

MAURY COUNTY REGIONAL PLANNING COMMISSION

CONFERENCE ROOM AREA - Third Floor - Building #1

May 28, 2019 at 5:30 p.m.

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Tuesday, May 28, 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 Brian Vick

Absent: Stephen Worley, Gwynne Evans and Sue Stephenson

Robert Caldiraro, Director of Building & Zoning Daniel Murphy, County Attorney
Deborah J. Boehms, Zoning Coordinator Mike Delvizis, Consulting Engineer

I. Approval of the agenda-A motion was made by Brian Vick to approve the agenda. The motion was seconded by Stan Napier. The motion carried unanimously.

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 Mike Diaz. The motion carried unanimously.

III. 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.

A motion was made by Brian Vick to postpone the vote until the June 24, 2019 meeting. The motion was seconded by Mike Diaz. 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. A motion was made by Stan Napier to approve with conditions. The conditions being that the staff will again review the descriptions, deed dates and recorded plat references are shown appropriately on the plat. The motion was seconded by Mark Cook. The motion carried unanimously.

V. 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 by Mike Diaz to remove the requirement for extending an 8-inch off-site waterline from the Preliminary Plat conditional approval made by the MCRPC at its 5/7/18 meeting. The motion was seconded by Tim Thomas. The motion carried unanimously.

VI. Final Plat: Applicant and property owner Clayton Properties Group, Inc. f/k/a CMH Parks, Inc. are requesting approval of a Final Subdivision Plat for Berkshire Estates Section 1. The property (15 Single Family lots) is located off of Clara Mathis Rd., Spring Hill, TN and is further identified as being on County Tax Map 68, Parcel 8.08. A motion was made by Stan Napier to approve. The motion was seconded by Tim Thomas. The motion carried unanimously.

VII. Final Plat: Applicant and property owners Valton W. & Nellie P. Rummage are requesting approval of a Final Subdivision Plat for one lot. The property is located off of Zion Rd., Columbia, TN and is further identified as being on County Tax Map 102 Parcel 43.00. A motion was made by Brian Vick to approve with the following conditions:

1. Correct the spelling of the owner's name
2. Add the name of the subdivision in the Water System certificate to include Columbia Water, name and title.
3. In accordance with the direction of the MCRPC and the Subdivision Regulations 4-101.3 Monuments under item (a.) install a concrete monument at the property corner with the State Plane Coordinates.

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

VIII. Final Plat: Applicant Baker Donelson and property owner GT Columbia c/o Capital Recovery Group are requesting approval of a Final Subdivision Plat. The property (4-lots) is located at 791 Santa Fe Pike (off of Union Carbide Rd.), Columbia, TN and is further identified as being on County Tax Map 076 Parcels 80.00 & 80.01. A motion was made by Tim Thomas to approve the use of an easement to serve the multiple lots on the property and approve with the following conditions:

1. Add the name of the subdivision in the Water System certificate to include Columbia Water, name and title
2. In accordance with the direction of the MCRPC and the Subdivision Regulations 4-101.3 Monuments under item (a.) install a concrete monument at the property corner with the State Plane Coordinates. The concrete monument shall comply with the TN Surveyor Standards of Practice. Add a concrete monument symbol to the plat and the legend.
3. Add the following under the bold label:

CRITICAL LOT NOTES

LFE = Lowest Floor Elevation: Means the lowest enclosed area, including the basement. Comply with requirements of the Maury County Zoning Resolution to include Resolution 03-07-25 County Flood Damage Prevention Resolution. The LFE is to be at 1.0-ft. above the 100-yr. water surface elevation per the Maury County Zoning Resolution.

100-Year Floodplain: Structures are not permitted to be located within the 100-year floodplain unless the Building & Zoning Office approves methods that are in compliance with the Maury County Zoning Resolution to include Resolution 03-07-25. If the 100 year flood line is subsequently modified the Final Plat will need to be

revised to reflect the revised 100 year flood line prior to the issuance of a Building Permit.

Plot Plans Required: Plot Plans or Site Plans for these lots must be submitted with the Building Permit application. The Plot Plan or Site Plan must be submitted in accordance with the requirements of the Maury County Zoning Resolution and Subdivision Regulations. The Plot Plan will need to be designed to address requirements for the ground elevations at structures, the 100-yr. flood elevation, LFE's and other requirements of the Zoning Resolution and Subdivision Regulations to include hiring professional engineering and surveying services.

4. Show the 100-year flood elevations referenced on the FEMA panel. Add a note if desired to indicate the location of the elevations are approximate

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

IX. Letters of Credit:

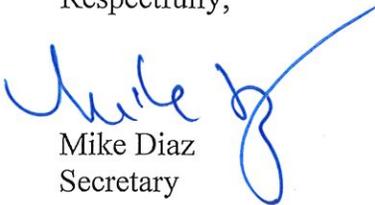
X. Reports of officers, committees and staff:

XI. Public Comment-Frank Stewart 3199 Martin Hollow Road; Culleoka, Tennessee.

XII. Other Business-Approval of 1 hour of Continuing Education for Mark Cook, Stan Napier, Robert Caldiraro and Deborah Boehms for attending the Maury County Community meeting on the South Corridor Study on April 29, 2019 at the Memorial Building. A motion was made by Mike Diaz to approve. The motion was seconded by Tim Thomas. The motion carried unanimously.

XIII. Adjournment-A motion was made by Brian Vick to adjourn the meeting at 6:20 p.m. The motion was seconded by Tim Thomas. The motion carried unanimously.

Respectfully,


Mike Diaz
Secretary