

MAURY COUNTY REGIONAL PLANNING COMMISSION

November 6, 2017

5:30 p.m.

Minutes

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

Mark Cook

Gwynne Evans

Stan Napier

Tim Thomas

Mike Diaz

Harold Delk

Dan Courville

Absent: Gary Ledbetter

Robert Caldiraro, Director of Building and Zoning

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. A motion was made 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-A meeting was held on October 19, 2017 at 5:30 p.m. The next study session will be November 16, 2017 at 5:30 p.m.

Applicant: Shannon Burgess, Hustle Factory Sports Complex LLC. Applicant is requesting a favorable recommendation for Re-Zoning from A-2 (Rural Residential) to C-2 (General Commercial) District. The property is located at the corner of Joe Peay Rd. and Highway 431, Spring Hill, TN and is more particularly identified as being on County Tax Map 048, Part of Parcel 002.00. A motion was made by Gwynne Evans for a favorable recommendation to forward to the Full County Commission. The motion was seconded by Harold Delk. A roll call vote was taken. The motion carried by a vote of five ayes, three nays.

Public Comment: Meredith Hyjek, Flat Creek Road and Donald Clemons, 3205 Hwy 431 strongly oppose the proposal.

Dave Johnson, 5077 Joe Peay Road, stated that he loved baseball but does not think this is a good location.

Jake Marlin, 4637 Reed Road spoke in favor of the proposal.

Applicant: Wayne Romesburg – Applicant is requesting a Road Closure for a portion of James Peay Road. The portion of the road requested to be closed is located on Tax Map 117 Parcel 009.00; between Bolton Road and Carpenter Bridge Road being approximately 0.12 miles long with a 20-ft right-of-way. A motion was made by Harold Delk for a favorable recommendation

to the Full County Commission. The motion was seconded by Tim Thomas. The motion carried unanimously.

Zoning Resolution amendments: Proposed amendments regarding Inoperable Motor Vehicles; Junk Motor Vehicles to include standards and definitions. After discussion of the proposed amendments this item was tabled by the Planning Commission until the December meeting. The staff was instructed to provide additional information, review the definitions and provide context on how the proposed amendments fit within the Zoning Resolution.

Subdivision Regulations amendments: Proposed amendments regarding Flag or Irregular Shaped Lots, platting procedures and creating small parcels from larger tracts. After discussion of the proposed amendments this item was tabled by the Planning Commission until the December meeting. Points made by the Planning Commission include the following:

- This topic has been problematic for some time.
- Applicants & surveyors ask the staff for guidance, however each application can present unique aspects that makes determinations & interpretations difficult. It was recognized that even though applicants & surveyors are looking for a definitive checklist this is not probable and the determination of whether a plat presents a flag lot or irregular shaped lot will continue to be subject to interpretation by the staff and Planning Commission.
- Does the remainder parcel constitute a lot that needs to be surveyed? Should it be surveyed and platted as part of the subdivision for smaller lots? Should there be a size threshold? Should there be a required minimum property width for the property remainder as required by other jurisdictions?
- The Planning Commission cannot prevent applicants and surveyors from presenting plats that may result in self-created adverse conditions for future development, building or platting.
- The Planning Commission should consider what the adverse effects will be on neighboring parcels that may present adverse living conditions.
- It was reiterated that the Subdivision Regulations give staff the discretion for determining when any plat that is submitted for Administratively Approval should be reviewed by the Planning Commission. The Planning Commission supports the staff when making this determination since, as discussed, making these interpretations can be difficult.
- A comment was made for the Planning Commission to consider that any and all plats must be submitted to the Planning Commission. Other jurisdictions have this requirement.
- The Planning Commission instructed the staff to check that the property pins/monuments are in place before bonds/letters of credit are released.

Letters of Credit-Delk Acres

Delk Acres Phase 3 Section 2: The roadway cul-de-sac paving was placed without the observation by the County's inspection firm Collier Engineering as required by the Subdivision Regulations and as specifically discussed at the preconstruction meeting. Collier Engineering conducted corings of the pavement section. The Collier report states that the stone base and asphalt binder course are deficient and do not meet the county's requirements. The Collier recommendation is for the developer to place an additional 1.5 inches of BM asphalt binder to address the deficiencies.

A motion was made by Harold Delk for the developer to:

- 1) Construct an additional 1.5-inches of BM binder asphalt to remedy the deficiency in the stone base pug-mix and the BM binder asphalt previously placed.
- 2) Construct the 1.5-inches of asphalt surface course as required by the approved plans.
- 3) Accomplish these items before the close of the 2017 paving season.

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

Reports of officers, committees and staff

Public Comment- no other public comments were made

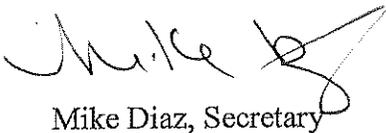
Other Business- Approval of 6 hours of Continuing Education credits for Robert Caldiraro and Deborah Boehms for attending a seminar in Nashville "Practical Guide to Zoning and Land Use Law" presented by George Dean and Sam Edwards on November 1, 2017.

A motion was made by Mike Diaz to approve. The motion was seconded by Stan Napier.

The motion carried unanimously.

Adjournment: A motion was made by Mike Diaz to adjourn the meeting at 7:25 p.m. The motion was seconded by Harold Delk. The motion carried unanimously.

Respectfully,

A handwritten signature in black ink, appearing to read "Mike Diaz", with a stylized flourish at the end.

Mike Diaz, Secretary