

SPRING HILL  
HISTORIC COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY JANUARY 5, 2017  
6:00 P.M

Call meeting to order

Stipulation of members present

Consider Approval of the Historic Commission Meeting Minutes for:

Thursday, December 1, 2016 (*Regular Meeting for October*)

*General Announcement – The procedural rules for public comment will be Audience members wishing to speak must be recognized by the Chairman.*

1. Comments of interested citizens

**New Business**

1. Consider Design Review of .PUD 81-2015 : Submitted by Huntly Gordon for property located on Denning Lane west of Kedron Road. The property is zoned AG, Agricultural, and contains approximately 20 acres. The applicant requests approval to rezone the property from AG, Agricultural, to R-2, Medium Density Residential, Planned Unit Development.
2. Round Table Discussion
3. Adjourn

CITY OF SPRING HILL  
HISTORIC COMMISSION  
REGULAR MEETING MINUTES  
Thursday, December 1, 2016  
6:00 P.M.  
**MINUTES**

Chairman Jonathan Duda called the meeting of the City of Spring Hill Historic Commission to order at 6:05 P.M.

**Present** were Chairman: Jonathan Duda, Secretary: Deanne Collins and Hazel Nieves. Absent were Tom Meadows and Amy Wurth. Also in attendance were Jonathan Baughman and William Benedict.

**Approval of Minutes**-Jonathan Duda moved to approve the regular meeting of November 3, 2016. Hazel Nieves seconded motion. Motion to approve the November 3, 2016 Historic Commission minutes passes 3yes-0 no.

**Chairman Comments** Chairman Duda welcomed guests and introduced the first order of business.

**BUSINESS**

1. Update on the **Oral History Project**. The group has completed the training and is scheduling interviews. Alicia Fitts provided Jonathan Duda a written update which was presented to the Historic Commission.

2. Chairman Duda introduced the **Jackson College Cemetery Project**. There are 70 markers overgrown and in disrepair. January 14, 2017 has been designated as a day to clean up the cemetery. Several groups including a Boy Scout group will participate. We are encouraged to spread the word to other community groups.

3. Seeking an endorsement of a variance request to Parking Requirements for 412 McLemore Ave also known as "The Kissing House," William Benedict introduced the proposed project and his desire to purchase the house and use it for a business. It is currently zoned for business. Jonathan Baughman explained the procedure for a variance and offered recommendations. The commission agreed that using asphalt would destroy the Historical look of the property. A motion to endorse the variance and recommend a finding that it does not negatively impact Historic Significant Sites located in the vicinity was made by Jonathan Duda and seconded by Deanne Collins. The motion passed 3 -0.

4. The final planning for the Annual Historic Commission Open House was the topic for consideration. The invitations have gone out, Hazel Nieves reported on the food we heard from Jonathan that the piano player has been secured. Deanne Collins and Charlie Schoenbordt will be present and Mr. & Mrs. Claus. Jonathan Duda will bring the Historic Site photographs for display and the Rippavilla staff is ready to receive us.

After a brief round table discussion, Jonathan Duda moved to adjourn the meeting. Motion seconded by Deanne Collins. Motion to adjourn passes unanimously meeting adjourned at 7:03.

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Deanne Collins, Secretary

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Jonathan Duda, Chairman



## HUNTLY GORDON

A PROFESSIONAL LIMITED LIABILITY CORPORATION  
ATTORNEY AT LAW

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December 14, 2016

Spring Hill Planning Commissioners  
City of Spring Hill  
Post Office Box 789  
Spring Hill, TN 37179

Re: The Enclave at Oaklawn (formerly Oakview) Master Development Plan

Dear Commissioners:

Oakview has been renamed to The Enclave at Oaklawn to accommodate the recommendations of the Maury County E-911 services and now incorporates the comments provided by the Historic Commission.

The number of single family residential lots has been reduced from fifty-seven (57) to fifty-five (55) to incorporate an one hundred fifty foot (150') buffer along Denning Lane and the neighboring historic Oaklawn manor. The notations regarding facades for Lot 1 and Lot 37 (formerly Lot 39) have been removed; however, the northern exposures for the residences on both lots will appear as though oriented toward Denning Lane as is in keeping with the neighboring properties as depicted on page 2 and page 3 of this letter.

By incorporating this buffer along Denning Lane the residences within The Enclave at Oaklawn will maintain the current view shed along Denning Lane and protect the view from the manor's steps with the landscaping at its entrance. Appropriate notations upon the master development plan have incorporated the recommended landscape features and buffering will be maintained by the homeowner's association. Further, the monument signage for the subdivision will compliment the existing entrance features of Oaklawn by providing a similar appearance in size and scope of the gated approach to Oaklawn.

Cordially yours,

HUNTLY GORDON  
(615) 302-0100



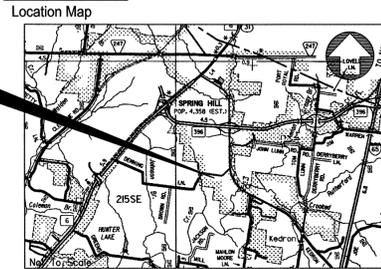
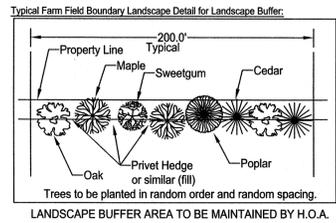
3320 Denning Lane – East of subject property





3278 Denning Lane – West of subject property



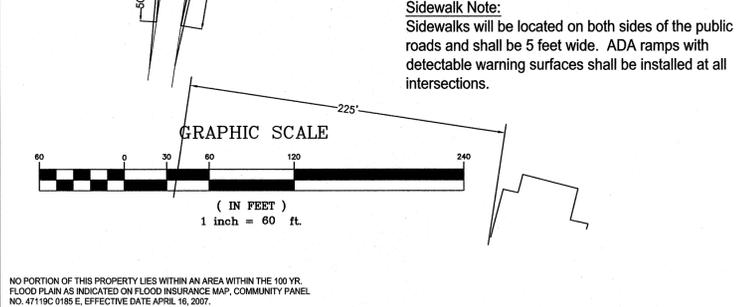


**LOT TABLE**

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	14,068	0.32	30	10,003	0.23
2	10,003	0.23	31	10,003	0.23
3	10,003	0.23	32	10,003	0.23
4	10,003	0.23	33	10,003	0.23
5	10,003	0.23	34	10,003	0.23
6	10,003	0.23	35	10,003	0.23
7	10,003	0.23	36	10,003	0.23
8	10,003	0.23	37	13,836	0.32
9	10,003	0.23	38	11,497	0.26
10	10,003	0.23	39	10,003	0.23
11	10,003	0.23	40	10,003	0.23
12	11,228	0.26	41	10,003	0.23
13	10,569	0.24	42	10,003	0.23
14	10,245	0.24	43	10,003	0.23
15	10,241	0.24	44	10,003	0.23
16	11,511	0.26	45	10,003	0.23
17	11,212	0.26	46	11,470	0.26
18	14,868	0.34	47	11,529	0.26
19	15,088	0.35	48	10,003	0.23
20	10,836	0.25	49	10,003	0.23
21	10,997	0.25	50	10,003	0.23
22	10,000	0.23	51	10,003	0.23
23	10,000	0.23	52	10,003	0.23
24	10,000	0.23	53	10,003	0.23
25	15,235	0.35	54	10,003	0.23
26	11,095	0.25	55	11,502	0.26
27	14,278	0.33	OPEN A	35,167	0.81
28	12,328	0.28	OPEN B	35,189	0.81
29	10,533	0.24	OPEN C	38,411	0.88

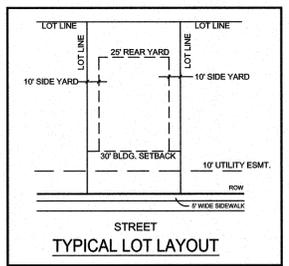


File: \\WES\_Engineers\_Surveyors\_2016\16559 - Oaklawn\_Denning\_LL - Gordon\Draw\Oaklawn\065020\CLEARLY AND ASSOCIATED\Preliminary\Oaklawn\_Preliminary\_rev22.dwg  
 2016\16559 - Oaklawn\_Denning\_LL - Gordon\Draw\Oaklawn\065020\CLEARLY AND ASSOCIATED\Preliminary\Oaklawn\_Preliminary\_rev22.dwg



**DEVELOPMENT SUMMARY**

EXISTING ZONING - AG  
 WITH R-2, PUD OVERLAY PER ORDINANCE 09-24  
 Tax Map 43, Parcel 1.04  
 Maury County, Spring Hill, Tennessee  
 20.04 TOTAL ACRES  
 57 LOTS  
 AREA IN R-O-W = 3.85 ACRES  
 ROADWAY = 1.7 ACRES  
 DETENTION = 0.88 ACRES  
 OPEN SPACE = 1.76 ACRES  
 OVERALL DENSITY = 57 LOTS / 20.04 ACRES = 2.84 UNITS/ACRE  
 AREA IN FLOOD PLAIN - 0.0 ACRES

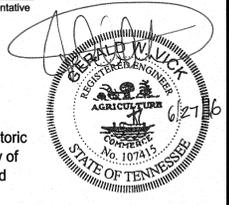


EXTEND 8" WATER LINE TO PROPERTY LINE, TERMINATE W/ GATE VALVE AND FIRE HYDRANT  
 EXTEND 8" SANITARY SEWER TO PROPERTY LINE, TERMINATE W/ SANITARY MANHOLE  
 EXTEND 8" WATER LINE TO PROPERTY LINE, TERMINATE W/ GATE VALVE AND FIRE HYDRANT  
 EXTEND SANITARY SEWER TO PROPERTY LINE, TERMINATE W/ SANITARY MANHOLE  
 PROPERTY OWNER:  
 John Wilson  
 DEED BOOK R2159, PAGE 136  
 TAX MAP 43, PARCEL 1.04

**SPRING HILL PLANNING COMMISSION APPROVAL**

Approved by the City of Spring Hill Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on:

Date: \_\_\_\_\_, 20\_\_\_\_  
 Appropriate Governmental Representative



This property lies within the a Historic Buffer as determined by the City of Spring Hill Board of Mayor and Aldermen.

**WES ENGINEERS & SURVEYORS**

CIVIL ENGINEERS & LAND SURVEYORS  
 2486 NASHVILLE HIGHWAY  
 COLUMBIA, TN 38401  
 PHONE: (931) 388-2329  
 www.wesengineers.com

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**ENGINEERS & SURVEYORS**

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**CLIENT:**  
 MR. HUNTLY GORDON  
 P.O. BOX 461  
 THOMPSON STATION, TN 37179  
 615-302-0100

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**MASTER DEVELOPMENT PLAN**  
 THE ENCLAVE AT OAKLAWN  
 DENNING LANE

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DATE	
REVISIONS	
Drawn: AD	3-31-16
Checked: CV	
Approved: _____	
Date: March 31, 2016	

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**16552**  
 Scale: \_\_\_\_\_  
 Verific: \_\_\_\_\_  
 Horizontal: \_\_\_\_\_

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geraldewesengineers.com  
 This Master Development Plan is not a construction document and is intended for planning purposes only.