

**MAURY COUNTY REGIONAL PLANNING COMMISSION**

**February 25, 2019 – 5:30 pm**

**Minutes**

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday, February 25, 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.

The following members were in attendance:

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

Robert Caldiraro, Director of Building and Zoning  
Deborah J. Boehms, Zoning Coordinator  
Daniel Murphy, County Attorney  
Mike Delvzisis, 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 Sue Stephenson to approve the minutes. The motion was seconded by Mark Cook. The motion carried unanimously.

Tim Thomas arrived at 5:45 p.m.

**New Business**

**III. Concept Plan: Forest Trails Subdivision (84-lots)**

Applicant and property owners Woodland Trails, LLC and Allan M. & Deena Stalnaker are requesting approval. The properties are located at 5124 Ollie Chunn Rd. and off of US Highway 431 and are further identified as being on County Tax Map 048 Parcel 024.00 and Tax Map 048 Parcel 024.05. A motion was made by Tim Thomas to approve with following conditions.

1. A Flood Study is required as part of the Preliminary Plat submittal.
2. The Preliminary Plat must show the proposed off-site improvements and fire hydrants to be constructed by the developer, as required by the Maury County Board of Public Utilities (MCBPU).
3. The Preliminary Plat must include a worksheet regarding the horizontal and vertical alignment of the proposed Collector Rd. The plan view and profile must extend to the west to depict a portion of existing Ollie Chunn Rd. for the MCRPC to evaluate the proposed and future alignment for the Collector Road.

The motion was seconded by Brian Vick. The motion carried with 5-AYES & 2-NAYS.

**IV. Subdivision Regulations Amendments: Article 1-111.1 General - Access to Lots by Public Way or Private Easement**

The proposed amendment was discussed. A motion was made by Tim Thomas to approve with the following conditions.

1. Change the following sentence to delete the wording “having been or” from the following: Provided, further, that when a permanent easement to a public way is used as access to a lot or tract of land ~~having been or~~ being separated from other property, such access easement shall comply with the following:
2. Reorganize & separate the text related to common driveways for clarity.
3. Staff will advertise for a MCRPC Public Hearing for the MCRPC meeting that follows the required newspaper advertisement period.

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

**V. Letters of Credit**

**Delk Acres Phase 3 Section 2:** The MCRPC discussed issues regarding the project status with staff and Randy Carroll, Collier Engineering. The current paving has deficiencies and remedial work that will need to be accomplished. The project is considered to still be in Performance status and has not been transitioned to a Maintenance status by the PC. Additional funds from the developer are needed to pay for the continuation of construction phase services; the performance of the developer and developer’s contractors will determine if any additional funds will be required from the developer. The requirements for construction phase funding by developers have been required since the 2009 comprehensive Subdivision Regulations update. These requirements are reiterated and provided in writing to the developer at each Preconstruction Meeting. The current amount of the surety is \$30,000.

A motion was made by Mike Diaz to confirm and require the following:

1. Paving will require remedial work to address the deficient asphalt surface course.
2. The required project specific developer’s fund for Construction Phase services is deficient. The developer shall provide an additional \$2,000 by March 7, 2019.
3. The staff is to provide this information to the developer regarding this motion.

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

**VI. Reports of officers, committees and staff -** No reports were presented.

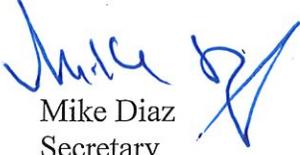
**VII. Public Comment –** Mr. Frank Stewart discussed his concern and dislike for the county’s requirements that place limitations on how many tracts of property can be served off of an access easement.

**VIII. Other Business –**

- a) Discussion on implementing a fee schedule or alternative means for requiring road improvements from developers. There was no action after a brief discussion that future study is required in particular to explore implementation of impact fees that require state legislature action to entitle the use of impact fees for this purpose..
- b) A motion was made by Stan Napier to approve 1 hour of Continuing Education credits for Harold Delk, Mark Cook, and Deborah Boehms for attending the Maury County Community Water Supply Informational Session on February 5, 2019 at Columbia State Community College. The motion was seconded by Tim Thomas. The motion carried unanimously.

**IX. Adjournment-** A motion was made by Tim Thomas to adjourn the meeting at 7:00 p.m. The motion was seconded by Brian Vick. The motion carried unanimously.

Respectfully,

  
Mike Diaz  
Secretary