

MAURY COUNTY REGIONAL PLANNING COMMISSION
TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6
June 22, 2020 at 5:30 p.m.
MINUTES

The Maury County Regional Planning Commission (MCRPC) meeting was held on Monday, June 22, 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	Gwynne Evans
Tim Thomas	Peder Jensen	Mike Diaz	Sue Stephenson	
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 Sue Stephenson to approve the agenda. The motion was seconded by Tim Thomas. The motion carried unanimously.

III. Approval of Minutes-A motion was made by Mike Diaz to approve the minutes as mailed. The motion was seconded by Stan Napier. The motion carried unanimously.

Old Business

IV. 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

No action was taken.

V. 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. Discussion started with the conversation that a gated private road subdivision is not permitted per the County Zoning Resolution and the County does not have private road standards. Justin Cutler, developer, during the discussions he stated he would prefer to have a gated private road subdivision but if it was not possible he would continue with a public road subdivision that could have inoperable gates (interpreted to be an entrance feature for aesthetics only).

Discussion also included that one of the Concept Plan approval conditions is for the TVA letter to state the entire Concept Plan is acceptable to TVA; it was noted that the TVA letter presented is for Phase 1 only.

Mr. Cutler's traffic engineer Richard Phillips with R. G. Phillips explained why the turn lanes on Butler Rd. were not necessary. Mr. Cutler said he would like to proceed with conditions, of no turn lane.

A motion was made by Peder Jensen to postpone until the next meeting because there were too many outstanding items and for the applicant to come back next month with these items addressed. The items include but are not limited to adding turn lanes/road improvements, address the TVA approval for the entire Concept Plan, address the mailbox kiosks locations, number & parking

The motion was seconded by Sue Stephenson.

The motion carried unanimously.

Staff said just as a note, the kiosk is located in the setback area, this needs to be addressed.

New Business

VI. Variance Request: To Subdivision Regulations Access requirements

Applicant Attorneys Mounger & Molder PLLC and property owners Mary & Robert Tiemann and Charles Gadd Jr. are requesting approval. The property is located adjacent to 8343 Dry Creek Rd. and is further identified as being on County Tax Map 170 Parcel 004.00. A motion was made by Mike Diaz to approve the request to allow one home to be built, subject to a survey with a 50 foot easement being recorded. The motion was seconded by Tim Thomas. The motion passed with 8 ayes, Sue Stephenson voted nay.

VII. Final Plat: Southport Rd.

Applicant WES Engineers & Surveyors and property owners Michael & Melanie Landree are requesting approval. The property is located at 1998 Southport Rd. Culleoka, TN and is further identified as being on County Tax Map 168, and Parcel 018.00. 6:00 p.m. (Gerald Vick, Engineer)

A motion was made by Peder Jensen to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

VIII. Final Plat: Mooresville Pike

Applicant Mark Hafner and property owner The Mark Hafner & Tania Oropesa Revocable Living Trust are requesting approval. The property is located at 830 & 836 Mooresville Pike, Columbia, TN and is further identified as being on County Tax Map 114, Parcel 084.00. 6:10 p.m. (Gerald Vick, Engineer) A motion was made by Tim Thomas to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

IX. Final Plat: Culleoka Hwy

Applicant and property owners Richard & Andrea Dunn are requesting approval. The properties are located at 1753 & 1755 Culleoka Hwy. Culleoka TN and are further identified as being on County Tax Map 145 Parcels 026.00.

A motion was made by Peder Jensen to approve. The motion was seconded by Brian Vick. The motion carried unanimously.

X. Preliminary Plat: Bearden Rd.

Applicant Ahler & Associates LLC and property owners Bobby Bearden & Joseph Bearden are requesting approval. The property is located at 4673 & 4690 Bearden Rd. Spring Hill, TN and is further identified as being on County Tax Map 069, Parcels 012.00, 012.02, 013.02. 6:25 p.m.

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

1. Driveways are to be off of Bearden Road,
2. The properties are to be clearly marked for fire trucks.
3. Show the locations of both the existing and proposed on-site sewage disposal systems and all disposal fields. Show them graphically and add the symbol to the legend.
4. The following is to be addressed and provided with the Final Plat submittal application: Provide drawing(s), information and recorded easements across the off-site properties for how water service will be provided to the proposed lots as referenced in the Maury County Board of Public Utility Minutes of May 11, 2020.

The motion was seconded by Brian Vick. The motion carried unanimously.

XI. Final Plat: Williamsport Pike

Applicant Derrick Walls and property owner Jeffrey Lancaster are requesting approval. The property is located adjacent to 3200 Williamsport Pike and further identified as being on County Tax Map 062, Parcels 006.01. 6:45 p.m.

A motion was made by Stan Napier to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

XII. 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, dimensional regulations and additional requirements for stormwater management facilities. Discussion was had, however more discussion is needed, no final action was taken.

XIII. Letters of Credit

- A. Legacy Farms Subdivision Section 2: Developer requests the Letter of Credit and Maintenance Agreement to be released. A motion was made by Mike Diaz to approve. The motion was seconded by Tim Thomas. The motion carried unanimously.

B. Delk Acres: Developer request the Letter of Credit and Maintenance Agreement to be released. A motion was made by Mike Diaz to approve. The motion was seconded by Brian Vick. The motion carried unanimously.

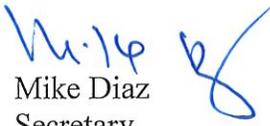
XIV. Reports of officers, committees and staff:

XV. Public Comment

XVI. Other Business

Adjournment-A motion was made by Peder Jensen to adjourn the meeting at 8:15 p.m. The motion was seconded by Tim Thomas. The motion carried unanimously.

Respectfully,


Mike Diaz
Secretary