

MAURY COUNTY REGIONAL PLANNING COMMISSION
October 1, 2018 -- 5:30 pm
Minutes

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday October 1, 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	Mike Diaz	Tim Thomas
Gary Ledbetter	Stan Napier	Stephen Worley	

Absent: Gwynne Evans, Dan Courville

Robert Caldiraro, Director of Building and Zoning
Deborah J. Boehms, Zoning Coordinator
Mike Delvzizis, 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 Mike Diaz to approve the minutes. The motion was seconded by Tim Thomas. The motion carried unanimously.

Old Business

III. Major Road Thoroughfare Plan:

Harold Delk stated that the next revision of maps have been prepared and they are ready to be presented for a Public Hearing and Public Comment. A motion was made by Harold Delk to set the Public Hearing for November 5, 2018 at 5:30 pm. The motion was seconded by Stan Napier. The motion carried unanimously.

IV. Final Plat: Loftin Meadows Subdivision Phase 1

The property is located on Old Hwy. 99 and Cliff Amos Road, Columbia, TN and is further identified as being on County Tax Map 73, Parcel 32.00 and 32.03.

A motion was made by Stan Napier to approve with the following conditions.

1. Add LFE's for the following Lots:
Lot 2 LFE 732.8 Lot 4 LFE 737.5
Lot 3 LFE 736.0 Lot 8 LFE 756.0
2. Show, label and define the required right-of-way dedication at Lot 8 required by the Preliminary Plat Approval Conditions.
3. Remove all references to Williamson County from the plat "Certificate of Approval For Recording"
4. Provide Tennessee Department of Environment & Conservation (TDEC) approval for the on-site sewage disposal areas for all lots.
5. Complete the following note on the plat:

**2. PROPERTY SHOWN IS ZONED .
MINIMUM BUILDING SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT =
REAR =**

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

V. Final Plat: Paul Stechyn Property

The property is located at 1307 Carter's Creek Pike, Columbia, Tennessee and is further identified as being on County Tax Map 30 Parcel 005.07.

The applicant requested that this Final Plat be moved to the November 5, 2018 Planning Commission meeting for consideration.

VI. Final Plat: Spring Hill Realty Development Property

The property is located at 2192 Clara Mathis Rd. Spring Hill, TN and is further identified as being on County Tax Map 68 Parcel 008.09.

A motion was made by Harold Delk to disapprove the Final Plat for the following reasons:

The process described in the Subdivision Regulations has not been followed.

The basic steps include:

1. Concept Plan (formal application has not been made)
2. Preliminary Plat
3. Construction Plans (by Phase if any)
4. Final Plat

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

VII. Final Site Plan: Verizon Wireless Tower – Fine Property

The property is located near Jacobs Lane and is further identified as being on County Tax Map 76 Parcel 017.04. A motion was made by Mike Diaz to approve. The motion was seconded by Tim Thomas. The motion carried unanimously.

VIII. Final Plat: Renee Click Property

The property is located at 2308 Carpenter Bridge Rd, Columbia TN and is further identified as being on County Tax Map 96 Parcel 002.00.

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

1. The variances are granted from the Maury County Subdivision Regulations for showing on-site sewage disposal areas and providing domestic water service.
2. The Final Plat shall add the following note in a bold box:

THIS IS A NON-BUILDABLE LOT

This 2.23 acre is not a lot that can be built upon until the Final Plat is revised and approved by the Maury County Regional Planning Commission (MCRPC). The Final Plat revision must be submitted with documentation that on-site sewage disposal areas and domestic water service are available at this lot.

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

IX. Letters of Credit amount for Loftin Meadows Phase 1

The property is located on Old Hwy. 99 and Cliff Amos Road, Columbia, TN and is further identified as being on County Tax Map 73, Parcel 32.00 and 32.03.

A motion was made by Harold Delk to establish the Original Letter of Credit Amount at \$420,000.00.

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

X. Reports of officers, committees and staff: None

XI. Public Comment: None

XII. Other Business:

(A) Approve Continuing Education hours

A motion was made by Mike Diaz to approve the following Continuing Education hours:

- 1) 5 hours of Continuing Education for Robert Caldiraro, Deborah Boehms, Gary Ledbetter and Mike Diaz for attending the Power of Ten Regional Summit on September 13, 2018.
- 2) 13 hours of Continuing Education for Mike Delvzizis for attending the TN Engineers Conference on September 17 & 18, 2018

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

(B) Modifications to Submittal Application Forms

Debbie Boehms explained the request from the Board of Zoning Appeals (BZA) to add wording regarding a disclosure statement to submittal application forms that is to be signed by the applicants and property owners. The wording was reviewed by County Attorney Daniel Murphy.

A motion was made by Mike Diaz to approve. The motion was seconded by Tim Thomas. The motion carried unanimously.

XIII. Adjournment: A motion was made by Mike Diaz to adjourn the meeting at 6:30 p.m. The motion was seconded by Tim Thomas. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary