

**MAURY COUNTY REGIONAL PLANNING COMMISSION**

**January 7, 2019 – 5:30 pm**

**Minutes**

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday, January 7, 2019 at 5:30 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 during Item II – Election of Officers then continued the meeting after Item II – Election of Officers was completed.

The following members were in attendance:

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

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

**I. Call to Order**

**II. Election of Officers** – The following officers were elected unanimously.

Stephen Worley	Chairman	Motion by Mike Diaz	Seconded by Brian Vick
Harold Delk	Vice Chairman	Motion by Brian Vick	Seconded by Mark Cook
Mike Diaz	Secretary	Motion by Mark Cook	Seconded by Brian Vick
Stan Napier	Vice Secretary	Motion by Mike Diaz	Seconded by Mark Cook

**III. 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**

**IV. Rezoning Request:** Applicant and property owner Maury County Government is requesting a positive recommendation for Rezoning from M-3 (Special Industrial District) to C-3 (Special Commercial) District. The property is located on New Hwy 7 near the intersection with Industrial Park Rd. and is further identified as being County Tax Map 076 Parcel 056.02. A motion was made by Harold Delk to give a favorable recommendation and forward to the County Commission. The motion was seconded by Mark Cook. The motion carried with: Five-Ayes Zero-Nays One-Abstention.

**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. A motion was made by Brian Vick to give a favorable

recommendation and forward to the County Commission. The motion was seconded by Mike Diaz. The motion carried unanimously.

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

1. The development must comply with the requirements of the Maury County Water utility to provide fire flows to the subdivision. This includes the require for off-site water line improvements for an approximate 350-ft to upgrade a 6-inch water line to an 8-inch water line.
2. A right turn lane is required to be constructed to include a minimum 2-car stack and taper.

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

#### New Business

**VII. Final Plat: Sunny Valley Subdivision (4-lots) -** Applicant and property owner F. Todd Lovett is requesting approval. The property is located at 1729 Theta Pike Columbia, TN and is further identified as being on County Tax Map 040 Parcel 011.00. A motion was made by Mark Cook. The motion was seconded by Brian Vick. The motion carried unanimously.

**VIII. Concept Plan: Mahon Hills Subdivision (19-lots) -** Applicant and property owner Mahon Road Holdings LLC is requesting approval. The property is located along Theta Pike south of Blair Lane and is further identified as being on County Tax Map 053 Parcel 013.00. A motion was made by Gwynne Evans to deem the application incomplete and the applicant will need to modify and resubmit the Concept Plan since the submittal did not yet comply with the following Subdivision Regulations articles:

1. 4-102.4 Double Frontage Lots and Access to Lots - Access From Arterial or Collector Public Ways.
2. 4-103 Roads - Access to Arterials and Collectors
3. General Requirements 4-103.1 - Topography and Arrangement (4)
4. 4-101.4 Character of the Land
5. 4-102.1 Lot Arrangement

The motion was seconded by Sue Stephenson. The motion carried unanimously.

**IX. Zoning Resolution amendments:** Proposed amendments were discussed regarding the re-writing of Article 4.040 Home Occupations. A motion was made by Harold Delk to give a favorable recommendation and forward to the County Commission. The motion was seconded by Mike Diaz. The motion carried unanimously.

#### **X. Letters of Credit**

- a) Charleston Farms LOC: A motion was made by Harold Delk to approve \$500,000 as the Original LOC amount and \$190,000 as the reduced amount. The motion was seconded by Gwynne Evans. The motion carried unanimously.

- b) The Retreat Section 1 LOC: A motion was made by Harold Delk to approve \$1,370,000 as the Original LOC amount and \$615,000 as the reduced amount. The motion was seconded by Gwynne Evans. The motion carried unanimously.

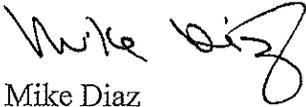
**XI. Reports of officers, committees and staff - none**

**XII. Public Comment - none**

**XIII. Other Business – (a) Discussion on implementing a fee schedule or alternative means for requiring road improvements from developers. There was no action or discussion.**

**XIV. Adjournment-** A motion was made by Mike Diaz to adjourn the meeting at 7:00 p.m. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Respectfully,



Mike Diaz  
Secretary