MAURY COUNTY REGIONAL PLANNING COMMISSION

September 4, 2018 -- 5:30 pm

Minutes

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday September 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	Mike Diaz	Gwynne Evans
Gary Ledbetter	Stan Napier	Stephen Worley		

Absent: Tim Thomas

Robert Caldiraro, Director of Building and Zoning
Deborah J. Boehms, Zoning Coordinator
Mike Delvizis, Consulting Engineer

I. Call to Order

II. 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 Mark Cook. The motion carried unanimously.

Old Business

III. Committee status report on the proposed Major Road Thoroughfare Plan: Harold Delk stated that the next revision of maps have been prepared and will be reviewed at the next meeting to be held on September 11, 2018 at 5:30 p.m.

IV. Hustle Factory Sports Complex: Requesting approval of a mutual agreement for the realignment of Joe Peay Road and Flat Creek Road. The property is located at 5191 Highway 431, Spring Hill, Tennessee and further identified as being on County Tax Map 48, Parcel 2.19

1st Motion:
A motion was made by Harold Delk to rescind the approval conditions for the Final Site Plan as listed in the Minutes of both the Maury County Regional Planning Commission (MCRPC) meetings of July 2, 2018 and August 6, 2018.
The motion was seconded by Gary Ledbetter.
The motion carried unanimously.

2nd Motion:
A motion was made by Gary Ledbetter to approve the Final Site Plan with the following 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. The developer will provide dedication of rights-of way to the County to accommodate the realignment of Joey Peay Rd. to align with Flat Creek Road. The dedication of rights-of way will require the developer to submit a Final Plat for recording following approval by staff's Administrative Review.

The 2nd motion was seconded by Harold Delk.

Amendment to 2nd Motion:
An amendment to the 2nd Motion was made by Gwynne Evans to require the developer to add a left turn lane on Joe Peay Rd. at the intersection of HWY 431.
The Amendment to 2nd Motion was seconded by Harold Delk.
The Amendment to 2nd Motion failed due to the vote resulting in a 4-4 tie.

The 2nd Motion was then voted upon and carried with 8 Ayes and 1 Nay.

V. Cedar Brooke Subdivision: Requesting approval of a mutual agreement for the realignment of Joe Peay Road and Flat Creek Road. The property is located between Joe Peay Road and Will Brown Road, Spring Hill, Tennessee and is further identified as being on County Tax Map 48, Parcel 10.00.

No action was taken or required

VI. Aqua Green: Requesting approval of the Planning Commission for the creation of a Sewer Utility System for Cedar Brook Subdivision (Tax Map 48 Par. 10.00).

A motion was made by Harold Delk to approve a favorable recommendation to the County Commission.
The motion was seconded by Mike Diaz. The motion carried unanimously.

VII. James Mark Morton is requesting approval of a Final Plat. The property is located on Enterprise Road, Mt. Pleasant, TN and is further identified as being on County Tax Map 150, Parcels 67.01 and 67.03.

A motion was made by Harold Delk to approve with the following conditions.
1. Correct the misspelled word in the Purpose Statement
   "with' should be "will"
2. Correct the misspelled word in the following note:
   "fo" should be "of"

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

VIII. Jason Walker and Jane Walker are requesting approval of a Final Plat. The property is located on Valley Creek Rd., Culleoka, TN and is further identified as being on County Tax Map 179, Parcels 1.16, 1.18 and 1.24.

A motion was made by Harold Delk to approve with the following conditions.
1. Correct the misspelled words in the Purpose Statement
   - "fo" should be "of"
   - "with in" should be "within"

The motion was seconded by Gary Ledbetter. The motion carried unanimously.

IX. Jay Winget is requesting approval of a Final Plat, Hadleys Place Subdivision. The property is located on the corner of Toll Dugger Rd. and Wiley Hollow Rd. and is further identified as being on County Tax Map 168, Parcel 25.16.

A motion was made by Mike Diaz to approve with the following conditions.
1. The barn on Tract # 4 does not comply with the setbacks as required by the Zoning Resolution. The barn will need to be removed or structurally modified to become compliant with the required setbacks. This will need to be accomplished before the Final Plat is signed by the Secretary of the Planning Commission and prior to recording of the Final Plat.
2. TDEC approval for on-site sewage disposal areas are to be provided.
3. Show the location and dimensions for the 15-foot wide easement for water lines as referenced in Book R1618 Page 395 and as set out in Book 819 Page 437.

The motion was seconded by Gary Ledbetter. The motion carried unanimously.

X. David Robinson Construction is requesting approval of a Subdivision Final Plat, Robinson, Section 2. The property is located on Fitzpatrick Road, Culleoka, Tennessee and is further identified as being on County Tax Map 164, Parcel 005.24.

A motion was made by Gary Ledbetter to approve with the following conditions.
1. TDEC approval for on-site sewage disposal areas are to be provided.

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

XI. Zeke's Custom Built Homes is requesting approval of a

Subdivision Final Plat, Swindle/McEwen. The property is located on Valley Creek Road, Culleoka, Tennessee and is further identified as being on County Tax Map 179, 025.07.

A motion was made by Gwynne Evans for **disapproval** of the Final Plat since satisfactory justification for approval under Subdivision Regulations Article 4-102.2 was not provided. The motion was seconded by Mark Cook. The motion carried unanimously.

XII. Cornerstone Construction Management, LLC is requesting approval of a Preliminary Plat, St. Johns Valley Subdivision. The property is located on Stanfill Drive, Columbia, Tennessee and is further identified as being on County Tax Map 111, Parcel 036.15.

A motion was made by Harold Delk to approve with the following conditions.

1. Cotton Gin Place shall be classified as a "Local Road". The construction plans geometric standards for a Local Road may be modified based upon coordination and approval of the staff due to the constraints presented by the narrow strip of property used for access. The primary intent in to achieve a proposed centerline radius that is as close to the requirements as possible. The motion was seconded by Mike Diaz. The motion carried unanimously.

XIII. Milton Commerce Company, LLC is requesting approval of a Final Plat, Loftin Meadows Subdivision. The property is located on Old Hwy. 99 and Cliff Amos Road, Columbia, Tennessee and is further identified as being on County Tax Map 73, Parcel 32.00 and 32.03.

The application was determined to be incomplete. This item may be added to the October 1, 2018 meeting agenda.

XIV. Letters of Credit: Andrew McDaniel, Legacy Farms Subdivision, Section 2 requesting a reduction in the Letter of Credit amount

A motion was made by Harold Delk to approve a reduction in the Letter of Credit amount to be in the amount of $141,600.
The motion was seconded by Mike Diaz. The motion carried unanimously.

Surety: - Delk Aces Subdivision, Phase 3 Section 2 requesting a reduction or release in the surety amount

A motion was made by Mike Diaz to approve a reduction in the surety amount to be in the amount of $9,000. The motion was seconded by Harold Delk. The motion carried unanimously.

XV. Reports of officers, committees and staff:

XVI. Public Comment:

XVII. Other Business:

(a) Discussion on implementing a fee schedule or alternative means for requiring road improvements from developers. No action was taken or discussed

XVIII. Adjournment: A motion was made by Mike Diaz to adjourn the meeting at 8:05 p.m. The motion was seconded by Gary Ledbetter. The motion carried unanimously.

Respectfully,

Mike Diaz
Secretary