

MAURY COUNTY REGIONAL PLANNING COMMISSION

June 24, 2019 at 5:30 p.m.

MINUTES

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday, June 24, 2019 at 5:30 p.m. in the Third Floor Conference room of Building #1. With a quorum present, Chairman Stephen Worley called the meeting to order.

The following members were in attendance:

Harold Delk Mark Cook Mike Diaz Sue Stephenson

Brian Vick Stephen Worley

Absent: Gwynne Evans, Tim Thomas and Stan Napier

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 the Agenda:** A motion was made by Mike Diaz to approve the agenda. The motion was seconded by Mark Cook. The motion carried unanimously.

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 Brian Vick to approve. The motion was seconded by Sue Stephenson. The motion carried unanimously.

Old Business

IV. **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 Harold Delk to postpone further consideration until the July 22, 2019 meeting. The motion was seconded by Sue Stephenson. The motion carried unanimously.

New Business

V. **Final Plat:** Applicant and property owner Ivan Jones Construction, Inc. and Ivan & Helen Jones are requesting approval of a Final Subdivision Plat and a variance for flag lots. The property (2 Single Family lots) is located off of Double Branch Rd., Columbia, TN and is further identified as being on County Tax Map 67, Parcel 16.02.

A motion was made by Harold Delk to approve with the following conditions:

- (1) 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.
- (2) 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.

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

VI. Concept Plan: Applicant A&N Investments and property owners IRA Innovations LLC and Jim & Kathy Johnson are requesting approval of a Concept Plan for Magnolia Meadows a 49-lot subdivision. The property is located off of Tobe Robertson Rd. near Lewisburg Pike (US Hwy 431), Columbia, TN and is further identified as being on County Tax Map 48 Parcels 20.00, 20.18, 20.20 and a portion of Parcel 20.16.

A motion was made by Harold Delk to approve with the following conditions:

1. Provide additional connectivity to Map 048 Parcel 008.05 in the vicinity of Lots 9 to Lot 13
2. The stack and taper shown for the proposed turn lane on Tobe Robertson Rd. at Hwy 431 is acceptable to the MCRPC.
3. Lot 49 is permitted to have access directly to Tobe Robinson Rd.
4. At the Preliminary Plat phase confirm the ownership of the sliver of the Parcel 20.20 property located between Parcel 20.17 and Parcel 20.11.
5. At the Preliminary Plat phase incorporate the triangular portion of Parcel 20.20 into the development so it is not a landlocked parcel



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

VII. Final Site Plan: Applicant Collier Engineering Co. Inc. and property owner Double Creek Events, LLC are requesting approval of a Final Site Plan for an Event Facility. The property is located 2629 Culleoka Hwy and along McKibbon Rd. Culleoka, TN and is further identified as being on County Tax Map 164 Parcels 005.02.

The application was not complete therefore no action was taken by the Planning Commission.

VIII. Zoning Resolution amendments: Proposed amendments regarding Event Venues to include development standards, definitions and zoning districts.

A motion was made by Harold Delk to forward a positive recommendation for approval to the County Commission. The motion was seconded by Brian Vick. The motion carried unanimously.

IX. Letters of Credit

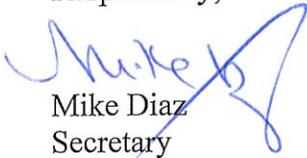
X. Reports of officers, committees and staff:

XI. Public Comment

XII. Other Business

XIII. Adjournment: A motion was made by Mike Diaz to adjourn the meeting at 6:50 p.m. The motion was seconded by Brian Vick. The motion carried unanimously.

Respectfully,


Mike Diaz
Secretary