

MAURY COUNTY REGIONAL PLANNING COMMISSION
TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6
May 14, 2020 at 4:30 p.m.
MINUTES – “Special Called” MEETING

The Maury County Regional Planning Commission (MCRPC) Special Called meeting was held on Thursday May 14, 2020 at 4:30 p.m. in the Tom Primm County Commission Room, Building #6.

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
Tim Thomas	Peder Jensen	Gwynne Evans	Sue Stephenson

Absent: Mike Diaz

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

II. Approval of the agenda- A motion was made by Stan Napier to approve the agenda. The motion was seconded by Tim Thomas. 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 Gwynne Evans to approve. The motion was seconded by Sue Stephenson. The motion carried unanimously.

Old Business

IV. Concept Plan: Forest Trails Subdivision

Applicant and property owners Woodland Trails, LLC and Allan M. & Deena Stalnaker are requesting approval. The properties are located at 5124 Ollie Chunn Rd. and off of US Highway 431 and are further identified as being on County Tax Map 048 Parcels 024.00 and 024.05. Joe Epps P.E. spoke on behalf of the developer. Paul Varney, spoke on behalf of the developer.

A motion was made by Peder Jensen to approve the Concept Plan with the following conditions:

1. Mr. Epps and Mr. Varney meet with the Road Superintendent to design a road that meets a minimum standard 22 or 26 wide roadbed for Ollie Chunn Rd.. The improvements are required adjacent to their property frontage.
2. Submit with the Preliminary Plat the Water Availability Letter from Maury County Board of Public Utilities (MCBPU) regarding their determinations regarding water system infrastructure. The MCBPU will typically have their consultant prepare a study regarding the availability of water service to this subdivision to include availability of domestic water service, fire flows, on-site improvements, off-site improvements and fees the MCBPU may require of the developer.
3. The transfer of any of the property to the decentralized wastewater entity shall be accomplished by a Final Plat in accordance with the Subdivision Regulations since said property is located within the proposed subdivision.
4. The Preliminary Plat will address parking areas for mailbox kiosks.

The motion was seconded by Tim Thomas. The motion carried unanimously.

New Business

V. Final Plat: Santa Fe Estates Subdivision

Applicant: Tim Thompson Premier Realtors and property owner Tower Investments, LLC are requesting approval. The property is located off of Old TVA Rd. near Hwy 7 Santa Fe Pike and are further identified as being on County Tax Map 065 Parcel 017.00.

The applicant deferred this item; therefore this item was not discussed. No action was taken.

VI. Variance Request: To Subdivision Regulations Access requirements

Applicant Tim Fritsch and property owner Michael Rosenbalm are requesting approval. The property is located at 435 Carters Creek Pike and is further identified as being on County Tax Map 065 Parcel 017.00. A motion was made by Sue Stephenson to deny the variance request. The motion died for a lack of a seconded. A motion was made by Tim Thomas to approve the request for a variance. The motion died for lack of a second.

A motion was made by Sue Stephenson to deny the variance request. The motion was seconded by Mark Cook. The motion to deny the variance passed with 7 ayes, Tim Thomas voted nay.

VII. Concept Plan Revision: The Retreat Section 2

Applicant and property owner Shaw Enterprises is requesting approval. 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 with WES Engineering representing the client.

A motion was made by Peder Jensen to approve the revised Concept Plan. The motion was seconded by Mark Cook. The motion carried unanimously.

VIII. Preliminary Plat: Trace Side Subdivision (50-lots) (formerly Flat Creek West)

Applicant T-Square Engineering and property owner Flat Creek Development, LLC are requesting approval. The property (119.13 acres) is located on US Hwy 431, Columbia, TN and is further identified as being on County Tax Map 048, Parcel 019.00. Cole Newton, Engineer spoke on behalf of the client.

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

1. On sheet C-3.0, change the Flood Study Note date to read 3/4/2020 not 2/18/2020.
2. Mailbox kiosks are required. Provide them in open space with parking areas.
3. Provide an open space access easement between Lots 11 and 12 for access to the detention pond.

The motion was seconded by Mark Cook. The motion passed with 7 ayes; Gwynne Evans voted nay.

IX. Preliminary Plat: Silver Springs Subdivision Phase 1 (17-lots)

Applicant and property owner Sweet Bay Trust is requesting approval. The property is located at 3044 Butler Rd., Columbia, TN and is further identified as being on County Tax Map 041 Parcel 012.00. **The following are remaining Concept Plan Approval Conditions from the November 25, 2019 meeting.**

The following information is pending per the applicant.

- (1) Improvements at Butler Rd. shall have a right turn lane and a left turn lane added. Each turn lane shall have a minimum five car stack area and appropriate tapers. *The Planning Commission will determine if this condition has been satisfied based on the RGPhillips Consulting Traffic Impact Study dated February 2020 or if turn lanes will remain a requirement.*
- (2) The gated entrance area must be designed such that it can accommodate emergency vehicles and other large vehicles that will access the gated subdivision. *The details that show dimensions, radii etc. for all aspects of the gated island area are subject to approvals of the Planning Commission, Fire Department and School Board.*
- (3) Show the location for mailbox kiosks. *Add an enlarged detail that shows sidewalks, ramps, kiosk pads, dimensions, radii etc. for all aspects of the mailbox kiosk area. The Planning Commission has determined the kiosk structures are to be located within open space and not located within the public right-of-way.*
- (4) Written approval from TVA will be required to confirm TVA's acceptance of the proposed development's design and layout within their easements.

