

**MAURY COUNTY REGIONAL PLANNING COMMISSION**

CONFERENCE ROOM AREA - Third Floor - Building #1

**April 22, 2019 at 5:30 p.m.**

The Maury County Regional Planning Commission (MCRPC) public hearing and regular meeting was held on Monday, April 22, 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      Gwynne Evans      Stan Napier

Brian Vick      Tim Thomas (arrived at 5:42 pm)

Absent: Stephen Worley, Mike Diaz and Sue Stephenson

Robert Caldiraro, Director of Building & Zoning

Daniel Murphy, County Attorney

Deborah J. Boehms, Zoning Coordinator

Mike Delvizis, Consulting Engineer

**PUBLIC HEARING**

Subdivision Regulations modifications: Proposed amendments regarding the following:

Under Article 1-111.1 Access to Lots by Public Way or Private Easements make amendments regarding the standards for the Access Easement and the Driveway within the Access Easement

The Public Hearing was opened and Vice Chairman Harold Delk asked if there were any questions or comments regarding the proposed modifications. There being no questions or comments the Public Hearing was closed. The proposed modifications will be included in the May 28, 2019 MCRPC agenda.

**REGULAR MEETING**

**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 Brian Vick to approve the minutes. The motion was seconded by Stan Napier. The motion carried unanimously.

**Old Business**

**III. 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 Gwynne Evans to approve. The motion was seconded by Stan Napier. The motion carried unanimously.

**IV. Final Plat:** Applicant David Robinson Construction 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. The applicant provided a written request to move this item to the May 28, 2019 MCRPC meeting because several items are still

needed to in order for the application to be considered a complete application. These items were not finalized and not available for presentation to the MCRPC.

**New Business**

Tim Thomas (arrived at 5:42 pm)

- V. **Final Plat:** Applicant CMB Real Estate LLC and Craig Barr are requesting approval of a Final Subdivision Plat. The property (2 Single Family lots) is located on McClanahan Rd. Hampshire, TN and is further identified as being on County Tax Map 107, Parcel 8.03. A motion was made by Mark Cook to approve. The motion was seconded by Stan Napier. The motion carried unanimously.
- VI. **Final Plat:** Applicants Candra J. Corlew and Morris W. Thurman, Jr. are requesting approval of a Final Subdivision Plat. The property (2 Single Family lots) is located on Rieves Bend Road and Sowell Mill Pike, Columbia, Tennessee and is further identified as being on County Tax Map 115, Parcel 9.00. A motion was made by Brian Vick to conditionally approve; acknowledging that the property did not have 200-ft of road frontage. The approval condition being that the note on the plat referring to Tract 1C is to be removed. The motion was seconded by Tim Thomas. The motion carried unanimously.
- VII. **Final Plat:** Applicants Ben and Melanie Jared are requesting approval of a Final Subdivision Plat. The property (2 Single Family lots) is located on Lasea Road, Columbia, TN and is further identified as being on County Tax Map 72, Parcel 1.00. A motion was made by Tim Thomas to conditionally approve. The approval condition being that a 20-ft drainage easement is to be added at the stormwater conveyances. The motion was seconded by Mark Cook. The motion carried unanimously.
- VIII. **Concept Plan:** Applicant Crunk Engineering and property owner James Prince are requesting approval of a Concept Plan for Taylor Farms Subdivision. The property (30 Single Family lots) is located on Mooresville Pike, Columbia, Tennessee and is further identified as being on County Tax Map 123, Parcel 4.01. A motion was made by Gwynne Evans to conditionally approve. The approval conditions being as follows:
1. Turn lanes must be added on Mooresville Pike. The turn lanes shall include a north bound and south bound turn lane. The turn lanes shall include a minimum two-vehicle stack with tapers.
  2. The proposed right-of-way located at the rear of proposed lots 27, 28 & 30 may be removed as an option to the developer.

The following items are to be addressed at the Preliminary Plat Phase

3. Provide a preliminary road profile and cross sections for the roadway located between Lots 5 to 10 to evaluate constructability give the proposed ROW line coincides with the property line.
4. Submittal must include a Water Availability Letter and comply with the requirements of the Columbia Water Utility. This may include the requirement for off-site water line improvements.
5. Submittal shall include draft documents regarding the Homeowners Association to include information regarding responsibilities & maintenance of the landscape buffer strips, the open space.

