

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday April 3, 2017 5:30 p.m.

Minutes

A meeting of the Maury County Regional Planning Commission was held on Monday, April 3, 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	Tim Thomas
Absent : Brenda Frierson, Randy Fox, and Mike Diaz	

Brian Vick, Director of Building and Zoning
Deborah Boehms, Zoning Coordinator
Mike Delvizio, 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 Stan Napier. The motion carried unanimously.

Committee status report on the proposed Major Road Thoroughfare Plan update

The following information was presented by committee chairman Harold Delk with discussion. The drawing sent to all planning commission members is a preliminary drawing subject to change. It was requested that each planning commission member review the drawing and provide any comments in order for the drawing to be reviewed and refined. The following is a summary of the key points presented.

- The line colors on the drawing represent the following:
Red Solid Line = Arterial Roads currently designated by the State, Cities & County
Red Dashed Line = Arterial Roads proposed designation
Blue Solid Line = Collector Roads currently designated by the State, Cities & County
Green Solid Line = Collector Roads proposed designation
- Collector Road spacing based upon a 2-mile separation as a general criterion. Areas currently experiencing growth may show more collector spacing density.
- The preliminary drawing is an “end point to end point” representation; more detailed evaluations and routing locations will be accomplished by the committee over several more months. The additional routing evaluations will further review topographic contours, improvements built & currently being built, and other possible limiting conditions.
- Future committee, staff and county attorney tasks include reviewing and enhancing the subdivision regulations and zoning ordinance. The intent is to help protect the county and provide the process by which the County may require the dedication of rights-of-way and construction improvements to be accomplished by developer.

- It is the intent as the committee's work moves forward that it will be accomplished in two parts being (1) Short Term and (2) Long Term – Ongoing. A general description of each follows:
 - (1) Short Term: Refine the preliminary drawing presented and regulations so the Major Road Plan drawing can be approved, recorded and used to protect the County given the current and anticipated growth.
 - (2) Long Term – Ongoing: Proceed with more detailed evaluations of the routings shown on the Major Road Plan drawing on an incremental basis. This will include periodic updating and recording of the Major Road Plan drawing. This task is anticipated to ongoing for many months.

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. No action taken because additional information from the applicant is required.

Zoning Resolution amendment: Discuss and update Article II, 2.020, Definitions of General Terms. This item was moved to the meeting next month.

Discussion of a Zoning Use Table, Definitions and other amendments related to Zoning Resolution Article IV and Article V. This item was moved to the meeting next month.

Applicant and property owners I-65 Storage LLC (Charles Raines & W. Russ Buckner) are requesting approval of a Final Site Plan Revision for the Joe Peay Road Commercial Development. The property is located at 4552 Joe Peay Rd. and further defined as County Tax Map 049, Parcels 011.00, 011.01 & 011.04. No action taken because additional information from the applicant is required..

Subdivision Regulations amendments: Proposed amendments related to plat certificates, plat signatures, platting procedures, procedures to modify lot lines and miscellaneous clarifications. Motion by Harold Delk. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Letters of Credit

- (a) Miscellaneous status reports: No reports were presented.

Reports of officers, committees staff:

- 1) The May meeting will need to consider moving the July meeting from July 3 to July 10, 2017 in order to facilitate a quorum being present for the meeting.

Public comment:

Other Business

- 1) Ms. Teresa Lo requested that the Planning Commission reconsider the Planning Commission's March 6, 2017 conditional approval of her Cypress Barn Final Site Plan. After Ms. Lo made her presentation and some discussions a motion was made by June Beckum to rescind the conditional approval. Tim Thomas seconded the motion.

After several minutes of discussion provided by Ms. Lo, the Planning Commission and Staff the vote on the motion was called. The vote was 2 ayes and 4 nays. Therefore the result is that the the Planning Commission's March 6, 2017 conditions for approval of her Cypress Barn Final Site Plan remain a requirement.

Adjournment-A motion was made by Harold Delk to adjourn the meeting at 6:40 p.m. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Respectfully,

A handwritten signature in cursive script that reads "June Beckum". The signature is written in black ink and is positioned to the right of the word "Respectfully,".

June Beckum,
Secretary