

MAURY COUNTY REGIONAL PLANNING COMMISSION

Tuesday January 3, 2017

5:30 p.m.

Minutes

A meeting of the Maury County Regional Planning Commission was held on Tuesday, January 3, 2017 5:30 p.m. in the Third Floor Conference room of Building #1. With a quorum present, Chairman, Stephen Worley called the meeting to order. The following members were in attendance:

Stephen Worley

June Beckum

Mike Diaz

Absent: Randy Fox

Harold Delk

Stan Napier

Tim Thomas

Brenda Frierson

Gwynne Evans

Brian Vick, Director of Building and Zoning
Deborah Boehms, Zoning Coordinator
Mike Delvzizis, Consulting Engineer
Daniel Murphy, County Attorney

Approval of Minutes - The minutes of the Maury County Regional Planning Commission were given to each member for review and consideration. Motion by Harold Delk to approve the minutes. The motion was seconded by Brenda Frierson. The motion carried unanimously.

Election of Officers – The Planning Commission voted and elected the following officers:

Motion by June Beckum to nominate Stephen Worley as Chairman and Harold Delk as Vice-Chairman. The motion was seconded by Brenda Frierson. The motion carried unanimously.

Motion by Brenda Frierson to nominate June Beckum as Secretary. The motion was seconded by Tim Thomas. Stan Napier made a motion for the nominations to cease and the nominees be elected by acclamation and seconded by June Beckum. The motions carried unanimously.

Motion by June Beckum to nominate Brenda Frierson as Vice-Secretary. The motion was seconded by Harold Delk. Harold Delk made a motion for the nominations to cease and the nominees be elected by acclamation and seconded by Stan Napier. The motions carried unanimously.

Major Road Thoroughfare Plan update - A status report was provided regarding the committee's work on the proposed Major Road Thoroughfare Plan update. No action was needed or taken.

Applicant Doug and Justin Cutler and property owners Daniel L. Wetzel and Gail C. Wetzel are requesting approval of a Concept Plan for Silver Springs Subdivision. The property is located on Butler Road and further defined as County Tax Map 41, Parcel 12.00. The applicant requested to be deferred from this meeting.

Applicant Randy Collier & property owner Joseph Barnes are requesting approval of a Concept Plan for Bridgewater Subdivision. The property is located at the southwest corner of the intersection of US Hwy 431 & Joe Peay Rd. and is further defined as County Tax Map 48, Parcel 10.00.

Motion by Harold Delk to approve the Concept Plan with the following conditions:

1. The Preliminary Plat submittal shall include the design drawings & documents and approval from Adenus/Pickney Brothers regarding the decentralized wastewater treatment facilities. This shall include documentation that the design drawings have been submitted to the Tennessee Department of Environment & Conservation (TDEC) for their approval; the TDEC approval is to be received before the application for a Final Plat (note per the Subdivision Regulations this means before Construction Plan approval of the subdivision is granted by Maury County).
2. The Preliminary Plat submittal shall include draft documents regarding the Homeowners Association to include information regarding responsibilities & maintenance of the landscape buffer strips, the open space.
3. There will be a dedication of property along Will Brown Rd. to result in a 30-foot right-of-way width as measured from the centerline of Will Brown Rd.
4. The Preliminary Plat submittal shall include a flood-study establishing the floodway, the 10-year storm event water surface elevation and the 100-year storm event water surface elevation. The structures for the decentralized wastewater treatment facilities shall be located outside of the 100-year flood plain. The location of the subsurface wastewater disposal fields for the decentralized wastewater treatment facilities shall be located as approved by TDEC.
5. The MCRPC will defer making final determinations and taking action regarding water system infrastructure until the Maury County Board of Public Utilities (MCBPU) has completed their study regarding the availability of water service to this subdivision to include availability of domestic water service, fire flows and what improvements the MCBPU may require of the developer.

The motion was seconded by Gwynne Evans. The motion carried unanimously.

Discussion on Maury County Subdivision Regulations Articles 4-106.1, 4-106.2, 4-106.3 regarding Water Facilities and Fire Protection. The Planning Commission members, Wes Kelley, Columbia Water conducted discussions regarding the referenced subdivision articles. The discussions were for the purposes of enhancing mutual understanding, coordination, & implementation and to determine if the subdivision regulations need to be modified. No action was needed or taken.

Zoning Resolution amendments: Proposed amendments regarding Event Venues to include development standards, definitions, zoning districts and parking. No action was requested or taken. The staff and MCRPC discussed the general intent to be accomplished during future planning commission meetings regarding the creation of standards related to Event Venues.

Subdivision Regulations amendments: Proposed amendments regarding the following items:

- A. Timeframes and minimum subdivision buildout percentage before placing final asphalt surface course.
- B. Permanent and temporary cul-de-sacs

Motion by Harold Delk to advance the proposed amendments to a Public Hearing with the only modification being that 80% be inserted into the proposed additions to Article 3-103. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Letters of Credit

- (a) Miscellaneous status reports – None

Reports of officers, committees staff: - None

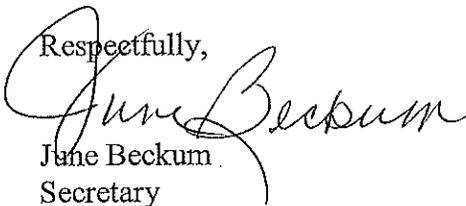
Public comment:

Jimmy Couch provided comments and concerns regarding the current ordinances and regulations that related to his consideration of purchasing property and subdividing property in a C-1 Zoning District. The Planning Commission discussed this matter with Mr. Couch. No action was taken.

Other Business: Approval of 24 hours of Continuing Education Credits for Gwynne Evans for attendance at the Middle Tennessee State University conference held July 12-15, 2016. Motion by Brenda Frierson to approve. The motion was seconded by Harold Delk. The motion carried unanimously.

Motion to Adjourn by Brenda Frierson the meeting at 7:10 p.m. The motion was seconded by Mike Diaz. The motion carried unanimously.

Respectfully,



Jane Beckum
Secretary