

**MAURY COUNTY REGIONAL PLANNING COMMISSION**  
**TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6**  
**Monday August 24, 2020 at 5:30 p.m.**

**MINUTES**

The Maury County Regional Planning Commission (MCRPC) meeting was held on Monday, August 24, 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, Peder Jensen, Stan Napier, Gwynne Evans, and Sue Stephenson  
Members Absent: Tim Thomas, Mike Diaz  
Staff members in attendance: Robert Caldiraro, Director of Building & Zoning  
Deborah J. Boehms, Zoning Coordinator  
Mike Delviziis, Consulting Engineer

**II. Approval of the Agenda:** A motion was made by Peder Jensen to approve the agenda. The motion was seconded by Stan Napier. 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 Mark Cook. The motion carried unanimously.

**Old Business**

**IV. 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.

After discussion, the final motion was made by Peder Jensen to approve with the following conditions:

- (1) The mailbox kiosk areas and the number of kiosks are subject to further review and approval during the Construction Plans phase and future Preliminary Plat phases.
- (2) The MBSL line dimension as labeled needs to be corrected at Lots 6, 7, 8, 9, 10 & 11. These setback lines are greater than the 30-ft as shown.
- (3) The detention pond needs to be located totally within open space and located outside of Lots 8 & 9; grading for the pond may extend outside of the open space.
- (4) The Construction Plans phase for Phase 1 must review and add drainage facilities along Butler Rd.
- (5) The strip of common area located adjacent to Silver Spring Dr. is to be labeled as "Common Area".
- (6) The Planning Commission will determine what road connectivity to adjacent properties will be required at future Preliminary Plat phases. Also show future connectivity between lots 52 and 61.
- (7) The Construction Plans for Phase 1 shall include the following:

- (a) This approval condition is *not* optional: Butler Rd. shall be improved along the entire frontage of the subdivision. This shall be constructed as part of Phase 1. The minimum improvement is to provide two-12-ft travel lanes with 3-ft of shoulder on each side; the typical pavement section required by the Maury County Road Superintendent for county road improvements is 8-inches of compacted pug mix, 3-inches of B-modified mix, 2-inches of CW mix. Any changes to the preceding that is coordinated with and approved by the Maury County Road Superintendent shall be included in the Phase 1 Construction Plans.
- (b) This approval condition is optional: As depicted on the submitted Preliminary Plat, the turn lanes on Butler Rd. are subject to approval by the Maury County Road Superintendent. If the Maury County Road Superintendent provides in writing that the turn lanes do not need to be added, then the turn lanes will not be required. Should the turn lanes be required, then they shall be constructed as part of Phase 1.

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

Peder Jensen departed from the meeting at 5:50 pm.

### New Business

**V. Final Plat: Trace Side Subdivision (wastewater area)**

Applicant and property owner Flat Creek Development LLC is requesting approval. The property is located at 3480 Hwy 431, Spring Hill, TN and is further identified as being on County Tax Map 048 Parcel 019.00.

A motion was made by Brian Vick to approve. The motion was seconded by Stan Napier. The motion carried unanimously.

**VI. Rezoning: 1009 Santa Fe Pike**

Applicant TKC Engineering and property owner Cole Investments LLC are requesting a positive recommendation for the purpose of Rezoning 12.7 acres from A-2 (Rural Residential) to C-2 (General Commercial) District. The property is located at 1009 Santa Fe Pike, Columbia, TN and is further identified as being on County Tax Map 076 Parcel 057.00

A motion was made by Gwynne Evans to send a positive recommendation for rezoning to the County Commission. The motion was seconded by Mark Cook. The motion carried unanimously.

**VII. Rezoning: Bear Creek I-65 Storage**

Applicant TKC Engineering and property owner Don Dabbs are requesting a positive recommendation for the purpose of Rezoning 15 acres from A-2 (Rural Residential) to C-2 (General Commercial) District. The property is located on Bear Creek Pike (east of I-65 near Barker Rd), Columbia, TN and is further identified as being on County Tax Map 093 Parcel 003.01

After discussion and a motion that failed to receive a second, the following motion was made. A motion was made by Gwynne Evans to send a positive recommendation for rezoning to the County Commission. The motion was seconded by Brian Vick. The motion failed, the vote was 4-Nays and 2-Ayes. The applicant was advised that they would need to provide a written letter to the Building & Zoning Office within 10 business days requesting the rezoning be sent to the County Commission with a negative recommendation.

### **Regulatory Amendments**

#### **VIII. 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 Sue Stephenson to send a recommendation to the County Commission to make changes to the Zoning Resolution Article V Dimensional Standards in all Zoning Districts as presented by staff.

The motion was seconded by Brian Vick. The motion carried with 6-Ayes and 1-Nay.

#### **IX. Zoning Resolution Amendment: Bed & Breakfast Homestay Establishments**

Proposed amendments within various sections and articles of the Zoning Resolution that relate to adding standards for Bed & Breakfast Homestay Establishments.

A motion was made by Gwynne Evans to send a recommendation to the County Commission to make changes to the Zoning Resolution as presented by staff.

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

#### **X. Requirements for existing road improvements by developers**

Requirements for developers to improve existing roads that are adjacent to development projects.

A motion was made by Gwynne Evans to approve the amendments that are proposed to Subdivision Regulations Article 4-103.1 General Requirements under Article 4-103 Roads as presented by staff regarding requirements for developers to improve existing roads that are adjacent to development projects.

The motion was seconded by Stan Napier. The motion carried unanimously.

#### **XI. Zoning Resolution Amendment: Delete Article 5.022**

Proposed deletion of Article 5.022 – Waiting Period if Rezoning Denied

A motion was made by Sue Stephenson to send a recommendation to the County Commission to make changes to the Zoning Resolution as presented by staff.

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

**Miscellaneous Business**

**XII. Letters of Credit**

- a. Loftin Meadows Subdivision Phase 1: Request by the developer to release the requirement for the Letter of Credit.

A motion was made by Sue Stephenson to approve.

The motion was seconded Stan Napier. The motion carried unanimously.

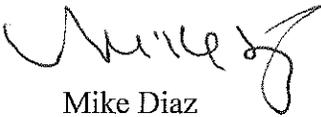
**XIII. Reports of officers, committees and staff: None**

**XIV. Public Comment: None**

**XV. Other Business: None**

**XVI. Adjournment:** A motion was made by Stan Napier to adjourn the meeting at 7:55 p.m.  
The motion was seconded by Brian Vick. The motion carried unanimously.

Respectfully,



Mike Diaz  
Secretary