

MAURY COUNTY REGIONAL PLANNING COMMISSION

September 23, 2019 at 5:30 p.m.

MINUTES

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday, September 23, 2019 at 5:30 p.m. in the Third Floor Conference room of Building #1.

I. **Call to Order**

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

Gwynne Evans Sue Stephenson

Absent: Brian Vick, Stephen Worley and Tim Thomas

Robert Caldiraro, Director of Building & Zoning

Daniel Murphy, County Attorney

Deborah J. Boehms, Zoning Coordinator

Mike Delviziis, Consulting Engineer

II. **Approval of the Agenda**-A motion was made by Stan Napier to approve the agenda.

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

III. **Approval of Minutes** - The minutes of the Maury County Regional Planning Commission were mailed 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.

Old Business

IV. **Concept Plan:** Applicant Crunk Engineering and property owner Suellen Lee are requesting approval of a Concept Plan for Zion Ridge Estates Subdivision. (107 Single Family lots). The property (108 Single Family lots) is located near the intersection of US HWY 43 and Old Zion Rd. Columbia, Tennessee and is further identified as being on County Tax Map 112, Parcels 010.01 & 010.07.

A motion was made by Mark Cook to approve with the following conditions to be addressed at the Preliminary Plat phase.:

1. The Planning Commission will evaluate the proposed improvements required at the intersection of Old Zion Rd. and proposed Abram St..
2. Clarity needs to be provided regarding Map 112 Parcel 013.03. The connection of proposed Abram Street to the existing Old Zion Rd. will cross the Map 112 Parcel 013.03 property. The deed DB 1349 Pg 527 for this property also references a property corner located at the center of Old Zion Rd.
 - Confirmation of property ownership of the portion of this property needed to access Old Zion Road must be provided.
 - Show all ROW dedication areas
3. Provide draft documents regarding the Homeowners Association to include information regarding responsibilities & maintenance of the landscape buffer strips, the open space and stormwater facilities.

4. Provide a Water Availability Letter from Columbia Water regarding their determinations regarding water system infrastructure. The availability letter must define the availability of domestic water service, fire flows, and if there are any off-site improvements required of the developer.
5. The portions of the development property that are located between the CSX ROW and Lawrenceburg Hwy are to be defined by metes and bounds and labeled.
6. The applicant should contact the railroad to obtain information regarding pending and proposed improvements that the railroad has for this area.
7. The applicant will need to coordinate with the USPS regarding the Cluster Box mailbox standards required by the USPS. The location of the Cluster Box mailboxes need to be shown. This will not be permitted within the road rights-of-way.
8. The construction access entrance location shall be located at the proposed Rodacker Way intersection with Old Zion Rd.
9. The applicant will coordinate with the City of Columbia staff regarding proposed improvements the Maury County Planning Commission may require at the Trotwood Ave. and proposed Abram St.
10. The applicant will provide a Traffic Study to analyze the traffic volumes, turning movements and turn lanes on Trotwood Ave. and Old Zion Road at their intersections with Yeatman Ln, proposed Abram St. proposed Rodacker Way and the Old Zion Rd. crossing at CSX Railroad. Also to include evaluating the road improvements from proposed Lot 14 area to Trotwood Ave.

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

Public Comments were made by Mark Baker, Chuck Estes, Dwight York, Lee Bailey, Rush Harrison and Andy Pogue, which are area residents of Ashwood Manor Subdivision and Old Zion Road. Each one had concerns regarding the traffic safety and traffic impact that more homes would bring to their neighborhood. Road Superintendent Van Boshers also spoke on the current road conditions.

New Business

- V. **Final Plat:** Applicant Danny Auville and property owner Jack Auville are requesting approval of a Final Subdivision Plat for 2 Single Family lots. The property is located at 2462 Mooresville Pike Culleoka, TN and is further identified as being on County Tax Map 166, Parcels 016.08 & 027.00.

A motion was made by Sue Stephenson to approve. The motion was seconded by Stan Napier. The motion carried unanimously.

- VI. **Final Plat:** Applicant and property owner Ernest D. Warren is requesting approval of a Final Subdivision Plat for 2 Single Family lots. The property is located at 1366 Old Williamsport Pike Columbia, TN and is further identified as being on County Tax Map 088 Parcel 016.00.

