

**MAURY COUNTY REGIONAL PLANNING COMMISSION**  
**TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6**  
**June 9, 2020 at 4:30 p.m.**  
**MINUTES – “Special Called” MEETING**

The Maury County Regional Planning Commission (MCRPC) Special Called meeting was held on Tuesday, June 9, 2020 5:30 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	Mike Diaz	Sue Stephenson

Absent: Gwynne Evans

Robert Caldinaro, Director of Building & Zoning

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 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 Mark Cook to approve the May 14, 2020 minutes. The motion was seconded by Stan Napier. The motion carried unanimously.
- IV. Final Plat-**Applicants Jesse and Deborah Hoffmann are requesting approval of a Final Plat. The property is located on Goodman Lane, Hampshire, Tennessee and is further identified as being on County Tax Map 105, Parcel 003.00. A motion was made by Peder Jensen to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.
- V. Final Plat-**Applicants for Larry G. and Faye N. Ballard Estate are requesting approval of a Final Plat. The property is located on Gibson Hollow Road, Mt. Pleasant, Tennessee and is further identified as being on County Tax Map 128, Parcel 018.00. A motion was made by Brian Vick to approve with the following conditions:
- (1) Remove the duplicate note regarding the graphically shown areas to be used for sewage disposal.
  - (2) Approval from TDEC is required for the proposed lot. It is our understanding that Alan Floyd, TDEC prefers to only sign the approval letter he provides. Please confirm with Alan Floyd, TDEC (931) 380-3371. This approval letter will need to be added to the plat.
- The motion was seconded by Peder Jensen. The motion carried unanimously.
- VI. Final Plat-**Applicant-Taylor Constructors are requesting approval of a Final Plat. The property is located on the corner of Elk Ridge Road and Chatman Road, Mt. Pleasant, Tennessee and is further identified as being on County Tax Map 186, Parcel 008.00. A motion was made by Peder Jensen to approve. The motion was seconded by Tim Thomas. The motion carried unanimously.

**VII. Letters of Credit**

**VIII. Reports of officers, committees and staff:**

An inquiry has brought forward the question of whether private roads are permissible in Subdivisions? Staff is informing the Planning Commission of this inquiry as the Planning Commission will need to consider this topic in forthcoming meetings.

Mike Delvizi, Consulting Engineer started the discussion by referencing portions of the Subdivision Regulations and the Zoning Resolution. The summary being the Subdivision Regulations Appendix "A" 3.1.6 states that private roads will only be allowed if permitted by the Zoning Resolution; the Zoning Resolution Article 3.030 provides an exception that refers back to the Subdivision Regulations Section 1-111 (h) Access to Lots by Public Way or Private Easement that has limitations on private easements used for access (private roads will be located within a private access easement). The Subdivision Regulations are silent with regards to private roads other than Section 1-111 (h). Since 1-111(h) is within the Subdivision Regulations is it appropriate for the Planning Commission to approve a subdivision with private roads?

Robert Caldiraro, Director of Building and Zoning, stated that he just wanted to be clear that the staff is not opposed to private roads, we just wanted to bring this to your attention for a better or informed decision on the ones that are up coming. Yes, our text are dated, there's multiple conflicts within the different dualities of the text. I am of the same mind, we need an update, and it's going to be expensive across the board. We will leave it at that.

**IX. Public Comment-**

**X. Other business**

**XI. Adjournment** - A motion was made by Sue Stephenson to adjourn the meeting at 5:58 p.m. The motion was seconded by Mike Diaz. The motion carried unanimously.

Respectfully,



Mike Diaz  
Secretary