

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

MINUTES

Chairman Dudley called the meeting to order. Present were Mayor Williams, Vice-Mayor Gwynne Evans, L.T. Anderson and Barry Spedale. Also present were Andy Hoover, City Attorney; Mike Woods, State Planner; Charles Brown, Building Official; and Cheryl Lewis-Bonner.

Chairman Dudley opened the floor for approval of the June 11, 2001 Regular Planning Commission meeting minutes. Mayor Williams moved to approve the minutes. Motion was seconded by Mr. Spedale. Motion carried. Unanimous.

**Item # 1**

Recommend to the Board of Mayor and Aldermen to Rezone Robin and Richard Hoffman's property. Located on Duplex and Ferguson Roads, Williamson Co. Tax map 170, Parcel 5, containing 4 acres more or less. The request is to Rezone AG (Agricultural) to B-3 (Commercial) to allow Warehouses on Appeal.

Mr. Spedale moved to discuss item # 1. Motion seconded by Mr. Evans. Motion carried. Unanimous. Item # 1 opened for discussion. Mr. Brown indicated that all mini storage businesses currently have M-1 zoning. Mr. Spedale said he would like to see consistency that all businesses such as this will have M-1 zoning. Mr. Hoover after his research found that the City has defined Warehouses to go into B-3 and Storage Businesses to go into M-1. He also stated since the present situation required some resolution, the storage business could probably go into warehouse zoning. However, he suggested cleaning up the Zoning Ordinance after this decision to remove any future doubt. Chairman Dudley cited a two-fold problem: 1. The Hoffman property is residential and not continuous with any other industrial or commercial property. 2. Traffic issues. 3. Where does the City actually want Mini Warehouses or Storage facilities?

Mr. Anderson moved to deny item # 1. Motion seconded by Mr. Evans. The requests will therefore go before the Board of Mayor and Aldermen unfavorably. Mr. Hoffman explained the current business on his property is zoned B-3 which is why he requested the same type of zoning for his Mini Warehouse and Storage business. Chairman Dudley explained the zoning for the Mini Golf course was grandfathered in order for the business to be able to function at its present location. Mr. Hoover suggested voting only on whether the property will be zoned B-3 and let the Board of Zoning and Appeals vote on the property use.

Mr. Anderson changed his motion to defer item # 1. Motion seconded by Mr. Evans. Motion carried. Unanimous.

**Item # 2**

Recommend to the Board of Mayor and Aldermen to Amend the Zoning Ordinance.

A.) Amend B-2 (Commercial) by deleting " Restaurants permitted on Appeal only ".

B.) Amend B-4 (Central Business Districts) by requiring all places that sell intoxicating drinks consumed on premises to be located in a B-4 Zone.

Chairman Dudley moved to discuss item # 2. Unanimous motion opened item # 2 for discussion. Mr. Brown stated that restaurants have been deleted from B-2 Zones. Mr. Woods gave the correct reading for the Ordinance. Mr. Hoover stated he was comfortable with the wording of the amended Ordinance

Mayor Williams moved to approve item # 2 as amended. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

**Item # 3**

Landmark Realty Service requests Approval on a Revised Concept Plat for Sand Springs Subdivision. Located on Duplex Road (Selle Property), Maury Co. Tax map 28, part of Parcel 5.01, containing 72 lots on 23.64 acres. (May need a Variance for Carolyn Way, on length of street.)

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

Landmark will work with Mr. Brown regarding the turnaround for Carolyn Way. The funds for the sidewalks will be escrowed so sidewalks can be built after the State finishes its study for widening Duplex Road.

**Item # 4**

Landmark Realty Service requests Approval on a Revised Final Plat for Section 1 of Sand Springs Subdivision. Located on Duplex Road, Maury Co. Tax map 28, part of Parcel 5.01, containing 19 lots on 6.34 acres. This is for changing lot size and re-designing the drainage. All the drainage will be bonded with this Section. The Board reiterated that the moratorium on permits would be released only after Mr. Dempsey the City Engineer signed off on the Plat. Mr. Brown stated that Mr. Dempsey would only sign the Plat after all drainage issues are resolved. Chairman Dudley stated the immediate need for improvement of the drainage. Mayor Williams stated therefore, the moratorium will continue and no homes will be built until all drainage issues are resolved and Plats are signed by Mr. Dempsey.

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

**Item # 5**

Robert Stringfellow and Richard Burt requests Final Approval for a 3-lot Minor Subdivision Plat. Located on Kedron Road, Maury Co. Tax map 43, part of Parcels 21.01 and 21.02 containing 4.51 acres.

Mayor Williams moved to approve item # 5. Motion seconded by Mr. Spedale.

Mr. Anderson requested to name the property at a later time. It was agreed that the Subdivision could be named at a later time and that information submitted to Mr. Brown.

Mayor Williams moved to amend his motion subject to the Subdivision being named. Motion seconded by Mr. Spedale. The Planning Commission agreed that sidewalks would be required for this Subdivision. Motion carried. 1 abstention. 4 Votes yes.

**Item # 6**

Tom Reed requests Approval for a Revised Concept Plat for Campbell Station Development Company. Located on Highway 31 North, Williamson Co. Tax map 153, Parcels 30 and 31, containing 325.36 acres.

Mayor Williams moved to defer item # 6. Motion seconded by Mr. Evans.

