

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday August 7, 2017

5:30 p.m.

Minutes

A meeting of the Maury County Regional Planning Commission was held on Monday, August 7, 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	Mark Cook
Mike Diaz	Stan Napier
Gwynne Evans	Gary Ledbetter
Harold Delk	Dan Courville

Absent: Tim Thomas

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 Mike Diaz to approve the minutes. The motion was seconded by Harold Delk. The motion carried unanimously.

Committee status report on the proposed Major Road Thoroughfare Plan update

Applicant: Richie Keith and property owner Patsy Cathey are requesting approval of a Preliminary Plat for the subdivision of property. The property is located at 1795 Seavy Hight Rd. and is further defined as County Tax Map 160 Parcel 011.00. A motion was made by Harold Delk to approve the Preliminary Plat. The motion was seconded by Stan Napier. The motion carried unanimously.

Applicant: Aaron Weardon- are requesting a favorable recommendation for rezoning from M-2 (Heavy Industrial) to A-2 (Rural Residential). The property is located on Hicks Lane and is further identified as being on County Tax Map 77, Parcel 1.06. A motion was made by Stan Napier to recommend this request be sent to the Full County Commission. The motion was seconded by Mike Diaz. The motion carried unanimously.

Applicant: Bridgewater of TN, LLC and property owner Randy Collier is requesting approval of a revised Concept Plan of Cedar Brook Subdivision 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. A motion was made by Harold Delk to approve with 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.
6. Preliminary Plat show correct radii at roadway intersection and the property lines
7. as per Planning Commission discussion, the cul-de-sac to be removed at lot 17 for connection to Will Brown Road
8. Right turn lane off of Will Brown Road at lot 33 and 36 will be a cul-de-sac

The motion was seconded by Mike Diaz. Gwynne Evans made a motion of amendment to require the developer to create a right turn lane off of Will Brown Road and a left turn lane off of the center of Joe Peay Road, improve the road from property line to property line, with Joe Peay Road being improved to a standard of a local road and Will Brown Road improved as a collector road. Gary Ledbetter seconded the amendment. With a roll call vote of six nays and two ayes the amendment motion failed. A roll call vote was taken on the original motion, with six ayes and two nays, the motion passed.

Public Comment on this item:

Mark Hyjek, 5183 Flat Creek Road
Commissioner Sue Stephenson, District 6
Eric Jacobson, 4985 Joe Peay Road

Applicant: McBroom Family Partnership-applicant is requesting approval of a Concept Plan for Charleston Farms, Section 3. The property 18.90 acres is located off of Charleston Lane and is further identified as being on County Tax Map 30, Parcel 7.77. A motion was made by Harold Delk to approve the request. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Applicant: Shaw Enterprises LLC- The applicant is requesting approval of a Concept Plan for 27 lots, The Retreat. The property is located on Sam Johnson Road and is further identified as being on County Tax Map 75, Parcel 52.06. A motion was made by Gary Ledbetter to approve the request. The motion was seconded by Mike Diaz. The motion carried unanimously. Mr. Delk left the meeting at 7:10 p.m.

Letters of Credit

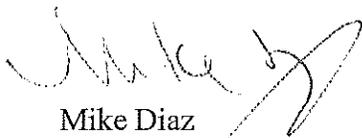
Reports of officers, committees and staff

Public Comment

Other Business-Approval of 6 hours of Continuing Education credits for Stephen Worley, Harold Delk, Mike Diaz and Stan Napier for participating in an updated Major Road Plan on March 16, 2017, April 20, 2017, May 18, 2017, June 15, 2017 and July 20, 2017. Approval of 1 hour of Continuing Education credits for Mark Cook for attending an updated Major Road Plan on July 20, 2017. A motion was made by Gwynne Evans to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

Adjournment: A motion to adjourn meeting at 7:40 p.m. was made by Gary Ledbetter. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Respectfully,

A handwritten signature in black ink, appearing to read "Mike Diaz", with a large, sweeping flourish extending to the right.

Mike Diaz
Secretary