

CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 14, 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, Barry Spedale. Also present were Andy Hoover, City Attorney; Mike Wood, State Planner; Charles Brown, Building Official; and Cheryl Lewis-Bonner.

Chairman Dudley opened the floor to approve the minutes of the April 9, 2001 Regular Planning Commission Meeting. Mayor Williams moved to approve the minutes. Motion seconded by Mr. Anderson. Motion carried.

Item # 1

Recommend to the Board of Mayor and Aldermen to Rezone Gene Reed's property from AG (Agricultural) to R-4 (Multi-Family Residential). Located on Buckner Road, Williamson Co. Tax map 153, Parcel 29.01, containing 8.5 acres.

Chairman Dudley covered several points the community was interested in addressing they were:

1. Traffic impact.
2. School impact.
3. Setbacks at rear of the development.
4. Outlet at rear of the development.
5. Density of the development.
6. Homeowners Association.
7. Whether the road into the development will be public or private.
8. Whether the development will have sidewalks.
9. Impact that streetlighting in the development will have on adjoining properties.
10. Buffering and landscaping.

The floor was opened to Mr. Delk to address and incorporate issues and concerns into his presentation. He assured both the Planning Commission and concerned citizens that all issues and concerns would be addressed. Mr. Delk introduced the Developer (Mr. Donnie Cameron) and the design team that will be responsible for the building project to ensure it will be a quality development.

Since the adjacent Churchill Farms Subdivision has had some drainage problems, the drainage off this development will be collected in a pipe system and piped around the adjacent Churchill Farms Subdivision. The adjacent property will also be protected from erosion and silt with berms, straw bails and silt fencing. The design team members are:

- Hank Blackburn - Builder, (Cameron Farms and Cherry Grove).
Jim Oglesby - Responsible for Master Deed and Covenants. These are designed to make sure there is a legal method of assuring there is constant and continuous maintenance in a fashion that is acceptable to the community.
Bill Mimms - Architect (Private Practice)

The floor was opened to Mr. Mimms who covered detail of the design and why it was chosen for this project. A large pictorial view of the whole property showed the center section of the property is at the North half of Buckner Road. The top half of the drawing shows the back half of the development property. A meandering road was chosen to allow for a little extra length of road, to slow traffic flow and create a pleasant environment for the building. The surface grade will be six percent (6%) which will make it comfortable for parking. The buildings have been interspersed with some buildings having four (4) units and some having six (6) units. This prevents a row of buildings that are all identical. Sidewalks will be continuous in front of every unit. The development will have what is called " cluster planting " which has a more esoteric effect on the property. This type of planting will also block lights from passing motorist's vehicles as they drive through the complex at night and prevent streetlighting from shining into neighboring properties. Streetlighting will be on the parking side of the road and there will be a series of low scale lights in the front yards which will give safety on sidewalks and parking area as opposed to being directed into neighboring properties. Each of the units will be a separate home intended for sale with private ownership of each unit. They will average from 1200 to 1500 square foot per unit. There will be 2 types of properties in the development.

1. Cottage - One-story unit which will be located at the ends of each building.
2. Townhouse - Two-story unit which will located in the middle of each building.

The ownership of each property can be conveyed so that each owner could also own the property on which their home sits. (This would depend on how legal documents are structured.) Each unit is designed to have an outdoor terrace and outside entry way. There are also two and three bedroom units with baths, walk-in closets, washer and dryer closets with kitchen and separate dining area. Some units will face parallel and some units will face the end of the building. The cottage unit will include large living room, fireplace, separate dining area that looks into a kitchen. It will have two bedrooms with one being master bedroom size and two baths. The objective is to install the type of amenities that will create a high quality development. The master bedrooms will be in the 15 x 17 foot range which are considered large by today's standard. The two-story townhouse unit occurs in the center of each building. It will have two floors, and two bedrooms, but is smaller because the floor plan addresses the needs of several different marketing segments. It has a living room, stairs that open off the kitchen, windows at the top of stairs, small hallway with large master bedroom at the back and secondary master bedroom. Both bedrooms will have their own private baths and walk-in closets.

