

CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, NOVEMBER 12, 2001
5:30 P.M.

MINUTES

Chairman Spedale called the meeting to order. Present were Mayor Williams, Vice-Mayor Gywnne Evans, L.T. Anderson and Tommy Dudley. Also present were Andy Hoover, City Attorney; Charles Brown, Building Official; and Cheryl Lewis-Bonner. Absent was Mike Woods, State Planner. Chairman Spedale opened the floor for approval of the October 8, 2001 minutes of the Regional Planning Commission. Mr. Anderson moved to approve the minutes. Motion seconded by Mayor Williams. Motion carried.

Item # 1

Johnny Griggs requests Final Approval for a 1-lot Revised Plat for Section 2 of Green Valley Subdivision. Located in the Urban Growth Boundary, on Greens Mill Road. Mr. Anderson moved to approve item # 1. Motion seconded by Mayor Williams. Motion carried.

Item # 2

Achiever Development requests Preliminary Approval for a Revised Plat in Chapman's Retreat (P.U.D.) Subdivision. Located on Duplex Road, Williamson Co. Tax map 170, part of Parcel 4. Mr. Anderson moved to approve item # 2. Motion seconded by Mayor Williams. Motion carried.

Item # 3

Recommend to the Board of Mayor and Aldermen the Annexation of Steven Willey's properties. Located on Tom Lunn Road, Maury Co. Tax map 43, Parcel 9.04 (42.57 acres), Parcel 9.11 (10.42 acres), Parcel 9.13 (1.27 acres). Mr. Dudley moved to approve item # 3. Motion seconded by Mr. Anderson. Motion carried.

Item # 4

Cason Lane Development requests Preliminary Approval for Phase 5 of Ridgeport Subdivision. Located on Duplex Road, Williamson Co. Tax map 167, part of Parcel 17, containing 95 lots on 29.11 acres. Mr. Brown informed the Planning Commission that all drainage problems had been worked out by the City Engineer (Jerome Dempsey), and the State Planner was satisfied with the Plat. Mayor Williams moved to approve item # 4. Motion seconded by Mr. Anderson. Motion carried.

Item # 5

Centex Homes, Inc. requests Sketch Plat Approval for Preston Park (P.U.D.) Subdivision. Located on Buckner Road, containing 232 lots on 80 acres. Mr. Brown informed the Planning Commission that corrected copies had been brought in regarding another route

to get out of the Subdivision. Mr. Anderson moved to approve item # 5. Motion seconded by Mayor Williams. Motion carried.

Item # 6

Halifax Development requests Final Approval for Phase 16 of Wyngate Estates (P.U.D.) Subdivision. Williamson Co. Tax map 167, part of Parcel 18, containing 30 lots on 8.6 acres. Mr. Brown stated that everything was in order. Mayor Williams moved to approve item # 6. Motion seconded by Mr. Anderson. Motion carried.

Item # 7

Stiles Corporation requests Final Approval for a 3-lot Minor Commercial Subdivision Plat for Campbell Station Commons. Mr. Dudley moved to approve item # 7. Motion seconded by Mayor Williams. Mr. Brown stated that the City Engineer (Mr. Jerome Dempsey) had one additional comment that the owner of lot # 2 be responsible for the upkeep of the detention area. Mr. Dudley and Mayor Williams amended their motions to approve item # 7 contingent upon their acceptance to be responsible for the upkeep of the detention pond. Motion carried.


Item # 8

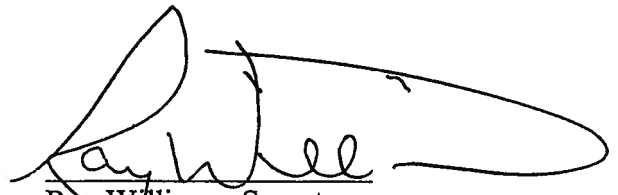
Tom Reed requests Final Approval for a 2-lot Minor Commercial Subdivision Plat in Section 1 of Campbell Station. Located on Highway 31 North, Williamson Co. Tax map 153, part of Parcels 30 and 31. Mayor Williams moved to approve item # 8. Motion seconded by Mr. Anderson. Motion carried.

Item # 9

Tom Reed requests Site Plan Approval for a (8) bay car wash. Located on lot 2, Section 1 of Campbell Station Commercial. Mayor Williams moved to approve item # 9. Motion seconded by Mr. Anderson. Mr. Anderson addressed issues of landscaping. Mr. Brown stated that additional landscaping would occur on the side next to the Barry Spedale Commercial property. Mr. Dudley had concerns that the portion of lot # 2 not being used may be sold by Mr. Reed at a later date. Mr. Reed stated at this time he did not see himself selling off that portion of lot # 2. Mr. Brown informed the Planning Commission that the City Engineer (Jerome Dempsey) had no concerns regarding the drainage. Motion carried.

Chairman Spedale opened the floor to concerned citizens. None were present. Chairman Spedale moved to adjourn. All were in favor. Adjourned.


Barry Spedale, Chairman


Ray Williams, Secretary