

MAURY COUNTY REGIONAL PLANNING COMMISSION

Tom Primm County Commission Room Building #6

January 27, 2020 at 5:30 p.m.

Minutes

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday, January 27, 2020 at 5:30 p.m. in the Tom Primm County Commission Room, Building #6. With a quorum present, Chairman, Harold Delk called the meeting to order.

The following members were in attendance:

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

Robert Caldinaro, Director of Building & Zoning
Deborah J. Boehms, Zoning Coordinator

Daniel Murphy, County Attorney
Mike Delvzizis, Consulting Engineer

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.

Election of Officers-A motion was made by Mike Diaz to nominate Harold Delk as Chairman, the motion was seconded by Gwynne Evans. A motion was made by Mark Cook to cease the nomination and that Mr. Delk be elected by acclamation. The motion was seconded by Peder Jensen. The motion carried unanimously.

A motion was made by Gwynne Evans to nominate Brian Vick as Vice-Chairman, the motion was seconded by Mike Diaz. A motion was made by Mark Cook to cease the nomination and that Brian Vick be elected by acclamation. The motion was seconded by Peder Jensen. The motion carried unanimously.

A motion was made by Peder Jensen to nominate Mike Diaz as Secretary, the motion was seconded by Mark Cook. A motion was made by Mark Cook, seconded by Peder Jensen to cease the nomination and that Mike Diaz be elected by acclamation. The motion carried unanimously.

A motion was made by Mike Diaz to nominate Stan Napier as Vice-Secretary, the motion was seconded by Mark Cook. A motion was made by Mark Cook, seconded by Peder Jensen to cease the nomination and that Stan Napier be elected by acclamation. The motion carried unanimously.

Tim Thomas arrived at 5:35 p.m.

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

Final Site Plan: Applicant Duck River Electric Membership Corporation and property owner Beatty Farms LP are requesting approval of a Final Site Plan for a new substation. The property is located at 2563 New Hwy 7 Santa Fe, TN north of Snow Creek Rd. and is further identified as being on County Tax Map 038, and Parcel 009.01. A motion was made by Peder Jensen to approve with following conditions:

- (1) Add to the Site Plan the "TDEC Tracking # 182447".
- (2) Provide a copy of the TDOT permit.

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

Final Plat: Applicant and property owner Larry N. Cook, Sr. is requesting approval of a Final Plat for a re-subdivision to create 3 Single Family lots. The property is located 4307 Trousdale Ln. Columbia, TN and is further identified as being on County Tax Map 134, and Parcel 011.04.

A motion was made by Mark Cook to approve with the following conditions:

- (1) Trousdale Lane is designated as a Collector Road by the Maury County Major Road Plan. The right-of-way width for a Collector Road is 60-feet. Therefore a dedication of property for additional Right-of-Way along Trousdale Lane is required to result in a 30-foot right-of-way width as measured from the centerline of Trousdale Lane. Revise all acreage & setbacks accordingly. Make sure the minimum lot size exceeds 43,560 sf. The following is an excerpt from the Major Road Plan. Label & dimension the 5-ft. ROW dedication. Delete or modify your note regarding the ROW width.
- (2) For Lot 2R graphically show the location and dimensions of the 20-ft drainage easement and change the front setback along Sowell Hollow Rd. to be located as the same line as the north 20-ft drainage easement. (refer to the plat recorded at P13 Page 23 (9/14/2000).
- (3) Provide a Water Availability Letter from Water Utility Company stating that service is available for the additional lot.
- (4) Add a graphic symbol used to represent the onsite sewage disposal areas for Lot 1A (1R-1).
- (5) In the CERTIFICATE OF OWNERSHIP AND DEDICATION add all the appropriate Deed Book and Page references in the following.
".....as evidenced in Book Number _____, Page _____, County Register's Office....."
- (6) Per Subdivision Regulations Articles 2-105.6 (14) and 2-105.7 (2) provide confirmation that the survey has an unadjusted ratio of precision of 1:10,000.
- (7) Add the TDEC letter regarding "Approval of Private Subsurface Sewage Disposal" from Alan Floyd, TDEC.
- (8) Under the CERTIFICATE OF APPROVAL FOR RECORDING delete Deborah J. Boehms name and information. Her signature is not required for a plat approved by the planning commission.
- (9) Show the dimensions from the corners of the barn to the property to confirm the barn, which is an accessory building, complies with the 15-ft accessory building setback requirement of the Zoning Ordinance.

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

Letters of Credit

- a) Sycamore Landing Subdivision: Request to reduce the Maintenance Letter of Credit Amount from \$34,000 to \$10,000.

A motion was made by Peder Jensen to approve the reduction request in the amount of \$10,000.00 for the Letter of Credit Maintenance Agreement. The motion was seconded by Mark Cook. The motion carried unanimously.

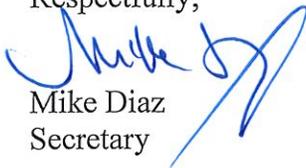
Reports of officers, committees and staff: Chairman Delk commenting that a Plat for Quail Run Meadows Subdivision was filed with the City of Columbia for property on Lasea Road, which goes back beyond our Major Road Plan; it does not depict a big differential from our Master Road Plan, but it will require slight changes to a couple of pieces of property. I think we need to make those changes so if those adjacent properties are developed, we will be in good standing to place the collector where we need it. Mike Delvizis and staff were asked to look at that alignment and submit to us a proposed change to the Major Road plan at the next meeting.

Public Comment

Other Business-

Adjournment: A motion was made by Mike Diaz to adjourn the meeting at 5:55 p.m. The motion was seconded by Peder Jensen. The motion carried unanimously.

Respectfully,


Mike Diaz
Secretary