

CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 13, 2001
5:30 P.M.

MINUTES

Chairman Dudley called the meeting to order. Present were Mayor Williams, 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. Absent was Vice-Mayor Gwynne Evans.

Chairman Dudley opened the floor for approval of the July 9, 2001 Regular Planning Commission meeting minutes. Mr. Anderson moved to approve the minutes. Motion seconded by Mr. Spedale. Motion carried.

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 Anderson moved to approve item # 1. Motion seconded by Mayor Williams.

Chairman Dudley informed Mr. Hoffman that if his request is approved, he would need to come back before the Planning Commission to appeal his request. Motion carried.

Mayor Williams reminded the Commission that the minutes for the July 9, 2001 Board of Zoning Appeals minutes needed approval also. Chairman Dudley opened the floor for approval of the minutes. Mayor Williams moved to approve the minutes. Motion seconded by Mr. Anderson. Motion carried.

Item # 2

Tom Reed requests Concept Approval for Campbell Station that was Tabled at the July 9, 2001 meeting to be taken from the Table and put on the August 13, 2001 Agenda.

Located on Highway 31 North, Williamson Co. Tax map 153, Parcels 30 and 31 containing 325.36 acres.

Mayor Williams moved to remove item # 2 from the Table. Motion seconded by Mr. Anderson. Motion carried.

Mr. Woods informed the Commission that item # 2 could be approved with contingencies. Mayor Williams therefore withdrew his previous motion to defer item # 2 and approve contingent on every item discussed at the July 2, 2001 Work Session and the July 9, 2001 Regular Planning Commission meeting. Motion seconded by Mr. Anderson. Chairman Dudley also urged the Commission to compel more communication from Mr. Reed. Motion carried. 1Abstention.

Item # 3

Tom Reed requests Preliminary Approval for Section 7 of Campbell Station Subdivision that was Tabled at the July 9, 2001 meeting to be taken from the Table and put on the August 13, 2001 Agenda. Located on Campbell station Parkway, containing 39 lots on 26.02 acres. Mayor Williams moved to take item # 3 from the Table. Motion seconded by Mr. Anderson. Motion carried.

Mayor Williams moved to approve item # 3 contingent upon adding alleyways notation to the Plat. Motion seconded by Mr. Anderson. Motion carried. 1 Abstention.

Item # 4

Donnie Cameron requests Site Plan Approval for the Swimming Pool-Recreational Area for the Cherry Grove Subdivision. This is located at lot 228.

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

Item # 5

Donnie Cameron requests Final Approval for Section 2 of Phase 2 in the Cherry Glen Subdivision. Williamson Co. Tax map 154, part of Parcel 61, containing 31 lots on 10 acres.

Mr. Anderson moved to approve item # 5. Motion seconded by Mayor Williams. Mr. Brown and Mr. Woods agreed that everything is in order. Motion carried.

Item # 6

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

Mr. Anderson moved to approve item # 6. Motion seconded by Mr. Spedale. Mr. Brown and Mr. Woods stated that everything was in order. Motion carried.

Item # 7

B. A. Engineering requests Site Plan Approval for a McDonald's Restaurant. Located in Campbell Station Commons Commercial, Williamson Co. Tax map 153, part of Parcels 30 and 31, containing 1.26 acres.

Mayor Williams moved to approve item # 7. Motion seconded by Mr. Anderson. Mr. Brown and Mr. Wood stated that everything was in order. Motion carried.

Item # 8

Recommend to the Board of Mayor and Aldermen to Annex the property of Roger Moore. Located on Tom Lunn Road, Maury Co. Tax map 43, Parcel 9.03, containing 31.89 acres.

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

Item #9

Roger Moore requests Final Approval for Section 6 of Hunter's Pointe Subdivision. Located on Kedron Road, Maury Co. Tax map 43, part of Parcel 15, containing 11 lots on 5.4 acres.

Mr. Anderson and Chairman Dudley reminded the Commission that this approval was contingent upon the review of Mike Woods. Mayor Williams moved to approve item # 9 contingent on the review of Mr. Woods. Motion seconded by Mr. Anderson. Motion carried.

Item # 10

Habitat for Humanity of Williamson County requests Final Approval for a 3-lot Minor Subdivision Plat. Located on McLemore Avenue, Maury Co. Tax map 28-B-B, Parcel 3, containing 1.91 acres.

Mayor Williams moved to approve item # 10. Motion seconded by Mr. Spedale. Mr. Brown stated that everything was in order. Motion carried.

Item # 11

Recommend to the Board of Mayor and Aldermen to Rezone Charlie and Thelma Hughes's property from R-1 (Residential) to B-2 (Commercial). Located at 2504 Depot Street, Maury Co. Tax map 25-P, Parcel 17, containing 1.3 acres.

Mr. Anderson moved to approve item # 11. Motion seconded by Mr. Spedale. Mr. Browns stated that everything was in order. Mayor Williams stated that the Hughes property is adjacent to the Prados property and the Old Boarding House both of which are presently zoned B-2.

Item # 12

Recommend to the Board of Mayor and Aldermen to Rezone E.R. and Mahon Hughes's property from R-1 (Residential) to B-2 (Commercial). Located at 2514 Depot Street, Maury Co. Tax map 25-P, Parcel 17.01, containing 2.8 acres

Item # 13

Election of Chairman and Vice-Chairman for the Regional Planning Commission.

Mr. Anderson nominated Mr. Barry Spedale for Chairman of the Regional Planning Commission. Motion seconded by Mayor Williams. Motion carried.

Mr. Spedale nominated Mr. Anderson as Vice-Chairman. Motion seconded by Mayor Williams. Motion carried. Mr. Hoover informed the Commission that the election for Planning Commission Officials should have taken place during the month of April 2001. Therefore, the election was a little overdue.

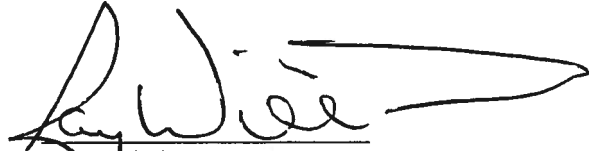
Chairman Dudley opened the floor to concerned citizens. A representative for R.E.R. Properties came forward and asked if items removed from the Agenda would be addressed at the next meeting. Mr. Brown confirmed that those item are addressed at the next meeting if requested. Mr. John Stover also came forward asking how one could become more active in the community regarding City issues.

Chairman Dudley suggested regular attendance at Community Meetings. No other concerned citizens were present.

Chairman Dudley open the floor for adjournment. Mayor Williams moved to adjourn.
Motion was seconded by Mr. Spedale. Motion carried.

Adjourned.

Tommy Dudley, Chairman



Ray Williams, Secretary