Chairman Dudley said he would like to see the road incorporated in the original drawing if the Planning Commission decides to defer item # 6 as well as a definite guarantee that the Homeowners Association will be responsible for the maintenance and upkeep of the street. Mayor Williams addressed parking problems, calls to the City regarding street repair and an overall concern that this project will not benefit the City. Mr. Hoover stated that alleyways have worked in other cities. However, the police will not patrol the alleyways, but will respond to a call, nor will the City maintain them. Further the prospective homeowners will need to be made aware of these facts, but alleyways are legal. Mayor Williams once again re-iterated his concern for the City being completely covered as far as liability is concerned. Chairman Dudley summarized all comments and addressed Mr. Reed suggesting to Table Item # 6 for 30 days. Then re-address the Planning Commission with a new Plat that is consistent with everything that has been approved considering also the changes being requested. This will cut down on confusion and make the Planning Commission's task easier. Mr. Hoover also suggested to make appropriate changes in order for Section 7 to be approved. Therefore, the previous Concept Plan relative to Section 7 should be amended to conform thereto.

Mayor Williams amended his previous motion to Table item # 6. Motion seconded by Mr. Evans. Motion carried. 1 Abstention.

**Item # 7**

Tom Reed requests Preliminary Approval for Section 7 of Campbell Station Subdivision. Located on Campbell Station Parkway, containing 39 lots on 26.02 acres.

After some discussion of connecting the alleyways to another Developers' property, there were some concerns about intensity of traffic. Mr. Hoover suggested making a statement that alleyways are subject to the exclusive control of the Homeowners Association on the actual Plat. This way the City is released from any responsibility of maintenance.

Mayor Williams moved to Table item # 7 due to problems on the Construction Drawings not being approved. Motion seconded by Mr. Anderson. Motion carried. 1 Abstention. 1 Vote no.

**Item # 8**

Donnie Cameron requests Site Plan Approval for Cherry Glen, a Residential Condominium Development. Located on Buckner Road, Williamson Co. Tax map 153, Parcel 29.01, containing 66 units on 7.92 acres.

Mr. Delk stated that all Variance violations had been resolved except for three (3) units in the rear of the property. Mr. Hoover advised the Planning Commission to adopt a Variance for the three units in the rear of the property. The Planning Commission also

requested that the forty (40) foot turnaround should be shown on the Plat. Mr. Delk stated there will be a Condominium Association and the properties will be sold as Condominium units under the Horizontal Property Act. Chairman Dudley requested some written guarantee that the Homeowners Association is responsible for the maintenance of the streets. Mr. Delk agreed to comply. Again, the City will use the streets but will not repair them. The police will not patrol the streets, but will answer calls there. Mayor Williams amended his motion subject to the granting of a Variance being approved at the Board of Zoning and Appeals meeting. Motion seconded by Mr. Anderson. Mr. Woods indicated that landscaping will be approved at the next Planning Commission meeting. Landscaping must be consistent with drawing presented for the initial zoning change. Mr. Brown agreed to provide the landscape copies to Mr. Delk as part of the record. Chairman Dudley reminded Mr. Cameron that sidewalks would be required for the Condominium Complex. Mayor Williams further amended his motion to include landscaping. Motion seconded by Mr. Anderson. Motion carried. Unanimous.

**Item # 9**

Derek Merrill requests Final Plat Approval for Phase 2 of Fawn Valley Subdivision. Located in the Planning Region on Greens Mill Road, containing one (1) lot on 3.44 acres.

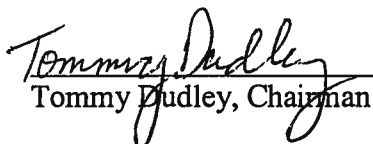
Mayor Williams moved to approve item # 9. Motion seconded by Mr. Spedale. Mr. Woods and Mr. Brown stated that everything was in order. Mr. Merrill agreed that this request would be the final construction in this Subdivision and that there would be no other properties running off these easements. Motion carried. Unanimous.

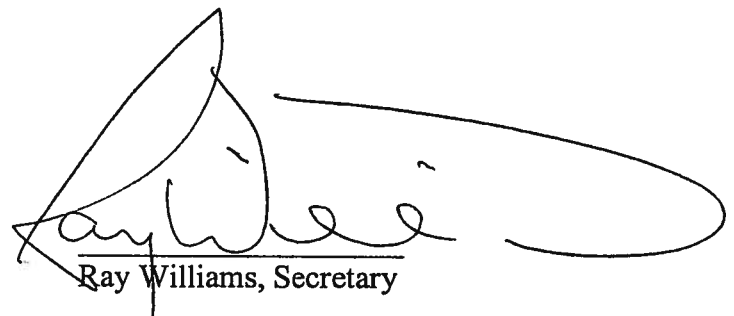
Chairman Dudley and Mayor Williams agreed to go over the new Ordinance information at the Board of Mayor and Aldermen meeting. Also asked Mr. Brown to enforce the use of silt fences in Subdivisions so mud and silt doesn't end up on the street. The Commission agreed to assist in any way possible to help the Codes Department with enforcement of the builders using hay bales and silt fencing on lots being built on.

Chairman Dudley opened the floor to concerned citizens. Ms. McLeod with McLeod Custom Builders came forward to ask for an amendment to the present Zoning Ordinance for noise. She was referred to the Board of Mayor and Aldermen scheduled to follow the Planning Commission meeting.

Chairman Dudley opened the floor for adjournment. Mayor Williams moved to adjourn. Motion was seconded by Mr. Evans.

Adjourned.

  
Tommy Dudley, Chairman

  
Ray Williams, Secretary