

CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY APRIL 9, 2001
5:30 P.M.

MINUTES

Chairman Dudley called the meeting to order. Present were Mayor Ray Williams, Vice-Mayor Gwynne Evans, L.T. Anderson. Also present were Wallace Coleman, (serving as City Attorney in Mr. Hoover's absence); 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 March 12, 2001 Regular Planning Commission Meeting. Mayor Williams moved to approve the minutes. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Chairman Dudley at Wayne Alley's requests, (because he had to attend a funeral) allowed Item # 17 to be heard first.

Item # 17

Wayne Alley requests to have his Plat taken from the Table and added to the April 4, 2001 Agenda. 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.

Mayor Williams moved to remove item # 17 from the Table and approve. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Item # 1

E.G. Development requests Final Approval for Phase 1 of Rueben's Landing Subdivision. Located on Depot Street, Maury Co. Tax map 25-I, part of Parcel 11, containing 10 lots on 2.82 acres.

Mayor Williams moved to approve item # 1 contingent on approval of drainage issues being resolved. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Item # 2

Recommend to the Board of Mayor and Aldermen to Annex the Property of William O. Stanfill. Located at 4217 Kedron Road, Maury Co. Tax map 50, Parcel 12.

Mr. Evans moved to approve item # 2. Motioned seconded by Mayor Williams. Mr. Woods agreed that everything was in order. Motion carried. Unanimous.

Item # 3

Recommend to the Board of Mayor and Aldermen to Annex the property of Richard Hoffman. Located at 2815 Ferguson Road, Williamson Co. Tax map 170, Parcel 5. Mr. Anderson moved to approve item # 3. Motion seconded by Mayor Williams. Motion carried. Unanimous.

Item # 4

Sohr Trust requests Final Approval for Section 1 addition to Burtonwood Subdivision. Williamson Co. Tax map 170, part of Parcel 14, containing 43 lots on 15.05 acres. Mr. Anderson moved to approve item # 4. Motion seconded by Mayor Williams. Motion carried. Unanimous.

Item # 5

Scott Chung requests Final approval for a 2-lot Minor Subdivision Plat. Located on Denning Lane, Maury Co. Tax map 43, Parcel 1.06. Mr. Anderson moved to approve item # 5. Motion seconded by Mayor Williams. Mr. Brown stated to let the record show that Freddy Boges had signed the Plat. Motion carried. Unanimous.

Item # 6

General Homes requests Final Plat Approval for Lakeview Estates Section 3. Located on Doctor Robertson Road in the Planning Region, Maury Co. Tax map 24, part of Parcel 1, containing 34 lots on 87.1 acres. Mr. Woods and Mr. Brown agreed that everything is in order. Mr. Anderson moved to approve item # 6. Motion seconded by Mr. Evans. Motion carried. Unanimous.

Item # 7

Trianon Corporation requests approval for a Revised Planned Unit Development Plat on Wyngate Estates. Williamson Co. Tax map 162, part of Parcel 18-A, containing 208 lots on 68.4 acres. Mayor Williams moved to approve item # 7. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Item # 8

Joe Melz and Main Street Homes requests approval for a Revised Final Planned Unit Development Plat in Deer Creek Subdivision. Maury Co. Tax map 43, part of Parcel 15, containing 13 lots on 22.79 acres. Mayor Williams moved to approve item # 8. Motion seconded by Mr. Anderson. Motion carried. Unanimous. Chairman Dudley voiced his concerns for sidewalks on the Plan. Mr. Melz agreed to include sidewalks. Chairman Dudley also informed Mr. Melz that the developer is also responsible for street lights and traffic signs.

Item # 9

Tommy Bailey and J.W. Carrell with Achiever Development Corporation requests Final Master Plan Approval for Phase 1 of Chapman's Retreat, A Planned Unit Development. Located on Duplex Road, Williamson co. Tax map 170, part of Parcel 4, containing 99 lots on 38.11 acres.

Mr. Anderson moved to approve item # 9 and amend his motion. Motion was seconded by Mr. Evans and amended also. Mr. Jerome Dempsey the City Engineer previously informed the Commission that everything is in order at this time.

Motion carried. Unanimous.

Item # 10

Living Word Affordable Housing Communities, Inc. requests Sketch Plat Approval for Higher Heights Subdivision. Located at Kedron and Port Royal Roads, Maury Co. Tax map 49, Parcel 1 (Residential); Maury Co. Tax map 50, Parcel 11 (Commercial). Mr. Anderson moved to approve item # 10. Motion seconded by Mayor Williams. Mr. Brown stated that the property is presently zoned B-2 (Neighborhood Shopping District).

