

# MAURY COUNTY REGIONAL PLANNING COMMISSION

December 30, 2019 at 5:30 p.m.

## MINUTES

### I. Call to Order

With a quorum present, Chairman Harold Delk called the meeting to order. The following members were in attendance:

Harold Delk    Mark Cook        Brian Vick     Stan Napier  
Gwynne Evans   Sue Stephenson   Mike Diaz  
Absent: Tim Thomas and Peder Jensen

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 Mike Diaz 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 as mailed. The motion was seconded by Mark Cook. The motion carried unanimously.

### Old Business

IV. **Rezoning Request:** Applicant Montgomery G. Turner, Sr. and property owner Paula G. Woody are requesting a positive recommendation for Rezoning from A-2 Rural Residential to C-2 (General Commercial) District for a proposed Dollar General Store. The property (12.68 acres) is located at the intersection of Beechcroft Rd. & Carter's Creek Pike Columbia, TN and is further identified as being on County Tax Map 023 Parcel 018.04. Public Comment in opposition was made by Gennifer Mallard Devaney. Mrs. Devaney spoke on six points of concern which included: 1. Traffic, 2. Crime, 3. C-2 Commercial Zoning potential uses, 4. Spring Hill Rising 2040 Plan, the Maury County Comprehensive Plan, 6. A Final Option is that the Planning Commission could consider a more certain approach by creating a Planned Unit Development (PUD). A motion was made by Gwynne Evans to give a favorable recommendation to the County Commission. The motion was seconded by Stan Napier. This motion was withdrawn by Gwynne Evans and Stan Napier.

The applicant (Monty Turner) asked for a deferral until the February 24, 2020 meeting. A motion was made by Sue Stephenson to accept the deferral request. The motion was seconded by Mark Cook. The motion for deferral carried unanimously.

- V. Final Site Plan Landscape Plan:** Applicant Cross Country Cowboy Church, A.K. Robinette, Pastor is requesting approval of a Final Site Plan Landscaping Plan. The property is located at 1809 Bear Creek Pike, Columbia, Tennessee is further identified as being on County Tax Map 072, part of Parcel 32.00.

A motion was made by Gwynne Evans to approve the Landscaping Plan with the following conditions:

1. Planting 6-foot tall Leland Cypress trees that are spaced 8-feet apart and starting 80 feet from the front property line and extending along the west property line.
2. Correct the scale of the drawing
3. Resubmit the Landscape Plan to staff for verification.

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

- VI. Final Plat:** Applicant and property owner Amy & David Harris are requesting approval of a Final Plat for 1 Single Family lot with less than 200-ft of road frontage. The property is located near Anthony Ln. Columbia, TN and is further identified as being on County Tax Map 116, and Parcel 007.00.

A motion was made by Brian Vick to approve with the following conditions:

1. Change the purpose statement to read: "create one lot with less than 200-foot of road frontage."
2. Add the following note: "The graphic soils area shown are provided for informational purposes to Owners and Builders. If the soils areas are disturbed or encroached upon, the Owners and/or Builders shall coordinate with Tennessee Department of Environment and Conservation to obtain additional approvals prior to being issued a Building Permit or a Certificate of Occupancy."

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

- VII. Final Plat:** Applicant W.E.S. Engineering and Surveyors and property owner Shaw Enterprises requesting approval of a Final Plat, The Retreat Final Plat Section 1 Phase 2 for 8 Single Family lots. The property is located at Hideaway Rd. off of Sam Johnson Rd. Columbia, TN and is further identified as being on County Tax Map 075, and Parcel 052.25. Gerald Vick, Engineer with W.E.S. was present to answer questions.

A motion was made by Mike Diaz to approve. The motion was seconded by Mark Cook. The motion carried unanimously.

- VIII. Concept Plan:** Applicant and property owner McBroom Family Partnership is requesting approval of a Concept Plan, for a Subdivision with 20 Single Family lots. The property is located at Old Zion Rd. near Clearview Ln., Columbia, TN and is further identified as being on County Tax Map 111 Parcel 018.00.

A motion was made by Gwynne Evans to ask for a right in and right out turn lane if they keep the connectivity on the next level, next plan. The motion died for lack of a second.

A motion was made by Sue Stephenson to approve with the following conditions:

1. Add a 2 car stack turn lane, right in and right out,
2. Eliminate the cul-de-sac at Legends Court between lots 7 & 8.

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

**IX. Letters of Credit**

- a) Oakwood Phase 3 Section 5A LOC. A motion was made by Sue Stephenson to approve the Original Letter of Credit amount of \$650,000.00 and that the recommended reduced amount will be \$210,000.00. The motion was seconded by Mike Diaz. The motion carried unanimously.
- b) The Retreat Final Plat Section 1 Phase 2. A motion was made by Gwynne Evans for the Minutes to reflect that the previously posted Letter of Credit for the entirety of Section 1 includes the area shown as Section 1 Phase 2. The motion was seconded by Mark Cook. The motion carried unanimously.

**Reports of officers, committees and staff-**

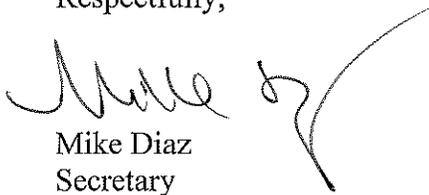
**Public Comment-**

**Other Business**

- a) Approval of 4 hours of Continuing Education credits for Sue Stephenson for attending the Training Session at Maury County work Force Summit on 10/30/19.
- b) Approval of 4 hours for Gwynne Evans on Parliamentary Procedures.
- c) Approval for Brian Vick for attending 4 hours of Continuing Education for attending a FEMA class. A motion was made by Stan Napier to approve. The motion was seconded by Mark Cook. The motion carried unanimously.

**Adjournment-**A motion was made by Mike Diaz to adjourn the meeting at 7:25 p.m. The motion was seconded by Mark Cook. The motion carried unanimously.

Respectfully,



Mike Diaz  
Secretary