A motion was made by Sue Stephenson to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

VII. Final Plat: Applicant and property owner Donnie Crutcher is requesting approval of a Final Subdivision Plat for 3 Single Family lots. The property is located at Arthur Sampson Rd. Columbia, TN and is further identified as being on County Tax Map 120 Parcel 018.00

A motion was made by Mike Diaz to approve with the following conditions:

1. Flag Lot variance is approved.
2. Variance for easements to provide access as shown is approved.
3. Add the information regarding TDEC approval of the on-site sewage disposal to include the TDEC approval signature.
4. Prior to recording the Final Plat confirm that all the text and graphics are legible.
5. Correct the title for the electric provider; it currently reads "Water Provided By"

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

VIII. Preliminary Plat: Applicant and property owner Shaw Enterprises, LLC is requesting approval of a Preliminary Plat, The Retreat Subdivision Section 2 for 22 Single Family lots. The property is located on Sam Johnson Road, Columbia, Tennessee and is further identified as being on County Tax Map 75, Parcel 52.06.

A motion was made by Mark Cook to approve with the following conditions to be addressed at the Construction Plans phase:

1. Re-valuate and confirm the LFE's for all lots shown on the Pipe Sizing Chart. Review the area available for home construction and if filling is proposed to create more area for home construction. This will be reviewed by staff.
2. Add a note: If fill is proposed to create area to be above the 100-year water surface elevation this will be addressed with the Construction Plans. This shall be included in the Construction Plans and the grading & filling shall be accomplished by the Developer as part of the construction phase. The Subdivision Regulations require that the lot building pads must be constructed to a minimum of 1-ft. above the 100-yr. water surface elevation for a distance extending at least twenty-five (25) feet beyond the limits of intended structures.
3. The construction phase design and calculations must address that they are compliant with Subdivision Regulations Article 4-105.2 and other stormwater requirements for evaluation of stormwater flowing downstream.

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

IX. Concept Plan: Applicant and property owner Sweet Bay Trust is requesting approval of a Concept Plan, Silver Springs Subdivision for 88 Single Family lots. The property is located at 3044 Butler Rd., Columbia, Tennessee and is further identified as being on County Tax Map 041 Parcel 012.00.

A motion was made by Sue Stephenson to allow the applicant and property owner to amend the application for a Planned Unit Development (PUD). The PUD documents are to be prepared for review. The earliest meeting for the PUD to be considered by the MCRPC will be the MCRPC meeting of November 25, 2019.

This motion was made in part based on the following:

1. The original application submitted a Concept Plan for a residential subdivision.
2. The original application documents did not indicate the subdivision was to be a gated community.
3. The original application documents had lengthy staff comments that were not addressed at the time of this planning commission meeting.
4. The applicant and property owner have indicated their intention to pursue a residential PUD.
5. The PUD documents have yet to be submitted. The applicant will need time to prepare PUD documents and respond to forthcoming staff comments in advance of the MCRPC meeting at which the application may be considered.

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

- X. Subdivision Regulations & Zoning Resolution Amendments:** Proposed amendments within various sections and articles of the Subdivision Regulations & Zoning Resolution that relate to the following: access requirements to lots, private access easements, driveways, minimum lot widths, building permits and dimensional regulations.

No action was taken after discussion. This topic will be considered at a later meeting.

- XI. Letters of Credit** – no reports or action taken

- XII. Reports of officers, committees and staff:** None

- XIII. Public Comment** – Comments were made during the consideration of Agenda Item IV – Concept Plan for Zion Ridge Estates Subdivision. The points of concern are summarized as follows:

Public Comments were made by Mark Baker, Chuck Estes, Dwight York, Lee Bailey, Rush Harrison and Andy Pogue, which are area residents of Ashwood Manor Subdivision and Old Zion Road. Road Superintendent Van Boshers also spoke on the current road conditions.

- Drainage & stormwater
- Traffic, wrecks and speed on existing roads
- How construction traffic will ingress/egress from the site; do not want it coming through the existing subdivision; potential damage to existing roads
- Do not want connection to the existing subdivision
- Questions regarding proposed home sizes, types and pricing.

- XIV. Other Business**

- a. Approval of 2.5 hours of Continuing Education for Mark Cook, Stan Napier, Stephen Worley, Robert Caldiraro, and Deborah Boehms for attending the training session provided by Joey Hargis, Attorney on August 14, 2019.

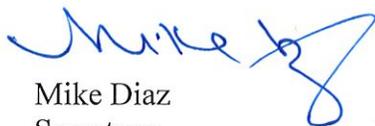
A motion was made by Stan Napier to approve. The motion was seconded by Gwynne Evans. The motion carried unanimously.

- XV. Adjournment**

A motion was made by Gwynne Evans to adjourn the meeting at 7:45 p.m.

The motion was seconded by Mark Cook. The motion carried unanimously.

Respectfully,

A handwritten signature in blue ink, appearing to read "Mike Diaz", with a stylized flourish at the end.

Mike Diaz
Secretary