

## MAURY COUNTY REGIONAL PLANNING COMMISSION

April 2, 2018 -- 5:30 pm

### Minutes

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday April 2, 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	
Gary Ledbetter	Mike Diaz	Tim Thomas
Mike Delvzizis, Consulting Engineer		
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 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** -- The next area of the County that the committee will be focusing on will be the southeastern quadrant. There will be a committee meeting on April 3, 2018.

**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 to include the scope of work for roadway improvements. A motion was made by Harold Delk to approve the Preliminary Plat with the following conditions:

- 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 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.

The motion was seconded by Tim Thomas. A roll call vote was taken. The motion carried with 7 ayes and 1 nay.

**Zoning Resolution amendments:** Proposed amendments regarding Inoperable Motor Vehicles; Junk Motor Vehicles to include standards and definitions.

A motion was made by Mike Diaz to postpone discussion of this item to the May 7, 2018 meeting. The motion was seconded by Tim Thomas. The motion carried unanimously.

**Applicant:** Gray Enterprises and property owner Charles Parks Hunter-Applicant is requesting a positive recommendation for Rezoning from A-2 (Rural Residential) District to C-1 (Rural Center) District. The property is located at 2297 Culleoka Highway and is further identified as being on County Tax Map 165, Parcel 16.02.

A motion was made by Tim Thomas to give a favorable recommendation to the County Commission. The motion was seconded by Stan Napier. The motion carried unanimously.

**Applicant:** W.E.S. Engineering and Surveyors-Applicant is requesting approval of a Final Plat, Mahon Hills Subdivision, 5 Single Family lots. The property is further identified as being on County Tax Map 53, and a Portion of Parcel 13.00.

A motion was made by Harold Delk to approve. The motion was seconded by Stan Napier. The motion carried unanimously.

**Applicant:** Milton Commerce Co., LLC-Property Owner: Ryan Sullivan, Jennifer Sullivan . Trustees, John Durling Trust. Applicants are requesting approval of a Concept Plan, Loftin Meadows, 14 Single Family Lots. The property is further identified as being on County Tax Map 73, Parcels, 32.00, 32.02 and 32.03. A motion was made by Harold Delk to approve the Concept Plan with the following conditions that will be addressed at the Preliminary Plat phase:

- 1) Provide for connectivity to parcel 003.10 Thurman Estate for review
- 2) Comply with Lot Arrangement 4-102.1 In particular that, “The lot arrangement shall be such that there will be no foreseeable difficulties, and flood prone areas. Lots along the streams will be evaluated for protection from the 100-yr. storm event.
- 3) Show the areas which may be affected by flooding; show streams and floodplain and floodway fringe areas;
- 4) Provide notes to define the intent of how the existing homes located north of Lots 7 & 8 and on Parcel 032.02 will be incorporated into the subdivision or if they will be removed.
- 5) Show the location of proposed stormwater management facilities.
- 6) At Lots 6 & 7 and Lot 14 depict the property line with the appropriate return radius required for future roadways into the subdivision.
- 7) Provide approval from the Maury County E911 office that that subdivision name (and road names) are approved.
- 8) Minimum lowest floor elevations will need to be evaluated during Preliminary Plat Phase and the Construction Plan design phase.
- 9) The driveways crossing the streams will need to have a Preliminary Drainage Report prepared during the Preliminary Plat phase to define the size of each driveway culvert.

The motion was seconded by Stan Napier. The motion carried unanimously.

**Applicant:** W.E.S. Engineering and Surveyors-Properties Owners: Connie Abbott, Carol T. Coulson, Lisa M. Burt. Applicants are requesting approval of a Final Subdivision Plat, Abbott-Coulson for the purpose of reconfiguration. The property is further identified as being on Maury County Tax Map 45, Parcels 7.03 and 7.11. A portion of the reconfiguration is located in Williamson County on Tax Map 178, and Parcel 2.01.

A motion was made by Harold Delk to approve the Final Plat with the following conditions:

- 1) The information in the Development Summary is incorrect as it references another subdivision. All information must be corrected.
- 2) Any references to Lot 3 must be changed to read "Reserve Parcel". This is based upon the input provided by Joe Horne, Williamson County Community Development Director.
- 3) The Final Plat will not be signed by the Secretary of the Maury County Planning Commission for recording until concurrence with this Final Plat is provided from the Williamson County Planning Department.

The motion was seconded by Mike Diaz. The motion carried unanimously.

**Applicant:** General Homes of Columbia, LLC-Applicant is requesting approval of a Preliminary Subdivision Plat, Mathis Valley, Section 5, Phase 2, 34 Single Family lots. The property is further identified as being on County Tax Map 68, Parcel 17.00.

Discussions regarding the development resulted in questions that require the applicant to provide additional information to include a water availability letter and confirmation of the lowest floor elevations (LFE's) being proposed.

A motion was made by Gary Ledbetter to postpone action on this item to the May 7, 2018 meeting. The motion was seconded by Tim Thomas. The motion carried unanimously.

**Discussion on Article 1-111.1 Enforcement, Violation and Penalties-Access to lots by Public Way or Private Easement.** Staff discussed the handout regarding requirements related to TCA 13-3-411. The handout related the TCA citations to the information in the County Zoning Resolution and Subdivision Regulations. The handout is provided for the Planning Commission's information and for the Planning Commission to determine if any modifications should be made to the Zoning Resolution and Subdivision Regulations. No action was taken.

**Letters of Credit** – No reports

**Reports of Officers** - None

**Public Comment** - None

**Other Business** – None

Respectfully,



Mike Diaz  
Secretary