

**MAURY COUNTY REGIONAL PLANNING COMMISSION**  
**TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6**  
**July 27, 2020 at 5:30 p.m.**  
**MINUTES**

The Maury County Regional Planning Commission (MCRPC) meeting was held on Monday, July 27, 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    Peder Jensen    Stan Napier    Gwynne Evans    Sue Stephenson  
Absent: Tim Thomas, Mark Cook, Mike Diaz, Brian Vick

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

**II. Approval of the agenda-** A motion was made by Peder Jensen to approve the agenda. The motion was seconded by Sue Stephenson. The motion carried unanimously.

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

**IV. Van Boshers, Road Supt.: Discuss county road improvements by developers**

Van Boshers, Maury County Road Superintendent will discuss with the Planning Commission requirements for developers to improve county roads that are adjacent to development projects. Some of the points discussed include the following

- Mr. Boshers stated that development projects
  - have adverse impacts to county roads; it is difficult for him to keep up with county road maintenance.
  - should provide the required ROW dedication. (Note: the Planning Commission has been requiring developments to provide right of way dedication per the Major Road Plan)
  - should improve the existing county road to county road standards along the property frontage for the development. This is intended to be for developments that have new subdivision roads connecting to county roads and not for individual driveways.
- The Planning Commission will require developers to provide a written letter from the Road Superintendent stating the Road Superintendent's requirements and comments regarding new subdivisions with roads connecting to county roads.
- County Commission Resolution No. 07-06-23 "Resolution Approving County Road Construction Standards and Procedures" was discussed. County Attorney Daniel Murphy is to coordinate with Van Boshers regarding proposed modifications.
- County Commissioner Brian McKelvy (District 5) provided the following comments:
  - Expressed his concerns and concerns of citizens that have contacted him and Van Boshers

- An impediment to Van Boshers maintenance is many roads do not have enough right-of-way. Developers need to provide the right-of way.
- Existing roads are too narrow
- It is the developers responsibility to improve roads, at least along the road frontage for their development property
- He encourage the Planning Commission to help make this happen

**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. Action was postponed based on the applicant's written request to be deferred.

**VI. 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.

A motion was made by Peder Jensen to modify the proposed amendments for further consideration to include the following modifications:

1. The intent is that for straight sections of roadways the Lot Width shall be based upon the Lot Width as defined per the Zoning District.
2. The intent is that for subdivisions meeting TCA requirements for a subdivision the minimum width along the front lot line or right-of-way shall be 25-feet.
3. The intent is to provide wording for 5.0 acres or greater and do not meet the requirements of TCA requirements for a subdivision then the minimum width along the front lot line or right-of-way shall be the Lot Width as defined per the Zoning District. The motion was seconded by Gwynne Evans. The motion carried unanimously.

**VII. Final Plat: Ora Acres Subdivision (21-lots)**

A. Applicant and property owner Gene Alley is requesting approval. The property is located off of Clair Mathis Rd. Spring Hill, TN across from Lakeview Rd. and is further identified as being on County Tax Map 068 Parcel 008.09. A motion was made by Peder Jensen to approve with the condition that temporary striping be installed at the turn lane. The motion was seconded by Gwynne Evans. The motion carried unanimously.

B. Staff will recommend the Original LOC amount to be established and the reduced LOC amount to be established. Staff recommends that the original Letter of Credit be established in the amount of \$900,000.00 and the reduced amount be established at \$300,000.00. A motion was made by Peder Jensen to approve both the Original LOC amount and the reduced amount. The motion was seconded by Gwynne Evans. The motion carried unanimously.

**VIII. Final Site Plan: Christ Chapel Spring Hill Inc.**

Applicant and property owner Christ Chapel Spring Hill Inc. is requesting approval. The property is located at 3066 Highway 431, Spring Hill, TN and is further identified as being on County Tax Map 045 Parcel 008.00. A motion was made by Peder Jensen to approve with the following conditions:

1. Provide written permit from TDOT approving the driveway connection location with Hwy 431.
2. Provide copy of the permits from TDEC Stormwater Construction, TDEC confirmation regarding stream determination and TDEC on-site sewage disposal system.
3. Revise the Final Site Plan to regrade the entrance driveway to reduce the grade with the driveway intersection with Highway 431. This is intended to include the location of retaining walls as stated by Rhodes Engineering. The revised drawings are to be provided to staff for review.

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

**IX. Zoning Resolution Amendments:**

Proposed amendments to modify Article 8.080 Special Exception Uses and add Article 8.090 and Amendments to the Zoning Resolution or Zoning Map (Rezoning).

A motion was made by Sue Stephenson to recommend a 12 month waiting period and forward the recommendation to the full County Commission.

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

**X. Letters of Credit**

Recommendations from staff regarding the Original LOC amounts to be established for the following subdivisions.

- A. Cedar Brook Subdivision: Original LOC amount \$1,750,000

A motion was made by Peder Jensen to approve the recommended original Letter of Credit amount. The motion was seconded by Gwynne Evans. The motion carried unanimously.

- B. The Retreat Subdivision Section 2: Original LOC amount \$1,150,000

A motion was made by Peder Jensen to approve the recommended original Letter of Credit amount. The motion was seconded by Gwynne Evans. The motion carried unanimously.

- C. Oakwood Subdivision Section 3 Phase 5B: Original LOC amount \$350,000

A motion was made by Peder Jensen to approve the recommended original Letter of Credit amount. The motion was seconded by Gwynne Evans. The motion carried unanimously.

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

- XII. Public Comment-**Mike Stalnaker had public comments regarding road improvements.

**XIII. Other Business**

**XIV. Adjournment-**A motion was made by Peder Jensen to adjourn the meeting at 7:35 p.m. The motion was seconded by Stan Napier. The motion carried unanimously.

Respectfully,

  
Mike Diaz  
Secretary