6. Provide the status regarding various TDEC and other agency approvals
7. Minimum lowest floor elevations will need to be evaluated during Preliminary Plat Phase and the construction plan design phase based upon the FEMA FIRM Panel AE Zone elevations. Also, for lots near the AE Zone refer to Subdivision Regulations

Floodplain or Floodprone Area - means any land area susceptible to being inundated by water from any source (see definition of "Flood or Flooding").

- 4-101.4 Character of the Land
- 4-102.1 Lot Arrangement
- 4-105.2 Nature of Stormwater Facilities: Areas of Poor Drainage
- 5-101 Policy on Flood-Prone Areas
- 5-103 Floodplain Areas

8. Provide confirmation that the survey data will be on the same datum as the FEMA FIRM Panel AE Zone elevations.
9. Provide notations regarding the existing home that include but may not be limited to: it is to remain, the relocation of existing driveways to connect to the proposed local roads, maintaining operational utility services & emergency vehicle access during construction.

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

**IX. Final Plat:** Applicant Michael Hartley is requesting approval of Final Subdivision Plat. The property (3 Single Family lots) is located on Mooresville Pike, Culleoka, Tennessee and is further identified as being County Tax Map 166, Parcel 23.00. A motion was made by Gwynne Evans to conditionally approve. The approval conditions being as follows:

1. For Lot 2, TDEC's approval letter for the on-site sewage disposal areas must be added.
2. The property lines for the 50-ft area between proposed Lots 1 & 2 at the Mooresville Pike right-of way shall have 25-ft. radii in accordance with the Subdivision Regulations.

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

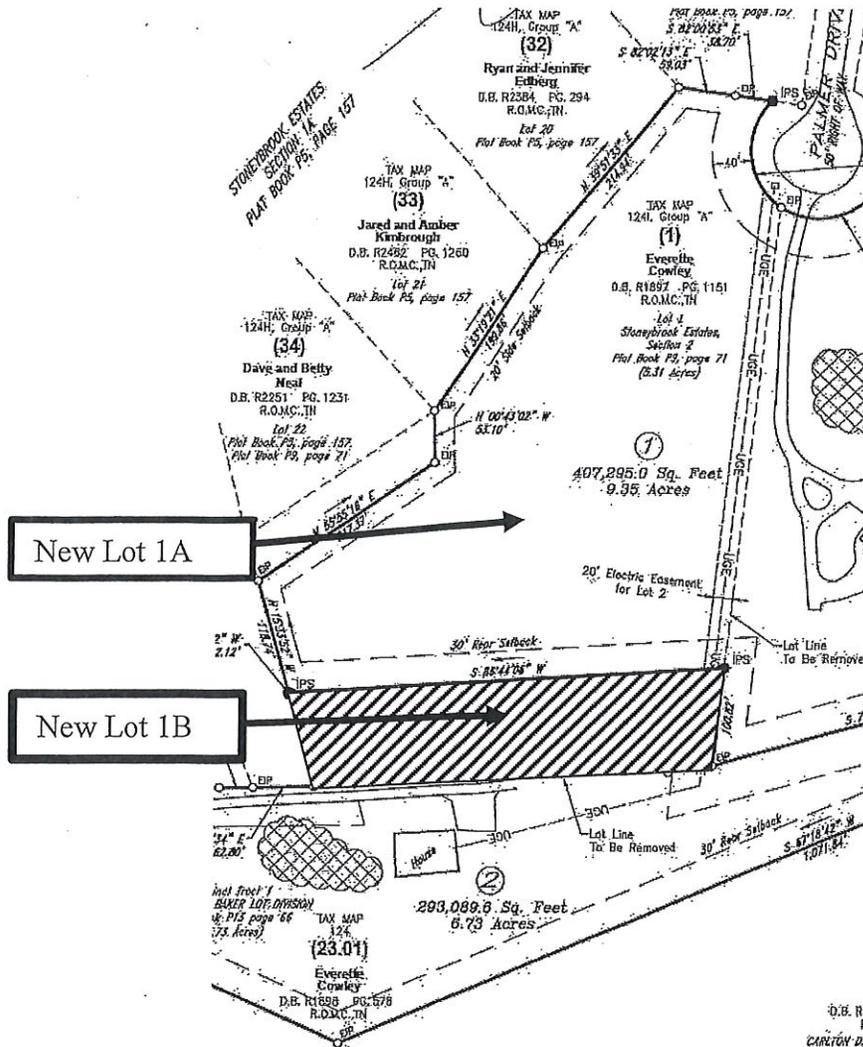
**X. Final Plat:** Applicants Blake Kelley and property owner Cornerstone Construction Management, LLC are requesting approval of Final Subdivision Plat Revisions to the BJ Vaughn Subdivision. The property (2 Single Family lots) is located on Stanfill Dr., Columbia, TN and is further identified as being on County Tax Map 111, Parcel 36.15. A motion was made by Tim Thomas to conditionally approve. The approval conditions being as follows:

