

CITY OF SPRING HILL  
REGIONAL PLANNING COMMISSION  
REGULAR MEETING  
MONDAY JUNE 11, 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 May 14, 2001 Regular Planning Commission Meeting. Mr. Anderson moved to approve the minutes. Motion seconded by Mr. Spedale. Motion carried. Unanimous.

**Item # 1**

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.

Mayor Williams moved to approve item # 1. Motion seconded by Mr. Anderson. Chairman Dudley informed the Commission that this business was never properly grandfathered, and has actually been operating illegally. Also this business actually started after all the zoning regulations were in place. Therefore it cannot really be considered a grandfathered business as others that had been done in the past. The property has had some minimal changes, but does need additional work in order to bring it to standards that would allow it to run as a business. The Board is asking that Mr. Carter and Mr. Mason come forward with a Site Plan to show how they plan on bringing their operation into compliance before rezoning can be approved. The plan should show where the fencing will be, and how property will be cleaned up. The present state of the business puts it in the category of a junkyard. Mr. Brown stated that the business should be within a board or covered metal fence to keep out stray dogs, cats and unsightliness from the surrounding neighbors and street. The Commission agreed that Mr. Carter does have an obligation to go by the minimum requirements in order to continue being open as a business. Mr. Hoover suggested making fence installation a recommendation for change of zoning subject to the approval of the Site Plan. Chairman Dudley was in agreement stating that regulations regarding junkyards require them to be fenced. Mayor Williams amended his motion to include that Mr. Mason and Mr. Carter will bring in a Site Plan showing all the requirements that will allow the business to run as a service to the community. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

**Item # 2**

Crowne Castle U.S.A. and George Perkins requests Approval for a 2-lot Minor Subdivision Plat. This is to allow a Cell Tower to be built. Located off Jim Warren Road, Maury Co. Tax map 27, part of Parcel 7.

Mayor Williams moved to deny item # 2. Motion seconded by Mr. Spedale. Chairman Dudley reminded the Commission that the zoning request on this property had been deferred in a previous meeting. Therefore, item # 2 and the previously deferred request for rezoning should be denied also. Mr. Brown has tried to contact the representatives of Crowne Castle on several occasions, but has received no return calls. Mayor Williams amended his motion to deny approval of Item # 2 and the rezoning which was deferred in the May Planning Commission meeting. Motion seconded by Mr. Spedale. Motion carried. Unanimous.

**Item # 3**

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

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

**Item # 4**

James Smotherman requests Approval of a Revised Minor Subdivision Plat Located on Elm Street and Old Kedron Road, Maury Co. Tax map 28-B, Group B, part of Parcel 9. Mayor Williams moved to approve item # 4. Motion seconded by Mr. Anderson. Mr. Brown and Mr. Woods stated that all things were in order. Motion carried. Unanimous.

**Item # 5**

Tom Carr requests Final Approval for the Plantation Subdivision. Located off of Carr Drive in Beechcroft Station Subdivision, Maury Co. Tax map 24, Parcel 17, containing 12 lots on 33.41 acres.

Mr. Anderson moved to approve item # 5. Motion seconded by Mr. Spedale. Mr. Brown stated that soil reports are still not on the Plat. However construction drawings have been approved. Mr. Anderson amended his motion subject to approval of soil environment for septic tank.. Motion seconded by Mr. Spedale. Motion carried. Unanimous.

**Item # 6**

Curtis Gibbs requests to have his Site Plan that was Tabled at the March 12, 2001 meeting to be removed from the Table and put on the June 11, 2001 Agenda. Mr. 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.

Mayor Williams moved to bring item # 6 off the Table. Motion seconded by Mr. Evans. Motion carried. Unanimous.

Mr. Evans moved to approve item # 6. Motion seconded by Mr. Spedale. Mr. Woods and Mr. Brown found everything in order. Chairman Dudley asked if Mr. Gibbs had any plans for road improvement affecting Highway 31. Mayor Williams stated there would be silt fencing. Motion carried. Unanimous.

**Item # 7**

The McBroom Family Partnership requests Final Plat Approval for Section 1 of Polo Fields Subdivision. Located on Carter's Creek Pike in the Planning Region, Maury Co. Tax map 30, part of Parcel 6 containing 41 lots on 71.02 acres.

Jim Webb representing the McBrooms, stated that the Road Superintendent will work closely with the Developer, and there is always an inspector on Site. Drainage and inspections will be handled by the Superintendent as well as the issuance of permits. The water department will sign the Plat once the construction of the water line is complete. A letter of credit will also be on file at the road Superintendent's office.

