

CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING

Monday, November 13, 2000
5:30 PM

MINUTES

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

Mayor Williams moved to approve the minutes of the October 9, 2000 Regular Planning Commission meeting. Motion seconded by Mr. Leverette.

Item #1

Recommend to the Board of Mayor and Aldermen the rezoning of Kenny Lovell property from Agricultural to M-1 Light Industrial. Located on Port Royal Road, Maury County Tax Map 27, parcel 2.04 containing approximately 1.07 acres.

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

No further discussion.

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

Item #2

Recommend to the Board of Mayor and Aldermen the rezoning of James and Joyce Lovell property from Agricultural to M-1 Light Industrial. Located on Port Royal Road, Maury County Tax Map 27, parcels 2.01 containing approximately 1.06 acres and parcel 2.03 containing approximately 6.50 acres.

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

No further discussion.

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

Item #3

Recommend to the Board of Mayor and Aldermen the annexation of James Lockridge properties located on John Lunn and Tom Lunn Roads. Maury County Tax

Map 28, parcel 6.02 containing approximately 10.51 acres, parcel 7 containing approximately 105 acres and parcel 10 containing approximately 89 acres.

Mr. Evans moved to approve Item #3. Motion seconded by Mr. Leverette.

No further discussion.

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

Item #4

Recommend to the Board of Mayor and Aldermen the annexation of James B. Miller property on John Lunn Road. Maury County Tax Map 28, parcel 6 containing approximately 79 acres.

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

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

Item #5

Recommend to the Board of Mayor and Aldermen the erection of directional signs at various intersections by the City of Spring Hill. This would include subdivision and business names.

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

Discussions about size of sign- same size as Thompson Station sign. Possibility of leasing out space on sign to area businesses.

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

Item #6

Pratt Builders, Inc. requests final approval for Section 7 of Crowne Pointe Subdivision. Williamson County Tax Map 153, part of parcel 31 containing 45 lots on 20.33 acres.

Mr. Leverette moved to approve Item #6. Motion seconded by Mr. Evans.

No further discussion.

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

Item #7

Pratt Builders, Inc. requests final approval for Section 8 of Crowne Pointe Subdivision. Williamson County Tax Map 153, part of parcel 31 containing 39 lots on 20.13 acres.

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

Mr. Brown stated that everything was in order, Mike Wood confirmed. Mr. Evans questioned road width and suggested that any widening be done in the beginning for cost reasons.

No further discussion.

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

Item #8

Carol Bell requests preliminary approval for Sections 3 and 4 of Candlewood Subdivision. Williamson County Tax Map 167, part of parcel 20 containing 51 lots on 17.19 acres.

Mayor Williams moved to approve Item #8. Motion seconded by Mr. Leverette.

Mr. Brown stated that everything was in order per Jerome and that all previous issues had been resolved.

No further discussion.

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

Item #9

Tom Carr requests preliminary approval for The Plantation Subdivision located adjoining Beechcroft Station Subdivision. Maury County Tax Map 24, parcel 17 containing 12 lots on 28.96 acres.

Mr. Leverette made a motion to *defer* Item #9. Motion seconded by Mr. Evans. Item #9 was deferred due to lack of construction drawings.

Item #10

Sohr Trust Co. requests preliminary approval for Phase 1 of the Burtonwood Subdivision addition. Williamson County Tax Map 170, part of parcel 4 containing 43 lots on 15.05 acres.

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

No further discussion.

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

Item #11

Campbell Station Development requests approval on a revised plat for Campbell Station Commercial Section 1.

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

Concerned citizen, Mr. Lewis Blair addressed the Planning Commission about his objection to the sewer line that Mr. Reed wants to put "in his back yard". He stated that he highly objected to this being only 45 feet from his back door. Mr. Blair also stated that the Williamson County side of Spring Hill needs a public park and a fire station. Chairman Dudley restated the position of the board and addressed the sewer line size. Discussion about the sewer issues for the daycare, "the right to build" and meeting all standards that apply. Mr. Blair argued that things change too often in the city, especially on the Williamson County side, without the knowledge of the citizens. Mayor Williams stated that Spring Hill is NOT divided by the county lines- it is ONE city. The Mayor also stated that in every time something is approved for building, *someone* objects. The goal is to do the best for all, not each individual county side. Discussion about voting and when city elections take place. Discussion about fire hall location.

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

Item #12

Charles Hartley requests approval for a revised plat of Prados Estates located on Beechcroft and Maury Hill Roads. The revision will be for lots 1, 2 and 4.

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

Mr. Brown and Mr. Wood both state that there are no issues with this item.

No further discussion.

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

Item #13

The Local Government Planning Advisory Committee per Mike Woods, State Planner, request in accordance with the Tennessee Code Annotated, Section 13-3-102, to create and establish a Spring Hill Planning Region entitled Spring Hill Planning Region and Urban Growth Boundary. The Spring Hill Municipal Planning Commission be

designated as the Spring Hill Regional Planning Commission for the entire region and be granted the powers and responsibilities provided by the law to regional planning commissions.

Mr. Evans moved to approve Item #13. Motion seconded by Mr. Leverette.

Mr. Wood referred to this as "house cleaning". He explained that this was for the Maury County side of Spring Hill. Williamson County doesn't require this.

No further discussion.

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

Chairman Dudley discussed the Ordinance stating the time limit in which to complete construction on a given structure. He discussed with Mr. Brown and Mr. Hoover the proper procedures for correcting a violation.

Mr. Evans moved to approve this item, Mayor Williams seconded the motion.

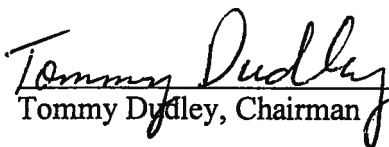
Roll Call: Mr. Evans, yes; Mr. Leverette, yes; Mayor Williams, yes; Chairman Dudley, yes. Motion carried. Unanimous.

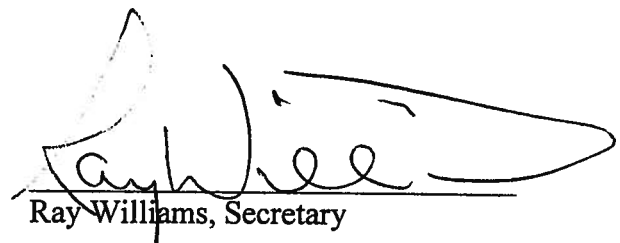
Mayor Williams stated the need for a Housing Board of Adjustments and Appeals. It is to enforce the Standard Housing Code. Andy Hoover must be involved.

Concerned Citizens:

No discussion

Meeting adjourned 6:24 PM.


Tommy Dudley, Chairman


Ray Williams, Secretary