1. Based on the request made by the applicant, the MCRPC voids the previous approvals of the St. Johns Valley Concept Plan (refer to the 6/4/18 MCRPC Minutes) and the St. Johns Valley Preliminary Plat (refer to the 9/4/18 MCRPC Minutes) which were approved for the subject parcel.
2. Based on the foregoing approve the Final Subdivision Plat Revisions to Tract 8 of the BJ Vaughn Subdivision as submitted.

The motion was seconded by Gwynne Evans. The motion carried unanimously.

**XI. Final Plat:** Applicants Everett Cowley and Jose Perez are requesting approval of a Final Subdivision Plat, Stoneybrook Estates, Section 2, revision to lot one and two. The property is located on Palmer Drive, Columbia, Tennessee and is further identified as being on County Tax Map 124I, Group A, Parcels 1.00, 2.00, Parcel 23.01. A motion was made by Gwynne Evans to conditionally approve. The approval conditions being as follows:

1. Revisions will only be made to Lot 1 of Stoneybrook Estates Section 2.
2. This Lot 1 will be divided into Lot 1A and Lot 1B.
3. Lot 1B shall be labeled as a "Non-Buildable Lot"



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

**XII. Final Site Plan:** Applicants Carl Moore, property owner along with R & M Automotive, Jason Gilliam and Randy Watkins are requesting approval of a Final Site Plan. The property is located on New Lewisburg Highway, Columbia, Tennessee and is further identified as being on County Tax Map 114, Parcel 67.00. A motion was made by Mark Cook to conditionally approve. The approval condition being as follows:

1. The applicant shall work with staff for staff to determine that the design of the retaining wall located within the State Highway 50 right-of-way is acceptable to TDOT and designed to minimize safety hazards.

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

**XIII. Zoning Resolution Amendments:** Consideration of amendments to Article 8.035 of the Maury County Zoning Resolution, Item (4) Exceptions to Site Plans Requiring Planning Commission Approval. A motion was made by Tim Thomas to give a favorable recommendation and forward to the County Commission. The motion was seconded by Mark Cook. The motion carried 5-Ayes, Zero Nays, 1-abstention by Gwynne Evans.

**XIV. Preliminary Plat Revision:** Owner & Developer General Homes of Columbia, LLC is requesting a revision to the Mathis Valley Subdivision Section 5 Phase 2 Preliminary Plat conditional approval made by the MCRPC at its May 7, 2018 meeting. The property is further identified as being on County Tax Map 68 Parcel 17.00. A motion was made Gwynne Evans to move this item to the May 28, 2019 meeting to allow the applicant time to provide additional justification for their request, provide additional options for enhancing the water system flows and to have representatives of the Maury County Water System present at the May 28, 2019 meeting to assist the Planning Commission with its deliberations on the applicant's request.. The motion was seconded by Mark Cook. The motion carried unanimously.

**XV. Letters of Credit**

1. Berkshire Estates Section 1: Based on the applicant's request for a reduction in the Letter of Credit amount the staff recommended to reduce the Letter of Credit to an amount of \$235,000. A motion was made by Gwynne Evans to approve a reduction in the surety to be in the amount of \$235,000. The motion was seconded by Tim Thomas. The motion carried unanimously.
2. Delk Acres Phase 3 Section 2: Based on the applicant's request for a reduction in the surety amount the staff recommended to reduce the surety to an amount of \$9,000 to be effective upon the County Commission accepting the roadway for this section. A motion was made by Stan Napier to approve a reduction in the surety to be in the amount of \$9,000 to be effective upon the County Commission accepting the roadway for this section. The motion was seconded by Brian Vick. The motion carried unanimously.

**XVI. Reports of officers, committees and staff:** None

**XVII. Public Comment:** None

**XVIII. Other Business:** None

**XIX. Adjournment:** A motion was made by Tim Thomas to adjourn the meeting at 7:13 p.m. The motion was seconded by Mark Cook. The motion carried unanimously.

Respectfully,



Mike Diaz, Secretary