

**MAURY COUNTY REGIONAL PLANNING COMMISSION**  
**November 5, 2018 -- 5:30 pm**

\*\*\*\*\* **Minutes - PUBLIC HEARING** \*\*\*\*\*

The Maury County Regional Planning Commission (MCRPC) held a Public Hearing on Monday November, 2018 at 5:30 p.m. in the Third Floor Conference room of Building #1. The purpose of the Public Hearing was for the MCRPC to receive comments and discussion regarding the comprehensive updates to the Maury County Major Thoroughfare Plan. Chairman, Stephen Worley opened the Public Hearing and requested comments from the public in attendance and the MCRPC. With no comments being presented a motion was made by Sue Stephenson to close the Public Hearing. The motion was seconded by Tim Thomas. The motion carried unanimously.

\*\*\*\*\* **Minutes - REGULAR MEETING** \*\*\*\*\*

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday November, 2018 at 5:30 p.m. in the Third Floor Conference room of Building #1. With a quorum present, Chairman, Stephen Worley called the meeting to order. The following members were in attendance:

Harold Delk	Mark Cook	Stan Napier	Tim Thomas	Stephen Worley
Gwynne Evans	Sue Stephenson	Brian Vick		

Absent: Mike Diaz

Robert Caldiraro, Director of Building and Zoning  
Deborah J. Boehms, Zoning Coordinator  
Mike Delvizzis, Consulting Engineer

**I. Call to Order**

**II. Approval of Minutes** - The minutes of the Maury County Regional Planning Commission were given to each member for review and consideration. A motion was made by Harold Delk to approve the minutes. The motion was seconded by Stan Napier. The motion carried unanimously.

**Old Business**

**III. Major Road Thoroughfare Plan:**

Following the Public Hearing held prior to the regular meeting and no comments being presented by the Public, a motion was made by Mark Cook to approve the comprehensive updates to the Maury County Major Thoroughfare Plan. The motion was seconded by Tim Thomas. The motion carried 6-0 with Sue Stephenson abstaining.

**IV. Final Plat: Paul Stechyn Property**

The property is located at 1307 Carter's Creek Pike, Columbia, Tennessee and is further identified as being on County Tax Map 30 Parcel 005.07. A motion was made by Harold Delk to approve. The motion was seconded by Sue Stephenson. The motion carried unanimously.

**V. Final Plat: Joe H. Williams Property**

The property is located at Shapiro Trail, Columbia, TN and is further identified as being on County Tax Map 91 Parcel 042.27. A motion was made by Harold Delk to approve with the following conditions.

1. Add a note to the Final Plat that states: The Lot 1 driveway access to Tom Osborne Rd shall be restricted to be in the vicinity of the existing driveway only.
2. Add a note to the Final Plat that states: The Lot 2 driveway access shall be restricted to access to Shapiro Trail only.

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

**VI. Final Plat: Charleston Farms Subdivision Section 3**

The property is located at Charleston Lane Spring Hill, TN and is further identified as being on County Tax Map 30 Parcel 007.77.

A motion was made by Harold Delk to approve with the following condition.

1. Two fire hydrants are required to be installed unless a letter from the Columbia Power & Water Systems (CPWS) specifically states that the CPWS cannot provide fire flows or does not want the fire hydrants installed in Charleston Farms Section 3.

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

**VII. Final Site Plan: The Retreat Subdivision Section 1**

The property is located near Sam Johnson Rd. and is further identified as being on County Tax Map 75 Parcel 052.06.

A motion was made by Stan Napier to approve modifications to The Retreat Preliminary Plat to add to the Phase lines. The motion was seconded by Tim Thomas. The motion carried unanimously.

A motion was made by Sue Stephenson to approve The Retreat Section 1 Final Plat. The motion was seconded by Brian Vick. The motion carried unanimously.

**VIII. Rezoning Request:** Applicant Montgomery G. Turner, Sr. and property owner R.E. Duncan, Jr. requested a positive recommendation for Rezoning from A-2 Rural Residential to

C-2 (General Commercial) District for a proposed Dollar General Store. The property (3.24 acres) is located on HWY 412 approximately 525 feet south of Old State Road, Hampshire TN and is further identified as being on County Tax Map 105 Parcel 083.01. After comments from proponents and opponents and discussion by the MCRPC the following motion was made by Gwynne Evans: Since the zoning property exhibit drawing of the property is not complete the action on this item is postponed until the December 4, 2018 MCRPC meeting to allow the applicant to provide the zoning property exhibit drawing. The motion was seconded by Brian Vick. The motion carried unanimously.

**IX. Final Site Plan: Event Venue**

The property (26.78 acres) is located off of Kedron Rd. and is further identified as being on County Tax Map 69 Parcel 019.08. A motion was made by Harold Delk to approve with the following conditions.

1. The "TDEC TNR Permit Tracking # \_\_\_\_\_" is to be added to the Final Site Plan. The TDEC TNR Permit Number will be based upon NOC (Notice of Coverage) which is required as part of the county approval. Provide copy of NOC.
2. The DBST driveway must be extended to the Kedron Rd. right-of-way and connect to the proposed concrete portion of the driveway. All drawing sheets included in the Final Site Plan must label the driveway as DBST for clarity of this requirement.

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

**X. Zoning Resolution Proposed Amendments:** Consideration of a recommendation to the County Commission regarding proposed amendments to Article 4 regarding parking standards and Article 5 regarding lot width requirements. After discussion a motion was made by Tim Thomas to approve. The motion was seconded by Gwynne Evans. The motion carried 6-1.

**XI. Letters of Credit:** No items were discussed.

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

**XIII. Public Comment:** None

**XIV. Other Business:**

**(A) Approve Continuing Education hours**

A motion was made by Harold Delk to approve the following Continuing Education hours:

- 1) Approval of Continuing Education for Gwynne Evans for attending Professional Development workshop July 10-13, 2018
- 2) Approval of 1.5 hours of Continuing Education credits for Robert Caldiraro and Deborah Boehms for attending SR6 Corridor Management Agreement meeting at Spring Hill City Hall on October 25, 2018
- 3) Approval of 9.0 hours of Continuing Education for Mark Cook, Stan Napier, Harold Delk and Robert Caldiraro for attending the Major Road Thoroughfare Plan meetings on February 6, April 3, May 8, June 5, July 3, and September 11 of 2018.
- 4) Approval of 7.5 hours of Continuing Education for Stephen Worley for attending the Major Road Thoroughfare Plan meetings on February 6, April 3, May 8, June 5 and July 3 of 2018.

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

**(B) Change meeting start time for the December 4, 2018 MCRPC**

Debbie Boehms explained the regular start time for the December 4, 2018 MCRPC meeting.

A motion was made by Harold Delk to change the December 4, 2018 MCRPC meeting start time to be 4:00 pm. The motion was seconded by Stan Napier. The motion carried unanimously.

**XV. Adjournment:** A motion was made by Harold Delk to adjourn the meeting at 7:40 p.m. The motion was seconded by Brian Vick. The motion carried unanimously.

Respectfully,

A handwritten signature in blue ink, appearing to read "Mike Diaz", followed by a stylized flourish or scribble.

Mike Diaz  
Secretary