The second type of two-story unit will have a tall bank of windows in the front, front door, living room, large eat-in kitchen, washer and dryer closet, large master bedroom in the back with walk-in closet, vanity and a separate bathroom off the first bedroom. There is also a separate half-bath or powder room on the first floor underneath the stair that will be present in both types of two-story units.

The building set-up would include two (2) of the two-story units next to one another in the center of the building, with a one-story cottage on the ends of each building. The actual design is not yet finalized, but the concepts of the one-story units are low in scale. They will have brick on the end of the buildings which would wrap around the back of the building which will not be 100% brick, but may be as much as 50% brick. The two-story units will have brick along the base, with some feature windows in conjunction with siding perhaps in different colors. There will be balconies on some of the units.

Chairman Dudley opened the floor to Mr. Delk who took this time to answer questions of concern from the community.

Traffic Impact:

With Buckner Road being one of the better collector streets, it will provide easy in and out access. The 66-unit complex is considered a light load of traffic impacting Buckner Road. Mr. Delk stated they would be happy to look at the situation regarding the entrance with the City Engineer if the Board deems it necessary.

Impact on School System:

Didn't see much that could be done here, since the schools are county operated. However, Mr. Delk has taken the time to speak with Spring Hill City Officials and Ms. Rebecca Schwabb who is currently looking for another site for a school near Buckner Lane in Williamson County.

Road Extension:

The road into the subdivision is intended to be a private road. It will extend to the main road.

Number of Units:

Under the present PUD Ordinance for the City of Spring Hill, 72 units would be the maximum number of units that could be built in a development of this size. However, with 66 units, it is well within the standard for this type of PUD density project.

Rear Lot Setback:

Mr. Delk stated he was not aware of 25 foot setback requirement, but that it would be resolved.

Chairman Dudley opened the floor to concerned citizens and established ground rules:

1. Only address issues regarding the Cameron development at this time. Other items on the agenda will be addressed as they are covered.
2. If an issue has been addressed. Do not bring the issue up again as this will cut down on re-hashing issues and expedite the flow of tonight's meeting.

Concerned citizens are as follows and listed as they came to the podium. Please note that some did not say where they lived:

Randall Woodley - Crowne Pointe resident
 Harvey Britton - Crowne Pointe resident
 Adrienne Arnett -
 Chuck Straight -
 Cathy Gentry - Churchill Farms resident
 John Sylvester - Churchill Farms resident
 Nancy Dunlap - Crowne Pointe resident
 Alan Delaney - Crowne Pointe resident
 Pam Bell - Churchill Farms resident
 Kevin Edmondson - Churchill Farms resident
 Laura Claven - Churchill Farms resident
 Elliott Mitchell -

The concerns of the citizens were many. However they were centered around the basic issues of traffic impact, school impact, drainage, infrastructure impact, lighting, zoning, dynamite blasting, whether R-4 (Multi-Family Residential) properties have ever been mixed with Single-Family properties in Spring Hill, lowering property values and whether the homeowners association of this development will have the same interest as the homeowners associations of surrounding subdivisions. Ms. Adrienne Arnette was the only homeowner who believes this development will do positive things for the community.

Mr. Delk took the liberty of addressing mixed used properties. The Depriest (John Maher) property which is next to Cameron Farms has both Single-Family homes as well as Townhomes. Chairman Dudley further explained that all Planning Commission members take time from their schedules to walk and familiarize themselves with properties that come before them on the Planning Commission Agenda. Mr. Wood explained that many criteria and conditions must be met before Final Approval is allowed. The Commissions' only task is to make a recommendation. Mayor Williams also added that the Site Plan would come back before the Planning Commission. If the Planning Commission did not like the Site Plan, it would be rejected before any rezoning would occur. Mayor Williams took the discussion one step futher and pointed out that there is only one other piece of property in Spring Hill with Multi-Family zoning along Buckner Road that is located right before one would arrive at the Cherry Grove Subdivision. Also, a traffic study in Spring Hill is presently underway. When the study is finished, the Aldermen will make the decisions that have to do with the widening of the road. There is also an ordinance in place for blasting in the City. The individuals involved in the blasting are bonded and insured. Therefore, any mishaps that may occur during blasting will be covered.

