

MAURY COUNTY REGIONAL PLANNING COMMISSION
TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6
Monday April 26, 2021 at 5:30 p.m.

MINUTES

I. Call to Order

With a quorum present, Chairman, Harold Delk called the meeting to order.

The following members were in attendance:

Harold Delk, Stan Napier, Peder Jensen, Sue Stephenson, Tim Thomas, Gwynne Evans
Matt Poag. Absent: Mark Cook and Mike Diaz

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvzizis, Consulting Engineer

Daniel Murphy, County Attorney

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

III. Approval of Minutes

A motion was made by Stan Napier to approve the minutes. The motion was seconded by Peder Jensen. The motion carried unanimously.

IV. Elect Vice-Chairman-A motion was made by Stan Napier to nominate Gwynne Evans. The motion was seconded Tim Thomas. A motion was made by Stan Napier for the nomination to cease. The motion to elect Gwynne Evans Vice-Chairman carried unanimously.

Old Business

Final Plat: Trace Side Subdivision – Section 1 (3-lots) Applicant TKC Architecture & Engineering and property owner Flat Creek Development LLC are requesting approval. The property is located at 3480 Hwy 431 Columbia, TN and is further identified as being on County Tax Map 048 Parcel 019.00. A motion was made by Tim Thomas to approve. The motion was seconded by Matt Poag. The motion carried unanimously.

New Business

V. Final Plat: The Retreat Sec 1 Phase 3 (2 lots)
Applicant and property owner Shaw Enterprises is requesting approval. The property is located at Hideaway Rd. off of Sam Johnson Rd. Columbia, TN and is further identified as being on County Tax Map 075 and Parcel 052.25.

A motion was made by Peder Jensen to approve with conditions. The condition is listed as follows: If the remaining area that is not being platted with this plat (located west of Lot 26) in order for the soils to be further evaluated for on-site sewage disposal is determined to not have suitable soils for said purpose, then that area located west of Lot 26 shall subsequently be platted as Common Space/Open Space. The motion was seconded by Tim Thomas. The motion carried unanimously.

VI. Preliminary Plat: Sharp Manor at Spring Hill Subdivision (28-lots)

Applicant and property owner Shaw Enterprises, Inc. is requesting approval. The property is located on John Sharp Rd. 0.56 miles south of Lake Way Terrace Spring Hill, TN and is further identified as being on a portion of County Tax Map 068 Parcel 016.01.

A motion was made by Peder Jensen to approve with conditions. The conditions are listed as follows:

1. The design will need to coordinate road connectivity to the future development of the same parcel located on the west side of John Sharp Rd.
2. At the Preliminary Plat phase the Planning Commission the improvements, to include the inclusion of turn-lanes, to John Sharp Rd. will be determined.
3. At the Preliminary Plat phase provide written concurrence from Van Boshers, Road Supt. stating what improvements, if any, he will require on John Sharp Rd.
4. The Preliminary Plat phase shall show the proposed location of the Collector Road depicted on the Maury County Major Road Plan and the Planning Commission will determine the appropriate location.
5. Regarding the mailbox kiosk area is depicted on the Concept Plan the details and proposal on how the future public road will be constructed to accommodate parking will need to be coordinated with Mr. Van Boshers, Road Supt. and written approval received from Mr. Van Boshers, Road Supt.
6. At the Preliminary Plat phase provide written documentation that that subdivision name and road names are approved by the Maury County E911 office. Provide approval from the Maury County E911 office.

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

VII. Final Plat: Labella - Kevin Turner Subdivision (4-lots)

Applicant Ahler & Associates and property owner Labella Builders, Inc are requesting approval. The property is located off Highway 431 north of Joe Peay Rd. Spring Hill, TN and is further identified as being on County Tax Map 045 and Parcel 010.09. A motion was made by Sue Stephenson to postpone until the May 24, 2021 meeting. The applicant must submit a letter requesting a variance to Article 4-102.2 of the Maury County Subdivision Regulations regarding Flag or Irregular Shaped lots. The motion was seconded by Tim Thomas. The motion carried unanimously.

VIII. Final Plat: Hubbard - Smith - Harlan Rd

Applicant Millard & Amy Hubbard and property owner Gary A. Smith are requesting approval. The property is located near Harlan Rd. Columbia, TN and is further identified as being on County Tax Map 052 and Parcel 036.00. No action was considered or taken on this item as the application is not complete as the applicant has not submitted responses to staff comments.

IX. Final Site Plan: Truelove Tactical Training

Applicant Crunk Engineering, LLC and property owner Jonathan Cornett are requesting approval. The property is located at the intersection of 2882 Robert Truelove Rd. Columbia, TN and is further identified as being on County Tax Map 116, and Parcel 036.00. A motion was made by Peder Jensen to approve with conditions. The conditions are listed as follows:

1. Permanent buildings and restroom facilities will be required to be constructed in accordance with the Building Codes adopted by Maury County.

For the short term, a temporary building and portable restrooms may be permitted based on Zoning Resolution Article 4.030 Temporary Use Regulations. The Building & Zoning Office will consider applying a temporary use based on a Construction Project Office under Article 4.030. Here is an excerpt:

Construction Project Office: In any district, a Temporary Use Permit may be issued for contractor's temporary office and equipment sheds incidental to a construction project. Such permit shall not be valid for more than one (1) year but may be renewed for six (6) month extensions; however, not more than three (3) extensions for a particular use shall be granted. Such use shall be removed immediately upon completion of the construction project, or upon expiration of the Temporary Use Permit, whichever occurs sooner.

At the end of the Temporary Use Permit a permanent building & permanent restroom facilities will need to be completed. (Mr. Jonathan Cornett acknowledged to the Planning Commission that temporary restrooms must be transitioned to permanent restroom facilities).

2. Road access to the site will need to be controlled by locked gates and/or fencing.
3. Maury County shall be listed as an "Additional Insured" on the required minimum \$1,000,000 liability insurance policy as required by the Board of Zoning Appeals.
4. An "As-Built" survey of the facilities shall be provided to the staff for verification that facilities have been construction in accordance with the final site plan.
5. Handicap access shall be provided for:
 - a. Access to restroom facilities
 - b. Access to temporary buildings
 - c. Parking area that is a minimum of a 16-ft by 20-ft concrete pad
 - d. Shooting stall areas that are a minimum of a 5-ft by 5-ft concrete pads

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

Regulatory Amendments

- X. **Zoning Resolution: Add text prohibiting travel trailers etc. as permanent dwellings**
Proposed amendments within various sections and articles of the Zoning Resolution that further clarify that travel trailers, recreational trailers and similar are not permitted to be used as permanent dwellings. A motion was made by Sue Stephenson to recommend approval and send to the County Commission. The motion was seconded by Matt Poag. The motion carried unanimously.

Miscellaneous Business

XI. Letters of Credit

Charleston Farms Sect 3 Request for a Building Permit Variance to Article 3-106 of the Maury County Subdivision Regulations to allow Building Permits to be issued the final two building lots on Gunters Landing. A motion was made by Tim Thomas to recommend conditional approval. The approval condition being that the Building Permits can be issued but the Certificates of Occupancy will be withheld until after the County Commission accepts Gunters Landing road.. The motion was seconded by Sue Stephenson. The motion carried unanimously.

XII. Reports of officers, committees and staff:

XIII. Public Comment

XIV. Other Business

- XV. **Adjournment:** A motion was made by Tim Thomas to adjourn the meeting at 6:50 p.m. The motion was seconded by Sue Stephenson. The motion carried unanimously.

Respectfully,



Mike Diaz

Secretary