

## MAURY COUNTY REGIONAL PLANNING COMMISSION

March 25, 2019 at 5:30 p.m.

### MINUTES

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

Sue Stephenson      Brian Vick

Absent: Stephen Worley, Gwynne Evans and Tim Thomas

Robert Caldiraro, Director of Building & Zoning

Daniel Murphy, County Attorney

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 Stan Napier to approve the minutes. The motion was seconded by Mike Diaz. The motion carried unanimously.

#### New Business

- III. **Rezoning Request:** Applicant Brian L. Griggs, property owner - Middle Tennessee Real Estate & Development-Jennifer Brewer is requesting Rezoning of 4156 Kedron Rd., Spring Hill, TN from A-2 Rural Residential to C-1 (Rural Center) District. The property (1.84 acres) is further identified as being on County Tax Map 050, Parcel 005.01. A motion was made by Stan Napier to give a favorable recommendation and forward to the County Commission. The motion was seconded by Mike Diaz. The motion carried unanimously.
- IV. **Final Plat & Variance Request:** Applicant Jake Hubbell and property owner David Roe Sharpton are requesting approval of a Final Plat and variance related to lot shape and lot width requirements. The property (30.38 acres) is located on Old Zion Rd., Columbia, TN and is further identified as being on County Tax Map 102, Parcel 061.00. A motion was made by Mike Diaz to approve. The motion was seconded by Brian Vick. The motion carried unanimously.
- V. **Final Plat:** Applicants James Clinton Damron, Jr. and Sheryl Ann Damron Sellers, Phillip M. Sellers are requesting approval of a Final Plat on Carters Creek Pike, Columbia, TN. The property is further identified as being on County Tax Map 041, Parcel 042.00 and 042.06. A motion was made by Sue Stephenson to postpone action on this application until the next meeting to allow the applicant the opportunity to address modifying access easements and their locations. The motion was seconded by Brian Vick. The motion carried unanimously.
- VI. **Final Plat:** Applicant David Robinson Construction-Applicant is requesting approval of a Final Subdivision Plat (2 Single Family lots) for Robinson Subdivision, Section 3.

The property is located on Fitzpatrick Road, Culleoka, TN and is further identified as being on County Tax Map 164, Parcel 005.28. A motion was made by Sue Stephenson to postpone action on this application until the next meeting to allow the applicant the opportunity to address clarifications and modifications of the deed references that need to correspond to the previous plat revisions for this subdivision. The motion was seconded by Mike Diaz. The motion carried unanimously.

**VII. Variance Request:** Applicant Gray Enterprises, Inc. and property owner Andrew McDaniel-Applicant is requesting a variance to Article 3-106 of the Maury County Subdivision Regulations to allow the issuance of a building permit for Lot 9 of Legacy Farms, Section 2. The property is located at 3009 Briley Path, Columbia, TN. and is further identified as being on County Tax Map 111, Parcel 041.01.

A motion was made by Stan Napier to approve the variance for this lot with the following conditions:

1. The Building Permit may be issued upon the staff determining that the following tasks have been substantially completed.
2. Paving of the Briley Path cul-de-sac is to be completed
3. Establish re-vegetation & stabilization of all disturbed areas to include the stormwater detention facilities.
4. Maintain & clean the stormwater ponds.
5. Install street name signs, stop signs, temporary cul-de-sac sign and pavement markings that meet the specifications listed in the Subdivision Regulations.
6. Miscellaneous punch list items as defined by staff

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

**VIII. Preliminary Plat:** Applicant Martin Engineering & Surveying, LLC and property owners, Edward Harmon, Gene Alley, Therese Griggs, Brian Griggs. Applicants are requesting approval of a Preliminary Plat of Ora Acres, 21 Single Family lots. The property is located on 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 Mark Cook to approve with the following conditions:

1. Add a note that states: Prior to submitting a Final Plat the following items must be completed.
  - a) The existing pool on proposed Lot # 9 must comply with Zoning Resolution Article 4.070 to include its relocation and meeting other listed standards.
  - b) Ora Lane shall have the binder asphalt course in place and the new driveway from Ora Lane to serve proposed Lot 9 (the existing home) shall be in place and paved with asphalt or concrete.
  - c) In keeping with the Policy and Purpose of the Subdivision Regulations: The existing home on proposed Lot 9 shall be modified or construction added such that the future front façade (existing north façade) that will front toward Ora Lane has the appearance of a front façade that emulates the facades of other future homes.
2. Add a note that states: The owners of Lot 12 and Lot 21 are responsible for maintaining the stormwater management facilities and structures on their respective lots.

3. Add a note that states: The developer shall be responsible for maintaining operational service of all utilities servicing proposed Lot 9 (the existing home).
4. Add a note that states: The developer shall be responsible for maintaining vehicular access to include emergency services vehicular access to proposed Lot 9 (the existing home).
5. Add a note that states: The address for the existing home proposed on Lot 9 will change as required by the Maury County Office of E911.

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

**IX. Concept Plan:** Applicant: Flat Creek Development, LLC-Applicant is requesting approval of a Concept Plan for Flat Creek West Subdivision, 51 Single Family lots. The property (119.13 acres) is located on US Hwy 431, Columbia, TN and is further identified as being on County Tax Map 048, Parcel 019.00.

A motion was made by Mark Cook to approve with the following conditions:

1. Add a note stating: Driveway access locations are restricted to local roads.
2. Add a note stating: The development must comply with the requirements of the Maury County Board of Public Utilities to provide fire flows to the subdivision. This includes the requirement for off-site water line improvements and providing water line connectivity to the Will Brown Rd. area, State Hwy 431 area, and adjacent properties. Reference is made to the Maury County Board of Public Utilities letter dated March 8, 2019 that describes the initial intent of water system improvements.
3. The Preliminary Plat submittal shall include the design drawings & documents and approval from Aqua Green regarding the decentralized wastewater treatment facilities. This shall include documentation that the design drawings have been submitted to the Tennessee Department of Environment & Conservation (TDEC) for their approval; the TDEC approval is to be received before the application for a Final Plat (note per the Subdivision Regulations this means before Construction Plan approval of the subdivision is granted by Maury County).
4. The Preliminary Plat submittal shall include draft documents regarding the Homeowners Association to include information regarding responsibilities & maintenance of the landscape buffer strips, the open space.
5. The Preliminary Plat submittal shall include a flood-study establishing the floodway, the 10-year storm event water surface elevation and the 100-year storm event water surface elevation. The structures for the decentralized wastewater treatment facilities shall be located outside of the 100-year flood plain. The location of the subsurface wastewater disposal fields for the decentralized wastewater treatment facilities shall be located as approved by TDEC.
6. Minimum lowest floor elevations will need to be evaluated during Preliminary Plat Phase and the construction plan design phase.
7. In the note regarding the FEMA FIRM panel, we need to discuss this note will need to be revised after review of the flood study to be provided with the Preliminary Plat.
8. At Preliminary Plat phase provide status regarding various TDEC approvals
9. At Preliminary Plat phase provide status regarding TDOT approvals
10. Road names will be reviewed and changed, to include but not limited to TeePee Ct. and Chief Ct.

11. Extend Flat Creek Lane south to the property line between Lot 4 and Lot 5. The motion was seconded by Stan Napier. The motion carried unanimously.

**X. Letters of Credit:**

- A. The Retreat Subdivision Phase 1: The staff recommended approval of the developer's request to reduce the surety amount to \$411,000. This represents the 30% minimum reduction amount. A motion was made by Stan Napier to approve a reduction in the surety to be in the amount of \$411,000. The motion was seconded by Brian Vick. The motion carried unanimously.
- B. Delk Acres Phase 3 Section 2: In follow-up to the discussion of this project at the February 25, 2019 meeting the topic for consideration is to re-affirm that the current surety amount of \$30,000 is to remain at \$30,000 since remedial construction work is required to address the deficient asphalt surface course.
- A motion was made by Mike Diaz to reconsider previous actions by the Planning Commission regarding the amount of the surety for this project. The motion was seconded by Sue Stephenson. The motion carried unanimously after a roll call vote.
  - A motion was made by Brian Vick to approve and maintain the current surety in the amount of \$30,000. The motion was seconded by Mike Diaz. The motion carried unanimously.

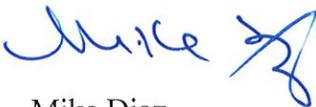
**XI. Reports of officers, committees and staff:**

**XII. Public Comment**

**XIII. Other Business**

**XIV. Adjournment** - A motion was made by Mike Diaz to adjourn the meeting at 6:56 p.m. The motion was seconded by Stan Napier. The motion carried unanimously.

Respectfully,



Mike Diaz  
Secretary