

CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 12, 2001
5:30 P.M.

MINUTES

Meeting was called to order by Chairman Dudley. Present were: Mayor Ray Williams, Vice Mayor Gwynne Evans, L. T. Anderson and Danny Leverette. Also present were Andy Hoover, City Attorney; Mike Wood, State Planner; Charles Brown, Building Official and Cheryl Lewis-Bonner.

Mayor Williams moved that the minutes from the January 8, 2001 Planning Commission Meeting be approved. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Item #1

Charles Hartley requests final approval on a Lot 4 Minor Subdivision Plat {Prados Property} that is located on Maury Hill Street.

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

Motion carried. Unanimous.

Item # 2

McBroom Family requests preliminary approval for Polo Fields Subdivision located on Carters Creek Pike, containing 41 lots on 68 acres; Maury County Tax map 30, part of parcel 6.

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

Charles Brown informed the Planning Commission that everything was in order. Mr. Evans asked Mr. Webb about where the drainage went across Mr. Kitchens' property. Mr. Webb stated: the drainage issues will be shown on the final plat and signed by Mr. Kitchens, where it affects his property.

Motion carried. Unanimous.

Item # 3

John Floyd and Ole South Properties requests Final approval on Section 4 of Ridgeport Subdivision located on Duplex Road, containing 70 lots on 21.73 acres; Williamson County Tax map 167, part of parcel 17.

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

Mr. Brown and Mr. Wood stated everything was in order. Motion carried. Unanimous.

Item # 4

Curtis Gibbs requests Site Plan Approval for Warehouses, as were approved on appeal in B-3 { Intermediate Business } located on Highway 31 North; Williamson County Tax map, parcel 26B. { Early Property }

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

Mr. Brown informed the Planning Commission that he nor the City Engineer had received corrected copies of site plans regarding contours.

Mr. Anderson and Mayor Williams withdrew their motions.

Mayor Williams moved to defer Site Plan Approval for Warehouses. Motion seconded by Mr. Anderson.

Chairman Dudley opened the floor to Curtis Gibbs or anyone present that could speak on Mr. Gibbs behalf. No one was present to do so.

Motion carried. Unanimous.

Item #5

Chairman Dudley informed the Planning Commission that Greg Estes with GSC Design-Build requested Item # 5 be removed from the February Planning Commission Agenda until further notice.

Item # 6

Halifax Development Co. requests Final approval on Phase 15 of Wyngate Estates Subdivision. This is part of the PUD that was previously approved. Williamson County Tax map 167, part of parcel 18 containing 12 lots on 3.01 acres.

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

Mr. Brown informed the Commission that all requirements are in order.

Mr. Wood informed the Planning Commission that lots 412 and 423 must have access to Ieper Drive not Port Royal Road.

Motion carried. Unanimous.

Item # 7

Recommend to the Board of Mayor and Aldermen an Amendment to the Zoning Ordinance, the use's in the M-2 { Heavy Industrial District }, to include the operation of cement batch plants.

Chairman Dudley informed the Commission that this change will remove the word "temporary" and allow cement batch plants permanently in M-2. {Heavy Industrial Districts}

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

Motion carried. Unanimous.

Mr. Hoover informed the Commission that a new Ordinance would be necessary. The new Ordinance should actually state: " All references to M-2 {Heavy Industrial} SOB businesses in the previous Ordinance be changed to M-3. {Special Industrial Districts}

Chairman Dudley recommended to the Board of Mayor and Alderman an Amendment to the Zoning Ordinance to change all SOB {Sexually Oriented Businesses} to M-3 zoning.

Item # 8

Recommend to the Board of Mayor and Aldermen to re-zone Stacy Lunn's property from M-1 { Light Industrial } to M-2 { Heavy Industrial }. Located on Jim Warren Road, Maury County Tax map 27, parcel 6.01, containing 20 acres, more or less.

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

Motion carried. Unanimous.

Item # 9

Recommend to the Board of Mayor and Aldermen an Amendment to the Zoning Ordinance for Signage allowed in M-3 { Special Industrial Districts }.

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

Motion carried. Unanimous.

Chairman Dudley opened the floor for Concerned Citizens. None were present.

Mayor Williams moved to adjourn. Motion seconded by Mr. Leverette.

Motion carried. Unanimous

Meeting adjourned.

Tommy Dudley, Chairman

Ray Williams, Secretary