According to Mr. Delk, no outbuildings will be permitted. Four (4) units will have garages. The remaining units will have surface parking only. There will be an allowance of 2.5 cars for each unit. The selling price of each unit will range from \$ 90,000.00 - \$ 130,000.00. For drainage flow, the water will be routed around neighboring subdivision because of the previous drainage problems that have been in the Churchill Farms area. Channeling the water around may improve the drainage as it stands now. Mr. Delk also urged the City to look at re-routing ditches along Buckner Road at the North edge of the

Site and pipe water around Churchill Farms. This he said will require little expenditure by re-cutting a ditch there and allowing the water to run down to the next major drain. The Reed property currently located at the point of entrance will be taken off that site. It is sitting where the front four (4) units of the development will be located. As far as children getting onto homeowners' property could be a problem regardless of where one chooses to live.

In closing remarks Mr. Delk stated that there will more than likely be a preponderance of elderly people and young professionals that will occupy these units. However, there may also be individuals that have children as well. His belief is that this property will be developed. Also that this land is the best choice for this type of property. It lends itself for not only Single-Family usage, but also a development such as the one being built by Mr. Cameron.

The Planning Commission raised questions regarding the development as well:

- Mr. Evans - Where will the road come out for this development? Believes property should've gone with Loopers Landing development, has too many units. Not convinced drainage issues are resolved. Believes 45 units would be better suited for this development.
- Mayor Williams - Asked for a definition of "Private Road" as it pertains to the new development.

The road will come out at the back of the development. Mayor Williams reminded the Commission that the street layout has not been approved. Chairman Dudley stated the rear outlet would be similar to other properties in Spring Hill. The City would require the Developer of the adjoining property to match it if the street layout is actually approved. Private Road means the road will be built by the Developer and maintained by the Homeowners Association. Mr. Delk stated that the Site Plan will come back before the Planning Commission. Mr. Cameron has made the commitment that the road will come out to the property line and that this will be taken care of on the Site Plan.

Mr. Hoover stated that the Developer can maintain a private road into the development as long as the homeowners know it's private going in. They (the residents) however, wouldn't have the protection against people parking tractor-trailer rigs and other things in this development and the City not being able to do anything about it. Also other concerns included mowing, common areas, where the property lines of owners would stop. Mr. Oglesby assured that all these issues would be addressed by the Homeowners Association. Mr. Delk also assured the Planning Commission that all the small details would be worked out.

Mr. Anderson moved to favorably approve item # 1. Motion seconded by Mr. Spedale. Motion carried. (4 votes for and 1 abstension)

Item # 2

Recommend to the Board of Mayor and Aldermen a Plan of Services for David Carpenter's property. Located at Tom Lunn Road, Maury Co. Tax map 43, Parcel 8.02, containing 5.02 acres.

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

Item # 3

Recommend to the Board of Mayor and Aldermen a Plan of Services for Richard Hoffman's property. Located at 2815 Ferguson Road, Williamson Co. Tax map 170, Parcel 5, containing 4 acres.

Mr. Anderson moved to approve item # 3. Motion seconded by Mr. Spedale. Motion carried. Unanimous.

Item # 4

Recommend to the Board of Mayor and Aldermen a Plan of Services for William O. Stanfill's property. Located at 4217 Kedron Road, Maury Co. Tax map 50, Parcel 12, Containing 25.26 acres.

Mayor Williams moved to approve item # 4. Motion seconded by Mr. Spedale. Motion carried . Unanimous.

Item # 5

Recommend to the Board of Mayor and Aldermen a Plan of Services for John Lunn Road from the Intersection of Tom Lunn Road to Royal Park Blvd.

Mayor Williams moved to approve item # 5. Motion seconded by Mr. Evans. Motion carried. Unanimous.

Item # 6

Recommend to the Board of Mayor and Aldermen a Plan of Services for Denning Lane from existing City Boundary on Denning Lane to the existing City Boundary on Hwy 31 South.

Mr. Anderson moved to approve item # 6. Motion seconded by Mayor Williams. Motion carried. Unanimous.

Item # 7

Recommend to the Board of Mayor and Aldermen the Annexation of James Lockridge's properties. Located on John Lunn, Tom Lunn, and Port Royal Roads, Maury Co. Tax map 43, Parcel 10.01 (71.11 acres), Parcel 10 (22 acres), parcel 6.02 (10.51 acres), Parcel 7 (93.80 acres).

Mayor Williams moved to approve item # 7. Motion seconded by Mr. Evans. Motion carried. Unanimous.

Item # 8

Recommend to the Board of Mayor and Aldermen the Annexation of James B. Miller's property. Located on John Lunn Road, Maury Co. Tax map 43, Parcel 6 (71.9 acres).

Mr. Evans moved to approve item # 8. Motion seconded by Mayor Williams. Motion carried. Unanimous.

Item # 9

Recommend to the Board of Mayor and Aldermen the Annexation of Paul H. Overton's property. Located at 4878 Port Royal Road, Maury Co. Tax map 28, Parcel 9 (22.03 acres).

Mr. Anderson moved to approve item # 9. Motion seconded by Mr. Evans. Motion carried. Unanimous.

Item # 10

Recommend to the Board of Mayor and Aldermen to Rezone Charles Hartley's property. Located on Depot Street (formerly West Boarding House). Mr. Hartley requests the Zoning be changed from R-1 (Residential) to B-2 (Commercial), Maury Co. Tax map 25-p, Parcel 116. Chairman Dudley explained what B-2 zoning is from the current book. Mayor Williams moved to approve item # 10. Motion seconded by Mr. Spedale. Motion carried. Unanimous.

Item # 11

Stiles Development Company request Final Plat Approval for a 1-lot Minor Commercial Subdivision. Located on Hwy 31 North at the Kroger Site, Williamson Co. Tax map 153, part of Parcels 30 and 31 containing 1.26 acres.

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

Item # 12

Recommend to the Board of Mayor and Aldermen to Rezone Abraham Mason's property from R-1 (Residential) to B-4 (Commercial) as to have a Lawn Mower Repair business. Located on Alex Drive, Maury Co. Tax map 25-N, Group A, Parcels 19 and 21.

Chairman Dudley indicated through oversight Mr. Carter's business has been allowed to operate. In order to correct the matter, proper zoning , Site Plans and Site improvements will have to be made. Otherwise the business would have to close. Mr. Brown indicated the Site could presently be considered a " junk yard " according to Municipal Codes. Therefore, Chairman Dudley agreed that some " clean up " of the Site will have to be done. Mr. Carter and Mason are required to be at the next meeting of the Planning Commission to assure that they will strive to make the necessary improvements in order for the business to operate as a service. This way all concerned parties can be addressed by the Planning Commission before the property is approved to be rezoned. Chairman Dudley suggested that Mr. Mason and/or Mr. Carter contact Mr. Brown in Building and Planning Department to have a representative come out and suggest ways to go about improving property

Mayor Williams withdrew his previous motion to approve and moved to defer item # 12 until the next meeting of the Planning Commission. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Item # 13

Recommend to the Board of Mayor and Aldermen to Rezone George Perkin's property from B-3 (Commercial) to M-1 (Light Industrial) for the purpose of a Cell Tower. Maury /Co. Tax map 27, Parcel 7, containing 43.5 acres.

