

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday June 28, 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, Mike Diaz, Stan Napier, Peder Jensen, Sue Stephenson, Tim Thomas, Mark Cook, Matt Poag.

Absent: Gwynne Evans

Staff Present:

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Daniel Murphy, County Attorney

Mike Delvizis, Consulting Engineer

- II. Approval of the Agenda:** A motion was made by Sue Stephenson to approve an amended agenda to (a) add approval of continuing education hours and (b) remove Item VII that was not approved for rezoning by the County Commission. The motion was seconded by Mike Diaz. The motion carried unanimously.

- III. Approval of Minutes:** A motion was made by Stan Napier to approve the Minutes. The motion was seconded by Mark Cook. The motion carried unanimously.

Old Business

IV. 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 Tim Thomas to approve with the following conditions:

1. Provide written approval from Mr. Van Boshers, Road Supt. 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.
2. 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.
3. Provide an updated water availability letter
4. Provide a concept layout & profile to include horizontal and vertical curve data for the proposed collector road. This will be from John Sharp Rd. through the future connection to Mathis Valley Subdivision.
5. The developer is responsible for having the street address numbers clearly marked at the curb such that the street address number is readily visible for an emergency

responder to be able to find the location during the day, night or inclement weather.
This shall be coordinated with and approved by the Maury County Building & Zoning
Office and the Maury County E911 Office

The motion was seconded by Matt Poag. The motion carried unanimously.

New Business

V. Final Site Plan - Revision: Crane Training Facility

Applicant and property owner Charles Raines Construction, LLC are requesting approval. The property is located off of Joe Peay Rd. north of Kedron Rd. and is further identified as being on County Tax Map 049 Parcel 023.00.

A motion was made by Mike Diaz to approve with the following conditions:

1. The use of a shipping container as a storage building is not appropriate. The Building Commissioner will not approve this per current codes.

The motion was seconded by Matt Poag. The motion carried unanimously.

Allen O'Leary surveyor with W.E.S. Engineering.

VI. Final Site Plan: Murphy Office & Shop

Applicant TKC Architecture & Engineering and property owners Joshua Murphy are requesting approval. The property is located at 1045 Sante Fe Pike Columbia, TN and is further identified as being on County Tax Map 076 Parcel 056.00.

A motion was made by Mike Diaz to approve with the following condition:

1. Provide copy of TDEC NOC and add tracking number to the plans

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

Cole Newton, Engineer

VII. Preliminary Site Plan Dollar General 2440 Sunrise Ave. Culleoka

Applicant Turner & Associates Realty, Inc. and property owner Gregory Gray are requesting approval of these two items. The property is located at 2440 Sunrise Ave. Culleoka, TN across from Depot St. & Culleoka Hwy. intersection and is further identified as being on County Tax Map 165 Parcel 016.00.

This Item VII was removed from the agenda because the request for rezoning was not approved by the County Commission.

VIII. Concept Plan: Faith Valley Subdivision Randy Collier (owner) (36-lots)

Applicant and property owner Randy Collier is requesting approval. The property is located at 1075 Carters Creek Pike Columbia, TN and is further identified as being on County Tax Map 030.00 and Parcel 020.00.

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

1. Minimum lowest floor elevations will need to be evaluated during Preliminary Plat Phase and the Construction Plan design. The Planning Commission will require a Flood Study.

2. Add a note: The developer is responsible for determining the location of the “Mail Kiosk” or if individual mailboxes at the driveways will be permitted by the USPS and for coordination with the United States Postal Service (USPS).
3. At the Preliminary Plat Phase provide road connectivity to the north to Tax Map 030 Parcel 020.02, the Danmark Corp property, for review and consideration by the Planning Commission.
4. At the Preliminary Plat Phase provide sidewalks on one side of the road as agreed to by Mr. Randy Collier, developer.
5. At the Preliminary Plat Phase the developer will consider adding amenities to the open space.
6. Should the USPS require a mailbox kiosk the proposed location of the mailbox kiosk is not shown to include how vehicles will park. The mailbox kiosk area is to be 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.
7. The following item **was not included** with the submission of the Concept Plan application. Provide the letter from TDOT to comply with the Subdivision Regulations.

4-103.12 - Improvements to Existing Roads -- Where an existing publicly maintained road proposed as a means of legal access to a major subdivision is inadequate, the Planning Commission can require assurances for the necessary upgrading as a condition of approval of the development project. The publicly maintained road may be determined to be inadequate by the authority having jurisdiction over said roadway or the Planning Commission. **Prior to submission of the Concept Plan to the Planning Commission, the developer shall provide a copy of the proposed Concept Plan to the jurisdiction of the existing publicly maintained road, such as the County Road Superintendent,** Municipality and State of Tennessee, for review and comment. **The developer shall obtain written comments from the jurisdiction of the existing publicly maintained road defining the scope of work required to improve the existing road, if any.** Typically, if improvements to the existing road are required, the minimum expectation is that the developer will improve the existing road that is adjacent to the development property. **This letter from the jurisdiction of the existing publicly maintained road is to be included with the submittal of the application,** fees and Concept Plan documents for consideration by the Planning Commission.

8. The Preliminary Plat application and submittal document must include written approval from TVA to confirm TVA’s acceptance of the development proposed within their easements. The developer was advised that they should anticipate that TVA will have a lengthy review process and require more detail roadway design and grading be submitted for TVA’s consideration.

9. The Preliminary Plat submittal shall include draft documents regarding the Homeowners Association to include information regarding responsibilities & maintenance of the landscape buffer strips, the open space.
10. At the Preliminary Plat Phase, per Subdivision Regulations 4-101.5 Subdivision Name the developer shall 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.
11. At the Preliminary Plat Phase provide a Water Availability Letter from Columbia Power & Water.
12. At the Preliminary Plat Phase provide the status regarding various TDEC submittals and approvals.

The motion was seconded by Tim Thomas. The motion carried unanimously.
Joey Wilson, Engineer

Regulatory Amendments

IX. Regulatory Amendments: Development Impacts to Existing County Roads and Required Improvements

A motion was made by Stan Napier to postpone further discussion.

The motion was seconded by Mike Diaz. The motion carried unanimously.

Miscellaneous Business

X. Letters of Credit

XI. Reports of officers, committees and staff:

A motion was made by Stan Napier to approve 2.0 hours of continuing education for the seminar presented by Amanda Rhinehart Harrington on Planned Unit Developments for the following: Harold Delk, Mark Cook, Mike Diaz, Stan Napier, Peder Jensen, Matt Poag, Sue Stephenson, Robert Caldiraro and Deborah Boehms.

The motion was seconded by Mike Diaz. The motion carried unanimously.

XII. Public Comment: None

XIII. Other Business: None

XIV. Adjournment: A motion was made by Mike Diaz to adjourn at 7:37 pm.

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

Respectfully,



Mike Diaz
Secretary