

MAURY COUNTY REGIONAL PLANNING COMMISSION

June 4, 2018 -- 5:30 pm

Minutes

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday June 4, 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

Tim Thomas

Gwynne Evans arrived at 6:00 p.m.

Absent: Mike Diaz, Gary Ledbetter, Stan Napier

Mike Delvizio, Consulting Engineer

Robert Caldiraro, Director of Building and Zoning

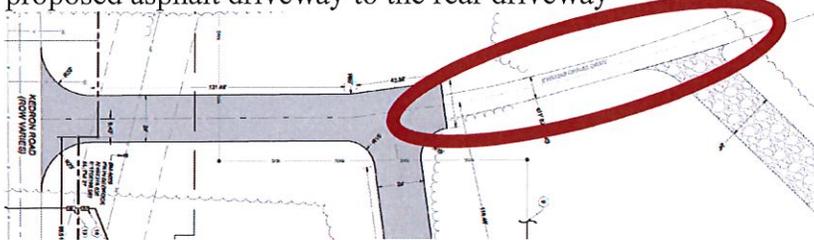
Deborah J. Boehms, Zoning Coordinator

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 Tim Thomas 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 June 5, 2018.

Applicant Ark Construction Group, LLC and property owner Mellon Properties, LLC are requesting approval of a Final Site Plan for an office & warehouse facility. The property is further identified as being on County Tax Map 049, and Parcel 032.00. A motion was made by Tim Thomas to approve the request with the stated conditions:

- 1). Improve the existing driveway to provide 24-ft wide two-way traffic from the end of the proposed asphalt driveway to the rear driveway



- 2). Revise the grading plan to provide ditches and culverts to convey stormwater to the stormwater management ponds to correlate to the Post Development Drainage Map included within Drainage Report and Calculations.
- 3). Provide the detention pond outlet structure input data to confirm that the site plan matches the detention calculations.
- 4). Provide information regarding any existing Ingress/Egress Easements. The drawings depict a driveway that provides access to adjoining properties. Provide references on the site plan and provide copies of the easement documents.

5). Revise the culvert at Kedron Rd. driveway pipes shall be a minimum of 18" RCP within the public right of way and shall include headwalls. Change "Coded Notes" and all references and notes accordingly.



6). Add a table to define the pipe materials to be used in addition to the Storm Sewer Structure Table.

7). Prior to the Building and Zoning Office issuing a Certificate of Occupancy, a TN Registered Engineer must certify in writing to the Building Zoning Office that the detention facilities are constructed in substantial accordance with the design documents. The Certification shall be based upon field-run survey data obtained at the completion of construction. Photographs and a copy of the as-built survey shall be provided with certification.

The motion was seconded by Harold Delk. The motion carried unanimously.

Applicant Jennifer Brewer and property owner Levi Wyatt are requesting approval of a Subdivision Final Plat for 3 single family lots. The property is further identified as being on County Tax Map 032 Parcel 005.00. A motion was made by Harold Delk to approve with the following conditions:

- 1) Modify the graphics and information related to the referenced right-of-way dedication for clarity and remove confusion.

The motion was seconded by Tim Thomas. The motion carried unanimously.

Applicant and property owner Cornerstone Construction Mgmt, LLC is requesting approval of a Concept Plan, St. Johns Valley Subdivision for 11 Single Family lots. The property is further identified as being on County Tax Map 111 and Parcel 036.15.

A motion was made by Harold Delk to approve the Concept Plan. The motion was seconded by Dan Courville. The motion carried unanimously.

Applicant Milton Commerce Company and property owner Durling Revocable Trust are requesting approval of a Subdivision Preliminary Plat, Loftin Meadows for 12 single family lots. The property is further identified as being on County Tax Map 073 Parcels 032.00, 032.02, 032.03.

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

- 1). Show and label the proposed locations for stormwater management ponds for detention.
- 2). Label the symbols and hatching depicted on the plan for on-site sewage disposal areas.
- 3). 2-105.1 Application Procedure and Requirements – Approval of the required Construction Plans is a prerequisite to submission of the Final Plat application.
- 4). The following shall be provided for review and approval with the Construction Plans:
 - a) Flood Study Report and Calculations in include the driveway culverts into the modeling. Adjust all lot grading elevations and LFE's accordingly.

- b) Stormwater report and calculations for stormwater management ponds for detention.
 - c) Stormwater report and calculations for culverts and other stormwater facilities.
 - d) Show the grading plans for placing fill to create the minimum lot building pad elevations.
 - 5). Correct all setback lines
 - 6). Set additional benchmarks that are in more permanent locations to facilitate use in providing elevation certificates for home construction.
 - 7). Modify the Lot 8 property line/ROW line radius at Hwy 99 and Cliff Amos Rd.
 - 8). Confirm all water line locations and sizes along all roads. Confirm if the water utility can provide fire flows.
 - 9). Provide turn lanes at entrance roads to include right turn lanes and left turn lanes. The turn lanes shall have a minimum 5 car stack that is exclusive of the turn lane taper length.
- The motion was seconded by Gwynne Evans. The motion carried unanimously.

Applicant: MB Heating & Cooling LLC and property owner Mike Butler are requesting favorable recommendation for Rezoning from an A-2 (Rural Residential) District to a C-2 (General Commercial) The property is located at 3525 Campbellsville Pike, Columbia, TN. The property is further identified as County Tax Map 125, and Parcel Number 066.00. A motion was made by Dan Courville and the motion was seconded by Gwynne Evans. After a roll call vote of two ayes and three nays the motion failed to receive a favorable recommendation.

Zoning Resolution & Subdivision Regulations amendments: Proposed amendments regarding requirements for elevation certificates, stormwater management and building setbacks from ponds and similar features. No action taken. This item will be considered at future meetings.

Letters of Credit-no changes to report

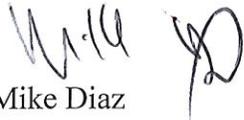
Reports of officers, committees and staff-Continuing Education class on June 13, 2018 at 4:30 presented by Amy Miller,

Public Comment: Steve Hill spoke in opposition of the proposed Rezoning at 3525 Campbellsville Pike

Other Business: Discussion on implementing fee schedule or alternative means for imposing road improvements on developers. No action taken

Adjournment-A motion was made by Harold Delk to adjourn the meeting at 7:20 p.m. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Sincerely,


Mike Diaz
Secretary