Mayor Williams addressed issues of Sewer being on the Sketch Plat. There were also concerned citizens that made requests that the area remain as close as possible to its present state. The builder agreed to do so. Regarding the issues of Sewer Mr. Anderson amended his motion to be contingent upon Sewer being brought to the development at cost to the builder. Motion seconded by Mayor Williams. Motion carried. Unanimous.

Item # 11

Recommend to the Board of Mayor and Aldermen to Annex the property of David Carpenter. Located on Tom Lunn Road, Maury Co. Tax map 43, Parcel 8.02, containing 5.02 acres.

Mayor Williams moved to approve item # 11. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Item # 12

John Maher Builders requests Preliminary Plat Approval for a Planned Unit Development called " Newport Crossing ". Located on Buckner Road, Williamson Co. Tax map, 154 part of Parcel 40, containing 589 Dwelling Units on 131.66 acres and 4.71 acres for Convenience, Commercial and Recreational Area.

Mayor Williams moved to approve item # 12 contingent on the " Mercer Lane Dead End " remaining as it is. Motion seconded by Mr. Evans. Both Mayor Williams and Mr. Evans amended their motions to include funding for sidewalks which will be on the Final Plat. Mr. Woods and Mr. Brown agreed that everything is in order. Motion carried. Unanimous.

Item # 13

Barry Spedale requests Final Plat Approval on a 2-lot Minor Commercial Subdivision Plat. Located on Highway 31 North, Williamson Co. Tax map 153, part of Parcel 30.

Mayor Williams moved to approve item # 13. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Item # 14

Stiles Development Corporation requests Final Plat Approval on a 1-lot Minor Commercial Subdivision Plat. Located at the corner of Highway 31, North and Campbell Station Parkway, Williamson Co. Tax map 153, part of Parcels 30 and 31.

Mr. Brown and Mr. Woods agreed that all concerns had been met. Mr. Anderson moved to approve item # 14. Motion seconded by Mayor Williams. Motion carried.

Unanimous.

Item # 15

Gwynne Evans requests Final Approval for a 2-lot Minor Subdivision Plat. Located on Depot Street. This will be taking part of lot 2 and adding it to lot 1.

Mr. Woods and Mr. Brown agreed that everything is in order. Mayor Williams moved to approve item # 15 with corrected drawings. Motion seconded by Mr. Anderson.

Motion carried. Unanimous.

Item # 16

Heirs of I.D. Thompson requests for their Plat that was tabled during the March 12, 2001 meeting to be taken off the Table and added to the April 4, 2001 Agenda. Located at the corner of Mclemore Avenue and Elm Street, Maury Co. Tax map 28-B, Group B, Parcel 7.

Mr. Brown indicated that he had not obtained signatures of the heirs. Since signatures were all that were needed, the Commission decided to proceed. Mayor Williams moved to bring item # 16 off the Table. Motion seconded by Mr. Evans. Motion carried.

Unanimous.

Mayor Williams moved to approve item # 16 contingent upon proper signatures. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Item # 18

Carl Smotherman requests Final Approval for a 3-lot Minor Subdivision Plat on Elm Street. Tax map 28-B, Group B, Parcel 19, containing 6.01 acres.

Mayor Williams moved to approve item # 18. Motion seconded by Mr. Anderson.

Motion carried. Unanimous.

Item # 19

Recommend to the Board of Mayor and Aldermen to Amend the Zoning Ordinance by adding to uses Permitted on Appeal (Private recreational facilities, subject to such restrictions as the Spring Hill Board of Zoning Appeals deems necessary)

Mayor Williams moved to recommend item # 19. Motion seconded by Mr. Evans.

Chairman Dudley addressed the issues of having the property owner come forward and asks for recommendation in order to avoid setting a precedence for the future.

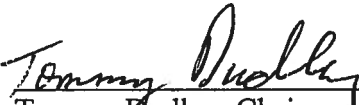
Item # 20

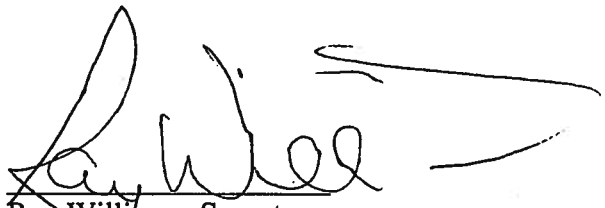
Recommend to the Board of Mayor and Aldermen the Annexation of the road right of ways for the John Lunn road and the remaining portion of Denning Lane that's not in the City.

Mayor Williams moved to recommend item # 20. Motion seconded by Mr. Anderson.
Motion carried. Unanimous.

Chairman Dudley opened the floor to any concerned citizens. None were present.
Mr. Anderson moved to adjourn. Motion seconded by Mr. Evans.

Adjourned.


Tommy Dudley, Chairman


Ray Williams, Secretary