

# MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday June 5, 2017

5:30 p.m.

## PUBLIC HEARING

Subdivision Regulations modifications: Proposed amendments regarding the following items:

- A. Article 2-102.1 Application Procedure and Requirements related to Concept Plan submittals.
- B. Plat certificates, plat signatures, platting procedures, procedures to modify lot lines and miscellaneous clarifications.

The Public Hearing was opened by Chairman Stephen Worley at 5:30 p.m. With there being no public comments Stephen Worley closed the Public Hearing at 5:35 p.m.

## Minutes

A meeting of the Maury County Regional Planning Commission was held on Monday, June 5, 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

Mike Diaz

Gwynne Evans

Absent: Harold Delk

Stan Napier

Tim Thomas

Deborah Boehms, Zoning Coordinator

Mike Delvzizis, 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 Stan Napier 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**-Mike Delvzizis, County Consulting Engineer stated this is a work in progress. The Major Thoroughfare Plan was originally prepared and required by State Law when the Subdivision Regulations became effective in the mid 1980's. The Committee of the Planning Commission has been working on updates to this plan. This Committee will not meet on June 15, 2017 as scheduled.

**Subdivision Regulations amendments:** Proposed amendments to:

- Article 2-102.1 Application Procedure and Requirements related to Concept Plan submittals.
- Plat certificates, plat signatures, platting procedures, procedures to modify lot lines and miscellaneous clarifications.

Stan Napier made a motion to approve the amendments as written. The motion was seconded by Mike Diaz. The motion carried unanimously.

**Applicant** and property owner Randy Collier is requesting a Zoning Map Amendment (Re-Zoning) of 66.78 acres from A-2 Rural Residential to R-1 Suburban Residential District. The property is located at the southwest corner of the intersection of US Hwy 431 and Joe Peay Rd. and is further defined as County Tax Map 48, Parcel 10.00. Gwynne Evans made a motion to approve the rezoning request from A-2 (Rural Residential) to R-1 (Suburban Residential) so the discussion could continue. The motion was seconded by Stan Napier. On a roll call vote, Stephen Worley, Stan Napier, Gwynne Evans, Tim Thomas, and Mike Diaz voted no. The rezoning request did not pass.

The applicant was advised that should they want the re-zoning request to be advanced to the County Commission, then they must make the request in writing not later than 10-days from the date of this meeting.

Public Comment: Odis R. Bowshier, William Cuomo, Eric Jacobson

**Applicant** and property owner Randy Collier is requesting approval of a revised Concept Plan for 66.78 acres. The property is located at the southwest corner of the intersection of US Hwy 431 and Joe Peay Rd. and is further defined as County Tax Map 48, Parcel 10.00. No action taken; the property is not currently zoned R-1 and the Concept Plan is based upon an R-1 zoning district.

**Property Owner** Ryan Henkel is requesting a Zoning Map Amendment (Re-Zoning) of 10.09 acres from A-2 Rural Residential to C-1 Rural Center District. The property is located at the northeast corner of the intersection of US Hwy 431 and Flat Creek Rd. and is further defined as County Tax Map 48, Parcel 002.04.

Public Comment: Marion Brown 5327 Flat Creek Road and Yvette Bowshier 5317 Flat Creek Road spoke in opposition.

James Clemons sent a letter in opposition.

Ted Salyers 5195 Flat Creek Road sent a letter in opposition.

Ted Traffanstedt 5256 Flat Creek Road spoke in favor of the rezoning request.

Clint Hart presented a letter in favor of the request.

Kevin and Sarah Glenn presented a letter in favor of the request.

No action was taken. The applicant withdrew the request.

**Property Owner** Ryan Henkel is requesting approval of a Preliminary Site Plan for 10.09 acres. The property is located at the northeast corner of the intersection of US Hwy 431 and Flat Creek Rd. and is further defined as County Tax Map 48, Parcel 002.04. No action taken.

**Amendments to Maury County Regional Planning Commission By-Laws:** Discuss and update Article V, Section 4. A motion was made by Gwynne Evans to update the By-Laws regarding cancellation of public meetings. A notice of such cancellation shall be given to all planning commissioners in addition to a public notice being posted at the following locations: (1) on the Building and Zoning Office website, (2) at the Public Square #1 Building and (3) at the County Courthouse. Cancellations due to inclement weather do not require publishing of a public notice. Electronic posting of the cancellation shall be made by the Building and Zoning Office. The motion was seconded by Tim Thomas. The motion carried unanimously.

**Zoning Resolution amendment:** Discuss and update Article 5.044, R-1 Suburban Residential District and Article 5.045, R-2 Urban Fringe Residential District. After discussion between the Planning commission and staff the motion made was for the following:  
Amendments to Zoning Resolution Article 5 and Article 6 as presented in the staff handout. The amendments are to provide practical standards for the design of lots. The minimum lot widths for some of the districts are to be modified. The lot density for several districts are to be revised to require sanitary sewer for higher density lot yield. The purpose and intent of the amendments is to enhance and clarify the wording of these articles.

A motion was made by Gwynne Evans to recommend approval of the amendments to the County Commission. The motion was seconded by Mike Diaz. The motion carried unanimously.

**Letters of Credit-**Miscellaneous status reports, no action taken.

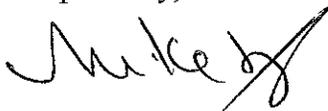
#### **Reports of officers, committees staff**

#### **Public comment**

**Other Business:** Approval of 1 hour of Continuing Education Credit for those members attending the May 10, 2017 presentation made by Michael S. Delvizio, PE - MSD Consulting LLC. A motion was made by Tim Thomas to approve 1 hour of Continuing Education Credits. The motion was seconded by Stan Napier. The motion carried unanimously.

Adjournment-Tim Thomas made a motion to adjourn the meeting at 7:30 p.m. The motion was seconded by Stan Napier. The motion carried unanimously.

Respectfully,



Mike Diaz, Secretary