

MAURY COUNTY REGIONAL PLANNING COMMISSION
December 4, 2018 – 4:00 pm
Minutes

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Tuesday, December 4, 2018 at 4:00 p.m. in the Third Floor Conference room of Building #1. With a quorum present, Vice Chairman, Harold Delk called the meeting to order. Chairman Stephen Worley arrived at 4:05 and presided over the rest of the meeting. The following members were in attendance:

Harold Delk	Mark Cook	Mike Diaz	Tim Thomas	Gwynne Evans
Sue Stephenson	Stan Napier	Stephen Worley	Brian Vick	

Robert Caldiraro, Director of Building and Zoning, Deborah J. Boehms, Zoning Coordinator
Mike Delviziis, 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 Brian Vick. The motion carried unanimously.

Old Business

- III. **Rezoning Request:** Applicant Montgomery G. Turner, Sr. and property owner R.E. Duncan, Jr. are requesting a positive recommendation for Rezoning from A-2 Rural Residential to C-2 (General Commercial) District for a proposed Dollar General Store. The property is located on HWY 412 approximately 525 feet south of Old State Road, Hampshire TN and is further identified as being on County Tax Map 105 Parcel 083.01. A motion was made by Mark Cook to give a favorable recommendation and forward to the County Commission. The motion was seconded by Tim Thomas. The motion carried by a vote of six ayes and 3 nays. Kori Jones Attorney with Mounger and Molder PLLC spoke on behalf of Montgomery Turner. Mr. Turner was present and answered questions on any future development.

Public Comment: Those who spoke in favor were: Wayne Patterson, District 7 Commissioner, R.E. Duncan property owner, and Wallace Couch. Those who spoke in opposition were: Deborah Chapman, Joe Duncan, Rebecca Duncan and Linda Whiteside, District 7 Commission. Mrs. Whiteside stated that she was not against the Dollar General Store only the location, which she feels is unsafe.

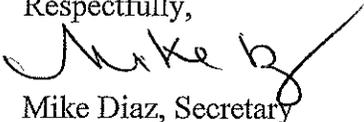
- IV. **Zoning Resolution Proposed Amendments**

Consideration of a recommendation to the County Commission regarding proposed amendments to Article 4 regarding parking standards and Article 5 regarding lot width requirements. No further decision was held on this agenda item which was discussed and received a favorable recommendation on November 5, 2018.

New Business

- V. **Rezoning Request:** Applicant R and M Auto Repair and property owner Carl Moore are requesting a positive recommendation for Rezoning from A-2 Rural Residential to C-2 (General Commercial) District. The property is located on New Lewisburg Hwy across from the intersection with Mapleash Ave. and is further identified as being County Tax Map 114 Parcel 067.00. A portion (5.082 acres) of the entire tract (10.167 acres) is being requested for the rezoning. This agenda item was not discussed because approval of a "Special Exception Use" from Maury County Board of Zoning Appeals is a prerequisite to the application being considered by the MCRPC.
- VI. **Final Plat: Labella Subdivision-**Applicant and property owner Tim Labella is requesting a variance for a flag lot, and approval of the final plat. The property is located at 3193 Greens Mill Rd. Spring Hill, TN and is further identified as being on County Tax Map 050 Parcel 026.07. A motion was made by Tim Thomas to approve with one condition, that the correct parcel number labeled as 026.12 should be 026.07 as shown on the TN Comptroller's website. (However, after the meeting it was found that the Maury County Property Assessor's Office actually had the parcel listed as 026.12 and the TN Comptroller's Office had not yet updated their information; therefore, the parcel 026.12 is to remain labeled as 026.12)
The motion was seconded by Mike Diaz. The motion carried unanimously.
- VII. **Final Plat: Knox Property**
Applicant and property owner George Edward Knox is requesting a variance for a non-buildable irregular shaped lot and approval of the final plat. The property is located on Old Williamsport Pike near the intersection of US Hwy 412/43 and is further identified as being on County Tax Map 089 Parcel 027.00.
A motion was made by Harold Delk to approve. The motion was seconded by Brian Vick. The motion carried unanimously.
- VIII. **Concept Plan: Ora Acres Subdivision (21-lots)**
Applicant Martin Engineering and property owner Gene Alley are requesting approval. The property is located at 2192 Clara Mathis Rd. Spring Hill, TN and is further identified as being on County Tax Map 068 Parcel 008.09.
This item was not discussed because it was incomplete.
- IX. **2019 Planning Commission Meeting Dates & Flow Chart:** Approval of Planning Commission meeting dates and deadlines for 2019. A motion was made by Brian Vick to approve the 2019 meeting schedule. The motion was seconded by Harold Delk. The motion carried unanimously.
- X. **Letters of Credit-**no action was taken
- XI. **Reports of officers, committees and staff**
- XII. **Public Comment-see agenda item III**
- XIII. **Other Business-**Approval of 4 hours of Continuing Education credits for Tim Thomas, Robert Caldiraro and Deborah Boehms for attending a presentation by Doug Bodary with CTAS on Ethics on November 29, 2018.
- XIV. **Adjournment-** A motion was made by Mark Cook to adjourn the meeting at 5:30 p.m. The motion was seconded by Stan Napier. The motion carried unanimously.

Respectfully,


Mike Diaz, Secretary