Mayor Williams Moved to approve item # 7. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

**Item # 8**

John Maher Builders requests Final Master Plan Approval for Section 1 of Newport Crossing, a P.U.D. Subdivision. Located on Buckner Road, Williamson Co. Tax map 154, part of Parcel 40, containing 42 lots on 18.64 acres.

The Commission agreed to require escrow for sidewalks as part of the motion at the request of Chairman Dudley. Mr. Brown and Mr. Woods found everything to be in order at this time.

Mr. Spedale moved to approve item # 8. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

**Item # 9**

Recommend to the Board of Mayor and Aldermen to Rezone the Charles Hartley property at 364 Beechcroft Road. ( Formally Buddy Warren ) The request is to Rezone from R-1 ( Residential ) to B-2 ( Commercial ). Maury Co. Tax map 25-P, Parcel 17.

Mayor Williams moved to deny item # 9. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

**Item # 10**

Recommend to the Board of Mayor and Aldermen to Rezone Charles Hartley's property from B-1 ( Commercial ) to B-2 ( Commercial ) . Located at 361 Beechcroft Road, Maury Co. Tax map 25-P, Parcel 15, lot # 4-B of Prados Estates.

Mayor Williams moved to approve item # 10. Motion seconded by Mr. Spedale. Motion carried. Unanimous.

**Item # 11**

Recommend to the Board of Mayor and Aldermen to Rezone James Lockridge's property from AG ( Agricultural ) to M-1 ( Light Industrial ). Located on John Lunn, Port Royal and Tom Lunn Roads, Maury Co. Tax map 43, Parcels 10.01 ( 71.11 acres ), 10.00 ( 22 acres ), 6.02 ( 10.51 acres ) and Parcel 7 ( 93.80 acres ).

Chairman Dudley opened the floor to concerned citizens.

John Smith, Barbara Miller, Rick Lance and Sanai Mox came forward individually, but expressed many of the same concerns; ( excess traffic, traffic noise, family interests, lowered property values). Chairmen Dudley assured the concerned citizens that the Planning Commission would work hard to make sure everything is done as it should be

in order for this to be as pleasant as possible for everyone involved.  
Mr. Evans moved to approve item # 11. Motion seconded by Mr. Spedale.  
Mr. Anderson abstained. Mayor Williams voted no.  
Motion carried.

**Item # 12**

Recommend to the Board of Mayor and Aldermen to Rezone James Miller's property from AG ( Agricultural ) to M-1 ( Light Industrial ). Located at 3706 John Lunn Road, Maury Co. Tax map 43, Parcel 6  
Mayor Williams moved to approve item # 12. Motion seconded by Mr. Evans. Motion carried. Unanimous.

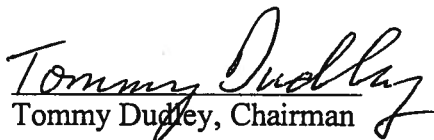
**Item # 13**

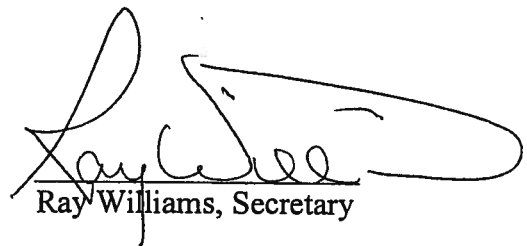
Recommend to the Board of Mayor and Aldermen to Rezone Robert Wagner's property from B-1 ( Commercial ) to B-2 ( Commercial ). Located at 373 and 385 Beechcroft Road, Tax map 25-P, part of Parcel 15 lot # 3 and 4-A of Prados Estates.  
Mr. Anderson moved to approve item # 13. Motion seconded by Mr. Evans. Motion carried. Unanimous.

Chairman Dudley opened the floor to concerned citizens. Ms. Miller once again informed the Commission of her disappointment at the approval of rezoning Mr. Lockridge's property. Chairman Dudley suggested to Ms. Miller that she may want to contact legal assistance regarding the person that sold her the property she lives on.

Mr. Evans requested a motion to change the density on R-4, P.U.D. and R-5. Since square footage is a determining factor, Mayor Williams and Mr. Woods suggested deferring this matter until the July 9, 2001 Planning Commission meeting. Planning Commission Work Session was changed to July 2, 2001 in order to accommodate the July 4<sup>th</sup> holiday. Mayor Williams and Mr. Woods will have information regarding changing classifications and adopting a new concept.  
Mayor Williams moved to adjourn. Motion seconded by Mr. Spedale. Motion carried. Unanimous.

Adjourned

  
Tommy Dudley, Chairman

  
Ray Williams, Secretary