

**MAURY COUNTY REGIONAL PLANNING COMMISSION**

**Monday March 6, 2017**

5:30 p.m.

**PUBLIC HEARING**

Subdivision Regulations modifications: 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

The Public Hearing was opened by Chairman Stephen Worley at 5:30 p.m. With there being no public comment there was a motion by Stan Napier to close the Public Hearing at 5:35 p.m. The motion was seconded by June Beckum. The motion carried unanimously.

**Minutes**

A meeting of the Maury County Regional Planning Commission was held on Monday, March 6, 2017 at 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	Harold Delk
June Beckum	Stan Napier
Gwynne Evans	Brenda Frierson
Randy Fox	Mike Diaz
Tim Thomas	

Brian Vick, Director of Building and Zoning  
Deborah Boehms, Zoning Coordinator  
Mike Delvizis, Consulting Engineer

**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 Mike Diaz. The motion carried unanimously.

**Committee status report on the proposed Major Road Thoroughfare Plan update**-The committee did not meet in February. The next study session will be March 16, 2017 at 5:30 p.m.

**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

A motion was made by Tim Thomas to approve the amendments. The motion was seconded by June Beckum. The motion carried unanimously.

**Zoning Resolution amendments:** Proposed amendments regarding Event Venues to include development standards, definitions, zoning districts and parking. A motion was made by June Beckum to recommend the amendment to the County Commission. The motion was seconded by Randy Fox. The motion carried unanimously.

**Zoning Resolution amendment:** Discuss and update Article II, 2.020, Definitions of General Terms. A motion was made by June Beckum to recommend the amendment of definitions in Article II, 2.020 to the County Commission. The motion was seconded by Brenda Frierson. Harold Delk voted nay. The motion carried.

**Discussion of a Zoning Use Table, Definitions and other amendments** related to Zoning Resolution Article IV and Article V. A motion was made by Harold Delk to defer until the next meeting. The motion was seconded by Gwynne Evans. The motion carried unanimously.

**Applicant** and property owner Williamsport Baptist Church is requesting approval of a Final Site Plan for the Williamsport Baptist Church property. The property is located at 3582 Williamsport Pike and further defined as County Tax Map 056, Parcel 020.01. Prior to this meeting, the applicant provided a written request to be deferred from this meeting. No action was taken.

**Applicant Cypress Barn at Miller Lake** and property owner Kwok-Chu Teresa Lo, Hon Wai Lo is requesting approval of a Final Site Plan. The property is located at 5176 Miller Lake Road, Culleoka, Tennessee and is further defined as County Tax Map 177, Parcel 003.04. A motion was made by Tim Thomas to conditionally approve the Final Site Plan. The condition requires the applicant to provide sealed engineered calculations to confirm the sizing and site plan design for two 15-inch culverts and conveyances located down slope of an existing 36-inch culvert. The Planning Commission noted that the 36" CMP is located upstream of the two downstream 15-inch culverts. The Planning Commission also noted that the conditional approval is subject to staff approval (Mike Delviziis, Maury County Consulting Engineer). The motion was seconded by Brenda Frierson. The motion carried unanimously.

**Subdivision Regulations amendments:** Proposed amendments to Article 2-102.1 Application Procedure and Requirements related to Concept Plan submittals. A motion was made to Harold Delk to approve the amendment. The motion was seconded by Mike Diaz. The motion carried unanimously.

#### **Letters of Credit**

- (a) Miscellaneous status reports  
No action taken

Reports of officers, committees, staff-no action taken

Public comment-none

**Other Business:** Approval of 1 hour of Continuing Education Credit for Stephen Worley, Harold Delk, June Beckum, Brenda Frierson, Gwynne Evans, Stan Napier, Brian Vick and Deborah Boehms for attending the February 6, 2017 presentation made by Larry Chunn, Maury County Water to the Planning Commission. A motion was made by Harold Delk to approve. The motion was seconded by Stan Napier. The motion carried unanimously.

Adjournment: A motion was made by Tim Thomas to adjourn the meeting at 6:30 p.m. The motion was seconded by Mike Diaz. The motion carried unanimously.

Respectfully,

A handwritten signature in cursive script that reads "June Beckum". The signature is written in dark ink and is positioned below the word "Respectfully,".

June Beckum  
Secretary