

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

MINUTES

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

Chairman Dudley opened the floor to approve the minutes of the February 12, 2001 Regular Planning Commission Meeting.

Mr. Anderson moved to approve the minutes. Motion seconded by Mayor Williams. Motion carried. Unanimous.

Item #1

Mr. Spadafora with Spring Hill Place Land Partners requests Preliminary Approval for Sections 1 and 2 of Spring Hill Place Subdivision. Section 1 contains 25 lots and Section 2 has 28 lots located on Buckner Lane. Williamson Co. Tax map 166 part of Parcel 4.01.

Mr. Brown informed the Planning Commission that the corrected Construction Drawings have been brought in which are almost complete, but they are continuing to work on them per Mr. Gerome Dempsey the City Engineer.

Mayor Williams moved to approve item #1 contingent on the approval of the Construction Drawings by Mr. Dempsey the City Engineer.

Motion seconded by Mr. Evans.

Motion Carried. Unanimous.

Chairman Dudley opened the floor to approve the minutes of the February 20, 2001 Special Call Meeting of the Regional Planning Commission.

Mayor Williams moved to approve the minutes. Motion seconded by Mr. Evans.

Motion carried. Unanimous.

Item #2

Thomas Bailey and Achiever Development Corporation request Preliminary Approval for Chapman's Retreat, a Planned Unit Development Subdivision located on Duplex Road containing 411 lots on 158.13 acres. Williamson Co. Tax map 170 part of Parcel 4.

With the permission of Chairman Dudley, Mr. W. Carrell (Principal of Achiever Development Corp) and Bill Fort came forward. Mr. Carrell's main concern was about having to construct sidewalks along Duplex Road. He was concerned that future construction on Duplex Road would destroy sidewalks that he is being required to install. Chairman Dudley explained that regulations require sidewalks along the Collector Road, which in this case is Duplex Road. Also City Ordinances were not in place before Mr. Carrell built his Subdivision. Unfortunately, Mr. Carrell's development is faced with a situation in which the City has to start somewhere. Under the circumstances the sidewalks will make walking along Duplex Road safer. Mr. Hoover was in agreement with Chairman Dudley regarding the addition of sidewalks along Duplex Road. Mr. Carrell agreed to comply with the City Ordinance and install sidewalks along Duplex Road.

Mr. Evans moved to approve item #2. Motion seconded by Mr. Anderson.
Motion carried. Unanimous.

Item #3

Heirs of I.D. Thompson requests Final Approval for a 2-lot Minor Subdivision Plat located at the corner of Mclemore Avenue and Elm Street. Maury Co. Tax map 28-B, Group B, Parcel 7.

Mr. Brown informed the Commission that the heirs have paid their fees, but have not signed the Plat.

Mayor Williams moved to table item #3. Motion seconded by Mr. Anderson.
Motion carried. Unanimous.

Item #4

Wayne Alley requests Final Approval for a 1-lot Minor Subdivision Plat located on Greens Mill Road in the Planning Region. Maury Co. Tax map 50, part of Parcel 5.04 will be added to Parcel 5.14.

Chairman Dudley cited lack of information on this item as well as signatures and fees that have not been paid.

Mayor Williams moved to table item #4. Motion seconded by Mr. Evans.
Motion carried. Unanimous.

Item #5

Ray Stanfill representing Tom Carr (The Owner) request to have The Plantation Subdivision taken from the table and put back on the March Agenda. Located adjoining Beechcroft Station Subdivision containing 12 lots on 33.41 acres. Maury Co. Tax map 24, Parcel 17.

Mayor Williams moved to remove item #5 from the table and put it back on the March Agenda. Motion seconded by Mr. Anderson.
Motion carried. Unanimous.

Mr. Wood and Mr. Brown stated that everything was in order. However, Mr. Dempsey approved the Plats on item #5 with a variance on the drainage and requested that the Commission do so as well.

Mr. Anderson therefore moved to approve item #5 with a variance for drainage. Motion seconded by Mayor Williams.

Motion carried. Unanimous.

Item #6

E.G. Development requests Preliminary Approval for Rubens' Landing Subdivision located on Depot Street, containing 21 lots on 7.86 acres. Maury Co. Tax map 25-I, Group A, Parcel 11.

Mr. Brown informed the Commission that E.G. Development recently brought in their corrected Construction Drawing late today (3-12-01). Mr. Dempsey has not had an opportunity to review them. However, he thought that everything would be in order at this time regarding all the things he's asked them to do.

Mayor Williams moved to approve item #6 contingent on Mr. Dempsey approving the Construction Drawing. Motion was seconded by Mr. Anderson. Chairman Dudley stated for the record that this would be a community with sidewalks along the Collector Road. Motion carried. Unanimous.

