

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

MINUTES

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

Mayor Williams moved to approve the minutes of the November 13th, 2000 Regular Planning Commission meeting and the Board of Zoning Appeals. Motion seconded by Mr. Leverette.

Item #1

Donnie Cameron requests final approval on Phase 2, Section 2 of Cherry Grove Planned Unit Development Subdivision, containing 31 lots on 10.88 acres. Williamson County Tax Map 154 part of parcel 61 located on Buckner Road.

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

Mike Wood and Charles Brown stated that everything was in order. No further discussion.

Roll Call: Mr. Anderson, yes; 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 Gene Reed property from AG to R-4 on Buckner Road. Williamson County Tax Map 153, parcel 29.01 containing 8.5 acres.

Mr. Leverette moved to *table* Item #2. Motion seconded by Mayor Williams. Concerned Citizen Randall Woodley (Representative of the Crowne Pointe HOA) questioned if the Planning Commission has an official stance on high-density building and the procedures for rezoning. He also questioned when the item will be brought back before the Planning Commission and if there would be prior public notification. Chairman Dudley explained that the Planning Commission must give Donnie Cameron a chance to present his plan for the property. Mr. Woodley restated that he and the Crowne Pointe HOA were adamantly opposed to a zone change. Concerned Citizen Pam Bell (Churchill Farms Resident) spoke about water drainage issues.

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

Item #3

Derrick Merrill requests final approval on Fawn Valley Subdivision, a 4 lot minor subdivision plat, located on Greens Mill Road in the Planning Region. Maury County Tax Map 50, part of parcel 27.04.

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

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

Item #4

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

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

Roll Call: Mr. Anderson, yes; 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 annexation of the Kelly Biederman property on Port Royal Road. Maury County Tax Map 27, parcel 3.07 containing 1.48 acres.

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

No further discussion.

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

Item #6

Recommend to the Board of Mayor and Aldermen a plan of services for James Lovell properties. Maury County Tax Map 27, parcels 2.01 and 2.03 containing approximately 7.56 acres located on Port Royal Road.

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

Chairman Dudley explained “plan of services”.

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

Item #7

Recommend to the Board of Mayor and Aldermen a plan of services for the Kenny Lovell property. Maury County Tax Map 27, parcel 2.04 containing approximately 1.07 acres located on Port Royal Road.

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

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

Item #8

Recommend to the Board of Mayor and Aldermen a plan of services for the Fay Bowen property. Maury County Tax Map 28, parcel 5.02, containing approximately 104 located on Port Royal Road.

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

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

Item #9

Recommend to the Board of Mayor and Aldermen a plan of services for James L. Lochridge properties. Maury County Tax Map 28, parcels 6.02, 7 and 10 containing approximately 204.51 acres, located on John and Tom Lunn Roads.

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

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

Item #10

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

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

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

Item #11

Stiles Corporation, LLC requests approval for a revised site plan for Kroger Shopping Center. This is adding gas pumps and a kiosk as well as adjusting the parking spaces.

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

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

Item #12

Joe Melz and Main Street Homes, LLC request final master plan approval for Phase 1 of Deer Creek Subdivision containing 61 lots on 22.79 acres. Maury County Tax Map 43, part of parcel 15 located on Kedron Road.

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

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

Item #13

Recommend to the Board of Mayor and Aldermen the rezoning of the James B. Miller property from AG to M-1 Light Industrial. Maury County Tax Map 28, parcel 6 containing approximately 79 acres located on John Lunn Road.

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

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

Item #14

Recommend to the Board of Mayor and Aldermen the rezoning of the James Lochridge properties located on John Lunn and Tom Lunn Roads from AG to M-1 Light Industrial. 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 #14. Motion seconded by Mr. Leverette.

Residents on John Lunn and Tom Lunn Roads explained their positions against the rezoning of this property. David Carpenter questioned where "deed restrictions" come into play in the rezoning. Chairman Dudley explained that those issues are to be taken up with the courts. If the Planning Commission rezones, the courts can still uphold the deed restrictions and prevent the property from being used in that manner. Russ Carter, Andy Bennett, John Smith, Jim Burrows, Danny Stewart and Bill Stanfill all voiced concerns about the rezoning. All were adamantly against it. Mr. Leverette questioned traffic

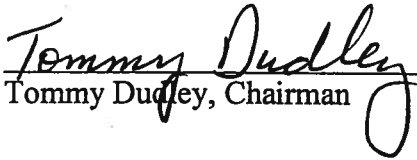
control. Mike Wood explained that traffic is controlled through the site plan, not through zoning.

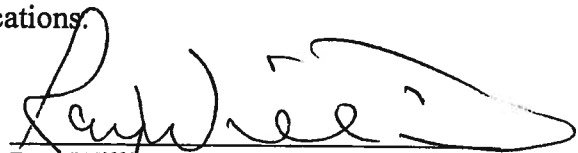
Roll Call: Mr. Anderson, no; Mr. Evans, yes; Mr. Leverette, no; Mayor Williams, yes; Chairman Dudley, yes. Vote 3 to 2, motion carried. *

Concerned Citizens:

Ruth Himberg of Cameron Farms stated concerns about property value after rezoning these properties. Pam Bell submitted pictures to Charles Brown as a matter of record. Drainage easement at back of Cameron Farms stands and streams (floods) with rainfall. Paul Harris stated that he was against any apartments in the area due to police issues. Phillip Geoffrey stated his drainage issues. City engineers are to be looking into this. Jerome to update Planning Commission on drainage issues per Charles Brown. Steve Carr questioned if sale of property is contingent on rezoning.

* NOTE: Items #9, 10, 13 & 14 were null and void, had wrong Tax maps, parcels, and acreage. Owners were advised to submit new applications.


Tommy Dudley, Chairman


Ray Williams, Secretary