

## MAURY COUNTY REGIONAL PLANNING COMMISSION

May 7, 2018 -- 5:30 pm

### Minutes

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday May 7, 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	
Mike Diaz	Tim Thomas	

Mike Delviziis, Consulting Engineer  
Robert Caldinaro, Director of Building and Zoning  
Deborah J. Boehms, Zoning Coordinator

**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 Dan Courville. 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 May 8, 2018.

Gwynne Evans arrived at 6:05 p.m.

**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. A motion was made by Gwynne Evans to approve with conditions; the condition being that an 8-inch water line will be required to be extended as defined in the Maury County Board of Public Utilities letter dated 4/3/18 to the WES Engineers & Surveyors. The motion was seconded by Dan Courville. The motion carried unanimously.

**Zoning Resolution amendments:** Proposed amendments regarding Inoperable Motor Vehicles; Junk Motor Vehicles to include standards and definitions. A motion was made by Harold Delk to send the recommendation to the Full County Commission with a positive recommendation. The motion was seconded by Tim Thomas. The motion carried unanimously.

**Applicant:** W.E.S. Engineering and Surveyors on behalf of Applicant Echo Development is requesting approval of a Concept Plan, Oakwood Subdivision Phase 2 Section 1 for 18 Single Family lots. The property is further identified as being on County Tax Map 030, and Parcel 002.07. A motion was made by Harold Delk to approve with conditions. The approval conditions are listed as follows:

1. The ROW geometry shall be modified at Lots 1 & 17 to comply with the Subdivision Regulations

2. A permanent cul-de-sac shall be added at Lots 10 & 11.
3. All existing easements to Parcel 002.05 shall be further addressed at the Preliminary Plat phase to include existing easement documents and confirmation from the entities that have rights to the easements that they grant permission to change or abandon said easements.
4. If the existing easement shown on Lot 6 cannot be abandoned, then the minimum building setback line shall be modified to be at least 10-ft. off of the limits of the existing easement.

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

**Applicant:** W.E.S. Engineering and Surveyors on behalf of Applicant General Homes of Columbia, LLC is requesting approval of a Variance to the Subdivision Regulations related to Lot 111 Mathis Valley Subdivision Section 5 Phase 1. The property is further identified as being on County Tax Map 073 Parcel 007.83. A motion was made by Harold Delk to approve with conditions. The approval conditions are listed as follows:

1. The Final Plat shall be revised to define the revised 100-year flood elevation and approval conditions. The staff may review the resubmittal for compliance with the approval conditions and then Administratively Approve the Final Plat.
2. The 100-year water surface elevation of 686.45 at the Lot 111/Lot 110C property line is determined to be acceptable based upon the justification presented.
3. The incremental elevations of the 100-year water surface elevation from the Lot 111/Lot 100C property line to the Lot 111/Lot 112 property line shall be shown along the 100-year flood line at 20-foot intervals.
4. A grading plan for Lot 111 shall be submitted and approved by staff prior to recording the Final Plat. The grading plan shall address establishing the lot surface elevation to be at least 1-foot above the 100-year water surface elevation, address any compensatory cut & fills and comply with the requirements of the Subdivision Regulations and Zoning Resolution.

The motion was seconded by Tim Thomas. The motion passed with 7 ayes, Gwynne Evans voted nay.

**Discussion on Article 1-111.1 Enforcement, Violation and Penalties-Access to lots by Public Way or Private Easement-no changes were discussed. The Chairman stated that this matter does not need to be p[laced on subsequent agendas.**

**Applicant:** Angela G. Costa (Bigby Property Management LLC) is requesting favorable recommendation for Rezoning from C-2 (General Commercial) to A-2 (Rural Residential). The property is 1.01 acres and is located at 4082 Campbellsville Pike, Columbia, Tennessee. The property is further identified as being on County Tax Map 148, Parcel 8.29. A motion was made by Tim Thomas to send to the Full County Commission with a positive recommendation. The motion was seconded by Mike Diaz. The motion carried unanimously.

Mark Cook left the meeting at 6:55 p.m.

**Letters of Credit-no changes**

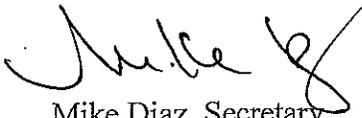
**Reports of officers, committees and staff-no action taken**

**Public Comment-Larry Chunn, Maury County Water**

Other Business-Discussion on implementing a fee schedule or alternative means for imposing road improvements on developers

Adjournment-A motion was made by Mike Diaz to adjourn the meeting at 7:30 p.m. The motion was seconded by Gwynne Evans. The motion passed unanimously.

Respectfully,



Mike Diaz, Secretary