

CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 8, 2001
5:30 P.M.

MINUTES

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

Mayor Williams moved to approve the Minutes for the December 11, 2000 Regular Planning Commission meeting, with the deletion of Items 13,&14, {Rezoning recommendation of the James Lochridge, and James Miller Properties}. Motion seconded by Mr. Evans. Motion carried. Unanimous.

Item # 1

Recommend to the Board of Mayor and Aldermen a plan of Services for the Kelly Biederman Property. Located on Port Royal Road, Maury County Tax map 27, parcel 3.07, containing 1.48 acres.

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

Motion carried. Unanimous.

Item # 2

Rosendo Hernandez requests Final approval for a 2 lot Minor Subdivision Plat, located on Mahlon Moore Road. Maury County Tax map 43, parcel 15.02.

Mayor Williams moved to approve Item # 2. Mr. Anderson seconded the motion.

Chairman Dudley questioned the existing shed, shown on the plat. Mr. Nothcutt, Engineer for Mr. Hernandez stated it was there when the property was sub-divided before.

Motion carried. Unanimous.

Item # 3

E.G. Development requests Sketch Plat approval on a 20 lot, 7.90 acre subdivision, {Rubens Landing} located on Depot Street.

Mayor Williams moved to approve Item # 3. Mr. Evans seconded the motion.

Mr. Evans questioned being able to get on sewer. Chairman Dudley had questions about where the driveways for lots 1, 18, & 19, would be. Ray Stanfill, the surveyor, stated all of those concerns will be addressed when the construction drawings are submitted, and Driveways would be noted on the Final Plat.

Motion Carried. Unanimous.

Item # 4

Halifax Development requests Final Plat approval on Phase 8 of Wyngate Estates Subdivision. Williamson County Tax map 167, part of parcel 18, containing 21 lots on 6.74 acres.

Mr. Anderson moved to approve Item # 4. Mr. Leverette seconded the motion.

Motion carried. Unanimous.

Item # 5

Thomas Bailey requests Sketch Plat approval for a Planned Unit Development on Duplex Road. Containing 413 lots on 230 acres.

Mr. Anderson moved to approve Item # 5. Mr. Leverette seconded the motion.

The Commission discussed the prior approval for this same PUD.

Motion carried. Unanimous.

Item # 6

The McBroom Family requests Sketch Plat approval for Polo Fields Subdivision. Located on Carters Creek Pike in the Planning Region. Containing 75 lots on 115.5 acres, Maury County Tax map 30, parcel 6.

Chairman Dudley moved to approve Item # 6. Mr. Evans seconded the motion.

The Commission had questions about the soils, adjoining property, and driveways, Mr. Webb answered all the concerns.

Motion carried. Unanimous.

Item # 7

Recommend to the Board of Mayor and Aldermen an Amendment to the Zoning Ordinance. Amending R-4 High Density Residential, and Adding an R-5 Residential Zone, for Apartment Buildings.

Mayor Williams moved to approve Item # 7. Mr. Leverette seconded the motion.

Mr. Anderson questioned the density for Apartments, Mr. Evans questioned if Apartments are brought in as a PUD, would it have to meet all approvals. Mike Wood, State Planner stated it would have meet all approvals for a PUD.

Motion carried. Unanimous.

Item # 8 { added to agenda }

Mr. Evans made a motion to Amend the Zoning Ordinance to limit the Signs in M-3 Industrial District {special}. To permit the same Size and Limitations as permitted in Agriculture Zoning. This would be on the Agenda for the February Meeting.

Mr. Evans moved to approve Item # 8. Mayor Williams seconded the motion.

Motion carried. Unanimous.

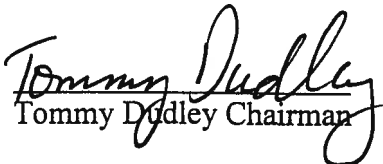
No concerned Citizens.

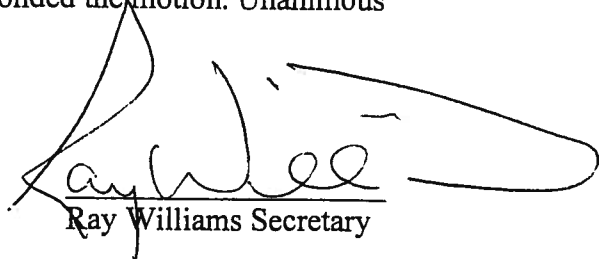
Discussion Items;

Mayor Williams, drainage issues responsible for not issuing permits in 4 subdivisions. If the improvements are not corrected by the February meeting, the Planning Commission will make a motion to continue to hold the issuance of permits.

Mr. Leverette, questioned about more ways of letting the public be aware of special meetings. Mayor Williams ask Mr. York to study this question.

Mayor Williams moved to Adjourn. Mr. Anderson seconded the motion. Unanimous


Tommy Dudley Chairman


Ray Williams Secretary