

CITY OF SPRING HILL
REGIONAL PLANNING COMMISSION
REGULAR MEETING
MONDAY, DECEMBER 10, 2001
5:30 P.M.

MINUTES

Chairman Spedale called the meeting to order. Present were Mayor Williams, Vice-Mayor Gwynne Evans, L.T. Anderson and Tommy Dudley. Also present were Andy Hoover, City Attorney; Roy Frizzell (sitting in for the Codes Department); Mike Woods, State Planner and Cheryl Lewis-Bonner. Mayor Williams made the Planning Commission aware that he'd received a letter from Williamson County E-911 stating they would not approve "Cherry Glen" as a Subdivision in the City of Spring Hill. There are presently five (5) streets with the word "Cherry" in them. Therefore, they will not approve addresses for the Cherry Glen Subdivision. The Developer (Donnie Cameron) therefore changed the street needing addresses to Cashmere Drive and further stated that the Subdivision name would not need to be changed according to Williamson County E-911 service. This issue will be addressed as necessary.

Chairman Spedale introduced Mr. Ferrell White as Director of the Building and Planning Codes Department and opened the floor for approval of the November 12, 2001 minutes of Regional Planning Commission. Mr. Dudley moved to approve the minutes. Motion seconded by Mr. Anderson. Motion carried.

Item # 1

BellSouth requests permission to put Remote Terminals (Junction Cabinets) on private easements, which will be purchased from individual property owners. The property owner will submit a Site Plan showing brick or landscaping and will be required to sign off on the plans. (It is suggested that we add to the Final Plat a place for Utility Companies to sign showing they have received the Construction Drawings showing what needs to be done. All Utility Companies will be required to do the same in the future.) Mr. Evans suggested bricking around the Junction Boxes instead of landscaping which requires maintenance. Mr. Hoover informed the Commission that there would be some changes required in the City's Regulations if all Utility Companies have to fence and or landscape around Junction Boxes. Tonight's action is for the sake of entry to the minutes. He suggested making a note on the Site Plan showing that landscaping will be required. Mayor Williams and Mr. Evans moved that the wording be changed to reflect the requirement of landscaping and or brick fencing. Also all Utility Companies will be required to sign the Final Plat. Mr. Evans moved to approve item # 1. Motion seconded by Mayor Williams. Motion carried.

Item # 2

Jerry Irwin requests Final Approval for a 1-lot Minor Subdivision. Located in the Urban Growth area on Carters Creek Pike, Maury Co. Tax map 30, part of Parcel 19.03.

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

Item # 3

Taylor Golden requests Final Approval for a Revised 3-lot Minor Subdivision Plat in Pipkin Hills Subdivision. This will be lots 137, 138 and 139, Williamson Co. Tax map 150, part of Parcel 4.

Mayor Williams moved to approve item # 3. Motion seconded by Mr. Dudley. Mr. Evans stated the Planning Commission needs to again look at 15,000 square foot lots and requiring a foundation survey before proceeding with building. This way all measurements are correct before the home is built. Motion carried.

Item # 4

Cobia Development requests Site Plan Approval for Spring Hill Business Park. Located at 4870 Columbia Pike (Highway 31), containing 0.99 acres.

Mayor Williams moved to approve item # 4. Motion seconded by Mr. Anderson. Chairman Dudley requested a minutes entry be made regarding sidewalks. Mayor Williams informed the builder that the sidewalks would need to be noted on the Plat. The builder agreed to install sidewalks. Mr. Dudley asked the builder to work with the Codes Department to install a handrail on the retaining wall if it remains permanently. Mayor Williams and Mr. Anderson amended their motions to include both sidewalks and a rail for the retaining wall. Motion carried. 1 Abstention.

Item # 5

Be it resolved by the City of Spring Hill Municipal Planning Commission that the Local Government Planning Advisory Committee request in accordance with Tennessee Code Annotated, Section 13-3-102, to create and establish a Spring Hill Planning Region comprising the area shown on the attached map, entitled "Spring Hill Planning region and Urban Growth Boundary". Be it further resolved that the Spring Hill Municipal Planning Commission be designated as the Spring Hill Regional Planning Commission for the entire region and be granted the powers and responsibilities provided by the law to regional planning commissions.

Mayor William moved to approve item # 5. Motion was seconded by Mr. Evans.
Motion carried.

Chairman Spedale opened the floor to concerned citizens. Mr. David Arney of 1616 Whitt Hill Drive came forward and addressed the newly proposed shopping center for the City. His concerns were regarding traffic. Mayor Williams informed Mr. Arney that this item would be on the upcoming January, 2002 Agenda. Presently, flood plain studies are being done. Mr. Arney said he would ask a few questions following the meeting. There were no other concerned citizens.

Mr. Dudley expressed concerns regarding a Certificate of Occupancy that had been issued from the Codes Department. Mr. Hoover indicated that what he'd added to the Certificate of Occupancy was simply an affidavit and acknowledgement that all Zoning and Subdivision Regulations have been complied with. However, Should it prove that regulations are not complied with then, the Certificate of Occupancy will be rendered null

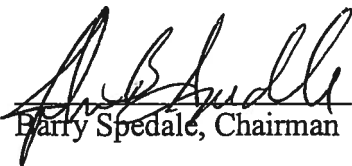
and void. This affidavit shifts the risk from the City back to the Developer, Builder or Owner. Mr. Hoover further stated this language needs to be changed and that he would have before the Planning Commission at the January, 2002 meeting.

Mr. Evans asked about street lights on Rachel Lane. Mr. Frizsell stated that he'd sent a letter to Middle Tennessee Electric regarding streetlights and was awaiting an answer.

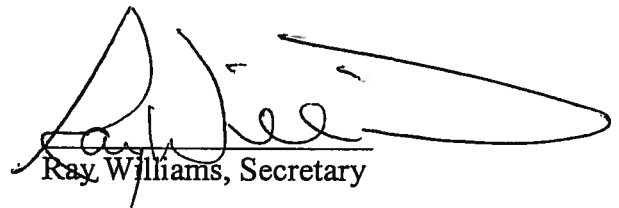
Mr. Woods will be working with Mr. Dempsey on road layout and hopefully will be able to work out a plan to do this via the computer system.

Mr. Dudley expressed concern about the road behind the Kroger store. Chairman Spedale suggested making the road "One Way" or perhaps putting a "No Truck Traffic" sign. This will be addressed as necessary. Mayor Williams moved to adjourn. All Commission Members agreed.

Adjourned.



Barry Spedale, Chairman



Ray Williams, Secretary