Item #7

Curtis Gibbs requests Site Plan Approval for Warehouses on Appeal in Intermediate Business (B-3) located on Highway 31 North. Williamson Co. Tax map 167 part of Parcel 26-B (Early Property) (Deferred in February).

Mayor Williams moved to table item #7. Motioned seconded by Mr. Anderson. Motion carried. Unanimous.

Item #8

Recommend to the Board of Mayor and Aldermen to rezone Scott Stewarts' property from R-2 (Residential) to B-2 (Commercial) located on Kedron Road. Maury Co. Tax map 50, part of Parcel 10 containing 7.65 acres.

Mr. Wood was addressed by Chairman Dudley who pointed out that part of the Tract is flood plain. In order for this item to be approved, Mr. Stewart will need to remove fill-in material and show where he is removing this material from. There was some concern among Commission members about approving item #8 since it is connected to another item on the Agenda. Mayor Williams stated "Rezoning property doesn't allow building on said property. There are many guidelines that must be met in the case of property located in a flood plain." Mr. Wood suggested holding off on approval of Item #9 until Mr. Dempsey has an opportunity to fully review the Sketch Plat and decide what other details are required. Chairman Dudley had concerns about where Mr. Stewart would be removing the fill material to raise the flood plain part of his property (Commercial or

Residential). However, since rezoning property doesn't affect Sketch Plat Approval, Chairman Dudley called for the vote.

Mayor Williams moved to approve item #8. Motion seconded by Mr. Anderson.

Motion carried. Unanimous.

Item #9

Scott Stewart requests Sketch Plat Approval for Kedron Glenn Subdivision located on Kedron and Port Royal Roads. Maury Co. Tax map 50, part of Parcel 10 containing 90 lots on 58.68 acres.

With permission from Chairman Dudley Mr. Stewart came forward to show from where the proposed fill material will be removed. Mr. Stewart stated the material would come from the "Hatched Area". He further explained that the intent is to take the borrowed material out of the flood plain which is shown as the open space on the present Sketch Plat. However he was unsure of the exact extent, depth and said that until the Engineering Drawings were completed he did not know. However, the idea at this time is to take the fill material out of the flood plain. The Commission voiced concerns about the flood plain becoming deeper as a result of taking fill material from it. Mike Wood explained that this is designed so the run-off into the development isn't any greater than it would be at the pre-development stage. In conjunction, Mr. Brown informed the Planning Commission that anyone taking fill material from a flood plain is allowed a six (6) inch rise only. Mr. Wood and Mr. Brown suggested obtaining the go-ahead from Mr. Dempsey before the approval of the Sketch Plat. Chairman Dudley instructed Ron Lowery to work very closely with the City Engineer, Mr. Dempsey.

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

Motion carried. Unanimous.

Item #10

Joe Melz with Deer Creek Development requests Site Plan Approval for three (3) Manufactured Buildings to be assembled together and used temporarily as the Clubhouse for the Golf Course. The request for using the Manufactured Buildings is for two (2) years with a one (1) year extension with the Board approval if needed.

With permission of Chairman Dudley Mr. Melz came to the floor and explained that all three buildings will be tied together with a metal roof. He further assured the Planning Commission that the property will have extensive landscaping, sodded lawn in front and a fountain that will allow the property to look conducive to people coming in to buy golf memberships. Mr. Woods and Mr. Hoover agreed they this property will be classified as a PUD.

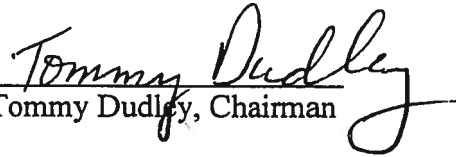
Mr. Evans moved to approve item #10 with Board approval of one (1) year extension if needed. Motion seconded by Mr. Anderson.

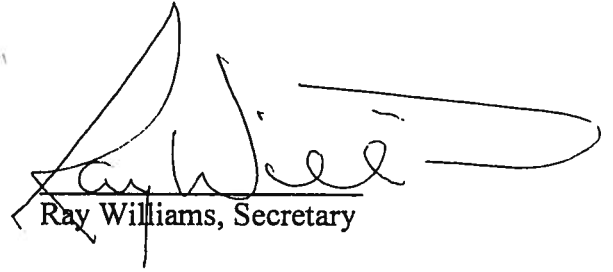
Motion carried. Unanimous.

Floor was opened to concerned citizens. None were present. .

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

Adjourned.


Tommy Dudley, Chairman


Ray Williams, Secretary