr. Anderson abstained due to being realtor for Jack Weaver.

Roll Call: Mayor Williams, yes; Chairman Dudley, yes. Motion carried.

**Item #18**

Recommend to the Board of Mayor and Aldermen the rezoning of the Civil War Battlefield property containing approximately 110 acres from B-3 Commercial to Agricultural. Maury County Tax Map 28, part of parcel 13.

Chairman Dudley moved to approve Item #18. Motion seconded by Mayor Williams.

Chairman Dudley states that it is deceiving to show acreage zoned Commercial when no commercial will ever be built on this property. The property is listed as Public/ Semi Public land according to Mr. Woods.

Mr. Anderson questions if they have been notified prior to the council acting. Mayor Williams states that they have been contacted.

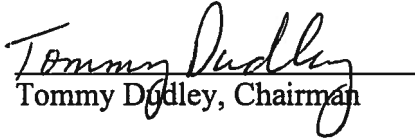
Roll Call: Mr. Anderson, yes; Mayor Williams, yes; Chairman Dudley, yes. Motion carried. Unanimous.

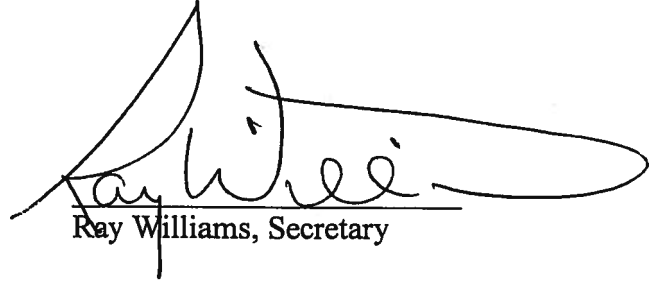
**Concerned Citizens:**

No discussion.

Meeting Adjourned.

6:05PM

  
Tommy Dudley, Chairman

  
Ray Williams, Secretary