Before opening the floor for the motion, Chairman Dudley requested information from Mr. Hoover regarding the amount of control the City would have over a Cell Tower based current City Ordinances. Mr. Hoover advised the Commission to stand by its present Zoning of M-1 for this situation. He further stated that many arguments regarding Cell Towers are usually going to be resolved on the Site Plan. Linda Licktonbuger and Steven Sullivan with Crown Castle came to the podium. Ms. Licktonburger stated that the owner is rezoning the lease area which is 100 x 100 foot area. Mr. Hoover explained to Ms. Licktonburger and Mr. Sullivan will need to come back to the Planning Commission with a Site Plan showing the division of the land. (The five (5) acre needed for the Cell Tower and the remaining acreage) The height of the Cell Tower is 400 feet. Therefore, Mr. Hoover suggested rezoning the fall area also, even if it isn't leased. Crown Castle is required to provide an engineering letter stating the tower will fall within a designated area with the signature and stamp of the engineer and a Site Plan for the area.

Mayor Williams moved to defer item # 13. Motion seconded by Mr. Evans. Motion carried. Unanimous.

Item # 14

Recommendation to the Board of mayor and Aldermen to Amend the Zoning Ordinance by adding to uses permitted in B-3 (Intermediate Business Commercial), Retirement and Assisted Living Facilities, Full Medical Care Nursing Homes.

Mayor Williams moved to approve item # 14. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Item # 15

Recommend to the Board of Mayor and Aldermen to Rezone property for Williamson County Habitat for Humanity from R-1 (Residential Low Density) to R-2 (Residential Medium Density). Located on Mclemore Avenue, Maury Co. tax map28-B-B, Parcel 3. Mr. Anderson moved to approve item # 15. Motion seconded by Mr. Evans. Motion carried. Unanimous.

Item # 16

Halifax Development Company Requests Final Approval for Phase 9 of Wyngate Estates containing 21 lots on 7.19 acres.

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

Item # 17

Jim Holmes requests Site Plan Approval for a 60 ft by 125 ft building located on Old Port Royal Road.

Mayor Williams moved to approve item # 17. Motion seconded by Mr. Spedale. Motion carried. Unanimous.

Item # 18

Ricky Lovell requests Final Approval for a 2-lot Minor Subdivision Plat. Located in the Planning Region on Lovell Lane.

Mr. Anderson moved to approve item # 18. Motion seconded by Mr. Evans. Motion carried. Unanimous.

Item # 19

BellSouth requests Site Plan Approval for a Sub-Station to be located in Weaver Farms Subdivision. They have purchased a 30 x 40 foot Utility Easement on lot-3 Weaver Farms.

Mr. Evans moved to defer item # 19. Motion seconded by Mayor Williams. Motion carried. Unanimous.

Item # 20

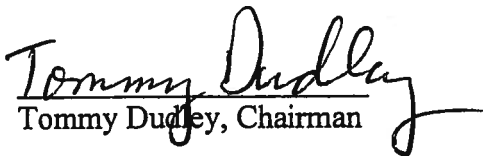
Recommend to the Board of Mayor and Aldermen to Rescind Ordinance 90-7. (An Ordinance requiring that the rezoning of all areas consisting of five (5) acres or more be zoned as Planned Unit Developments .)

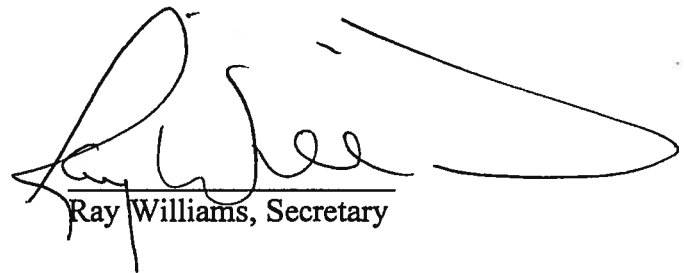
Mayor Williams moved to approve item # 20. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Chairman Dudley opened the floor to concerned citizens. None were present

Mr. Evans moved to adjourn. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

Ajourned.


Tommy Dudley, Chairman


Ray Williams, Secretary