

MAURY COUNTY REGIONAL PLANNING COMMISSION

July 2, 2018 -- 5:30 pm

Minutes

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday July 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
Stephen Worley

Mark Cook
Mike Diaz

Dan Courville
Stan Napier

Absent: Gwynne Evans, Gary Ledbetter, Tim Thomas

Mike Delviziis, 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 Mike Diaz to approve the minutes. The motion was seconded by Mark Cook. The motion carried unanimously.

Committee status report on the proposed Major Road Thoroughfare Plan: Harold Delk stated that the committee had completed the Preliminary work, the County was divided into four quadrants, the maps were put together, and the committee reviewed them. The committee will not meet on July 3, 2018. The next meeting is August 7, 2018 at 5:30 p.m.

New Business

Applicant: White Recycling, LLC and owner Mark and Mirandy White are requesting a positive recommendation for the purpose of Rezoning from C-2 (General Commercial) to C-3 (Special Commercial) District. The property is located at 2634 New Bristow Rd., Columbia, Tennessee and is further identified as being on County Tax Map 144, Parcel 024.01. A motion was made by Harold Delk to give a favorable recommendation and to forward to the County Commission. The motion was seconded by Mike Diaz. The motion carried unanimously.

Applicant: T-Square Engineering and property owner James and Kathy Johnson are requesting a positive recommendation for the purpose of Rezoning from A-2 (Rural Residential) to C-3 (Special Commercial) District for a Landscaping Nursery. The property is located at 3465 Highway 431, Columbia, Tennessee and is further identified as being on County Tax Map 48, part of Parcel 20.16. A motion was made by Harold Delk to give a favorable recommendation and to forward to the County Commission. The motion was seconded by Dan Courville. The motion carried unanimously.

Applicant: Johnny Thoni and property owner Ryan Henkel are requesting a positive recommendation for Rezoning 10.09 acres from A-2 Rural Residential to C-1 (Rural Center) District for a proposed Warehouse. The property is located at 3309 Hwy 431 Spring Hill, TN and is further identified as being on County Tax Map 48, Parcel 2.04. A motion was made by Harold Delk to give a negative recommendation. The motion was seconded by Dan Courville. The motion passed unanimously.

Applicant: W.E.S. Engineering and Surveyors on behalf of Applicant Echo Development is requesting approval of a Preliminary Plat, 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 Preliminary Plat, Oakwood Subdivision, Phase 2, Section 1. A motion was made by Mike Diaz to approve the Preliminary Subdivision Plat with conditions:

- 1) Lot 18: Add a note that states that Lot 18 will have an individual on-site sewage disposal system. Lots 1-17 sewer service will be provided by connection to the Adenus Wastewater facilities
- 2) The Lot 19 note: Add the map & parcel number to the note. "Lot 19 is to be a Non-Buildable tract and deeded to Tax Map 30B parcel 026.00.

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

Applicant: W.E.S. Engineering and Surveyors on behalf of Shannon Burgess, Hustle Factory Sports Complex LLC is requesting approval of a Final Site Plan. The property is located at 5191 Joe Peay Rd. Spring Hill, TN and is more particularly identified as being on County Tax Map 048, Parcel 002.19. A motion was made by Harold Delk to approve with conditions:

1. Resolve the conflict between the TDEC on-site sewage disposal permit and the attendance information. The TDEC on-site sewage disposal permit states the permit is for less than 20 persons per day (200 gpd).
2. All "Flood Study Notes" are to be modified. Add: Based upon a flood study prepared for Tax Map 048 Parcel 010.00 and previously submitted to the Maury County Regional Planning Commission the minimum 100-year water surface elevation at the upstream side of the culvert located at Joe Peay Rd. is elevation 697.03. The lowest floor elevation (LFE) for this site is elevation 698.03."
3. Add the location of any flood elevation warning signs to be installed to advise the public that will use the ball fields or portions of the site with elevations below the 100-year water surface elevation. Add graphics to define the dimensions and wording of any warning signage.
4. Add a note: The addition of any site lighting or lighting for activity fields will require a Final Site Plan revision to be approved by the Maury County Regional Planning Commission.
5. Add to the Site Plan: "TDEC Tracking # _____". The TDEC TNR Permit Number will be based upon NOC (Notice of Coverage) which is required as part of the county approval. Provide copy of the NOC to the Building & Zoning Office.
6. Realignment of Joey Peay Rd. to align with Flat Creek Road will be constructed by the developer. This will include the dedication of rights-of way to the County; a Final Plat will be required as part of the process.

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

Zoning Resolution & Subdivision Regulations amendments: Proposed amendments regarding requirements for elevation certificates, stormwater management and building setbacks from ponds and similar features. Miscellaneous to include definitions and modifications to uses within zoning districts. A motion was made by Harold Delk to approve the changes. The motion was seconded by Dan Courville. The motion carried unanimously.

Letters of Credit-no action was taken

Reports of officers, committees and staff

Public Comment- Subject: Rezoning of County Tax Map 48, Parcel 2.04, Ryan Henkel

Speaking in opposition to the rezoning:

Mark Hyjek, and Meredith Hyjek, 5183 Flat Creek Road
Ted Salyers 5195 Flat Creek Road
Marian G. Brown and Phillip Brown, 5327 Flat Creek Road,
Norma Brown, Flat Creek Road
Sue Stephenson, District 6 County Commissioner

Speaking in favor of the rezoning:

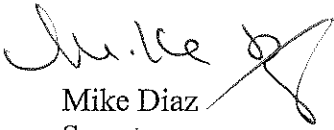
Justin Hicks
Shannon Burgess, Joe Peay Road
Ken Crowder, Martin Engineering
Johnny Thoni
Property owner Ryan Henkel

Other Business:

- Approval of continuing education for attendance at the presentation by Amy Miller, State National Flood Insurance Program (NFIP) Coordinator. A motion was made by Harold Delk to approve the one and a half hour presentation. The motion was seconded by Stan Napier. The motion carried unanimously.
- Discussion on implementing fee schedule or alternative means for requiring road improvements from developers. No action was taken

Adjournment: A motion was made by Mike Diaz to adjourn the meeting at 7:40 p.m. The motion was seconded by Dan Courville. The motion carried unanimously.

Respectfully,


Mike Diaz
Secretary