

## MAURY COUNTY REGIONAL PLANNING COMMISSION

March 5, 2018 -- 5:30 pm

### Minutes

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday March 5, 2018 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:

Harold Delk	Mark Cook	Dan Courville
Stephen Worley	Stan Napier	Gwynne Evans
Gary Ledbetter	Mike Diaz	Tim Thomas

Mike Delviziis, Consulting Engineer  
Deborah Boehms, Zoning Coordinator  
Robert Caldiraro, Director of Building and Zoning

**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 Harold Delk to approve the minutes. The motion was seconded by Stan Napier. The motion carried.

**Committee status report on the proposed Major Road Thoroughfare Plan** – The next area of the County that the committee will be focusing on will be the southeastern quadrant. There will not be a committee meeting on March 6, 2018 as the mapping for the southeast quadrant has not yet been completed.

**Applicant:** Bridgewater of TN, LLC-Applicant is requesting approval of a Preliminary Subdivision Plat of 67 single family lots known as Cedar Brooke Subdivision. The property is located on Highway 431, Will Brown Road and Joe Peay Road. The property is further identified as being on County Tax Map 48, Parcel 10.00.

The Planning Commission discussed several items to be included as part of a conditional approval. Gwynne Evans initiated the discussion that the developer should be responsible for improvements on both Joe Peay Rd. and Will Brown Rd. This would be along the entire frontage of the property and would be accomplished to the requirements yet to be determined by the Maury County Road Supt.

A motion was made by Gary Ledbetter that included two parts:

- 1) The following items are to be included in the conditions for approval:
  - a) Comments to be addressed regarding the draft Homeowners Association Documents will be provided at a later date.
  - b) There will be dedication of property of 30-feet from the centerline for right-of-way for both Joe Peay Road and Will Brown Road.
  - c) Turn lanes are required on both Joe Peay Road and Will Brown Road. They will be designed for a 10-vehicle stack plus taper.

- d) Lowest Floor Elevations (LFE's) will continue to be reviewed during the Construction Plans Phase and the Final Plat Phase.
  - e) The grading for the proposed lots is to meet the requirements of the subdivision regulations and zoning resolution and will continue to be reviewed during the Construction Plans Phase and the Final Plat Phase.
  - f) The final plat will be provided at a 1"=50' scale to facilitate legibility
  - g) The stormwater calculations must address the stormwater spread at the curb line. (Refer to Subdivision Regulations Appendix A - 8.2.5 – Drainage Inlets)
  - h) The Flood Study Cross Section 4 and Flood Study modifications are required and will continue to be reviewed during the Construction Plans Phase.
  - i) The Flood Study will include a "what if" scenario based upon the assumption that that the Joe Peay Rd. bridge would be replaced in the future by others and would be designed to pass the 100-year storm event. The discussion included that with the foregoing assumption the possibility remains that the 100-year storm event would still overtop the existing roadway surface.
- 2) The final vote for the Preliminary Plat is to be postponed in order for additional information to be researched and provided to the MCRPC regarding the scope of work, the cost related to improvements on both Joe Peay Rd. and Will Brown Rd. that would be along the entire frontage of the property and defining the requirements of the County Road Supt.

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

**Applicant:** T-Square Engineering is requesting favorable recommendation for Rezoning of 7.94 acres on Highway 431 from A-2 Rural Residential to C-2 General Commercial District. The property is further identified as being on County Tax Map 48 and a portion of Parcel 20.00. A motion was made by Tim Thomas to give a favorable recommendation to the County Commission. The motion was seconded by Gwynne Evans. A roll call vote was taken. The motion passed with 6-ayes and 3-nays.

**Discussion on Article 1-111.1 Enforcement, Violation and Penalties-Access to lots by Public Way or Private Easement-No action was taken.**

**Letters of Credit -**

Legacy Farms, Section II, Approval of an Assumption of Performance/Maintenance Agreement to replace Letter of Credit #61005165 to Redd Homes, LLC. The new Letter of Credit was issued to Andrew Lawrence McDaniel #61005468 in the amount of \$175,000.00.

A motion was made by Harold Delk to approve the assumption of the Letter of Credit. The motion was seconded by Stan Napier. The motion carried unanimously.

**Reports of Officers - None**

**Public Comment –**

Regarding the proposed Rezoning on the corner of Hwy 431 and Tobe Robertson Road Mark Hyjek a resident of Flat Creek Road spoke in opposition to the rezoning.

Joe Spears an adjoining property owner ask questions. Mr. Spears did not say that he is for or against the rezoning.

Justin Hicks spoke in favor of the rezoning stating that he may want to move his office Serve Pro to this location.

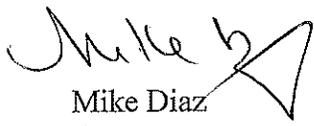
Dave Johnson, 5077 Joe Peay Road ask questions about what could be built in a C-2 zoning district.

**Other Business –**

Approval of 1 hour of Continuing Education credits for members who attended the presentation by Emily Parish, Vice-President of Conservation, The Land Trust for Tennessee on February 5, 2018. A motion was made by Harold Delk to approve. The motion was seconded by Tim Thomas. The motion carried unanimously.

**Adjournment:** A motion was made by Tim Thomas to adjourn the meeting at 8:05 p.m. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Respectfully,

  
Mike Diaz  
Secretary