Additional Preliminary Plat Conditions

- (5) Written approval from TVA will be required to confirm TVA's acceptance of the proposed development's design and layout within their easements. This may require revisions to the layout.
- (6) The details & dimensions for the gated entrance are approved by the Fire Department and School Board.
- (7) The kiosk structures are to be located within open space and not located within the public right-of-way. This may require revisions to the layout.
- (8) For the gated area provide a note and information regarding a 'knox-box' and other items required by the fire department serving this development. This should also include their requirements for clear-width opening dimensions at each gate. The width appears to be too narrow. Provide a letter from the fire department regarding their requirements.
- (9) Dependent on the response from the fire department; add notes to C2.3 list these additional minimum requirements:
 - (a) Gate openings shall be at least 15-feet wide at the narrowest point. The Planning Commission may require the width to be greater dependent upon both the curvature and width of the adjoining road.
 - (b) Gates shall not open into the public right-of-way.

A motion was made by Peder Jensen to postpone until the June 22, 2020 meeting. The motion was seconded by Gwynne Evans. The motion carried unanimously.

X. Re-Zoning Request & Preliminary Site Plan: Jonathan Cornet

Applicant Crunk Engineering and property owner Jonathan Cornet are requesting:

- (1) a positive recommendation for the purpose of Rezoning 58.80 acres from A-2 (Rural Residential) to C-3 (Special Commercial) District for a Fire Arm Training Facility.

A motion was made by Gwynne Evans to forward to the County Commission with a favorable recommendation. The motion was seconded by Peder Jensen. The motion carried unanimously.

- (2) Approval of a Preliminary Site Plan

The property (58.80 acres) is located along Robert Truelove Rd. east of I-65, Columbia, Tennessee and is further identified as being on County Tax Map 116, part of Parcel 036.00.

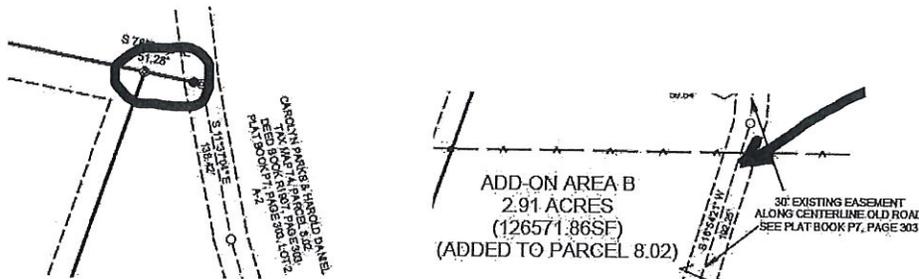
A motion was made by Gwynne Evans to approve the Preliminary Site Plan. The motion was seconded by Sue Stephenson. The motion carried unanimously.

XI. Final Plat: Center Star Road

Applicant: Tim Hill and property owners Carolyn Parks, Harold Daniel, Thomas Dale, Jennifer Dale, Manuel Baena are requesting approval. The properties are located off of Center Star Road and are further identified as being on County Tax Map 074 Parcels 008.01, 008.02 & 008.08.

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

- (1) Show the entire perimeter lot lines for Parcel 008.02.
- (2) The following line appears to not be required. Delete the line; adding the entire perimeter for Parcel 008.02 should help clarify.



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

XII. Final Site Plan: Double Creek Events, LLC

Applicant Collier Engineering Co. Inc. and the property owner Double Creek Events, LLC are requesting approval of a Final Site Plan for an Event Facility. The property is located at 2969 Culleoka Hwy and along McKibbon Rd. Culleoka, TN and is further identified as being on County Tax Map 164, Parcel 005.02. Current property owner Craig Blackmer and proposed new property owner Jesse Cuthrell answered questions.

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

- 1. Applicant may use the grass for overflow parking and will be allowed to use gravel areas as shown on the Final Site Plan.
- 2. Label the required parking surface(s) as approved by the Planning Commission.

3. The portion of the driveway located within the public ROW must be asphalt or concrete. Show and label on the plan. Add the pavement section detail.
4. The bridge replacement construction for the driveway is made a part of this approval.

The motion was seconded by Peder Jensen. The motion carried unanimously.

XIII. Rezoning: Applicant Ahler & Associates LLC and property owner Clinton and Laurie Billings are requesting 3033 and 3041 Jim Warren Road, Spring Hill, Tennessee from A-2 (Rural Residential) to C-1 (Rural Center) District. The property is further identified as being on County Tax Map 045, Parcels 001.02 and 003.00. Mr. Joe Ahler Surveyor and Engineer spoke on behalf of the property owners.

A motion was made by Peder Jensen to forward to the County Commission with a favorable recommendation. The motion was seconded by Tim Thomas. The motion passed with 5 ayes; Brian Vick, Gwynne Evans and Sue Stephenson voted nay.

XIV. Rezoning & Preliminary Site Plan

Applicant Harakas Development LLC and property owner John Pennington are requesting the following for the property located on New Hwy 7 being identified as County Tax Map 076, Parcel 056.00. The intended use being office, warehouse and company storage.

- A. a favorable recommendation to rezone from 5.05 acres from A-2 (Rural Residential) to C-3 (Special Commercial) District
- B. approval of a Preliminary Site Plan

This agenda item was not discussed, the applicant's submittal documents were incomplete.

XV. Letters of Credit

XVI. Reports of officers, committees and staff

XVII. Public Comment

XVIII. Other Business

XIX. Adjournment: A motion was made by Peder Jensen to adjourn the meeting at 7:00 p.m. The motion was seconded by Mark Cook. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary