

MAURY COUNTY REGIONAL PLANNING COMMISSION
Monday July 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, Mike Diaz, Stan Napier, Peder Jensen, Sue Stephenson, Gwynne Evans, Matt Poag.

Absent: Tim Thomas, Mark Cook

Staff Present:

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Daniel Murphy, County Attorney

Mike Delvzizis, Consulting Engineer

- II. Approval of the Agenda:** A motion was made by Stan Napier to approve an amended agenda to (a) remove Item VIII that was requested to be deferred by the applicant and (b) to correct Item IX to be labeled as a Concept Plan. The motion was seconded by Mike Diaz. The motion carried unanimously.

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

Old Business **NONE**

New Business

IV. Final Site Plan: City of Spring Hill Water Booster Station

Applicant The City of Spring Hill and property owner General Motors LLC are requesting approval. The property is located near Spring Hill High School (to south) and the General Motors Plant vacant land near the Day Care Center in Spring Hill, TN and is further identified as being on County Tax Map 042 Parcel 011.00.

A motion was made by Gwynne Evans to approve with the following conditions:

1. Enhance the landscaping plan to provide a more substantive screening. Reference was made to the landscaping methods used at the Target store.

The motion was seconded by Mike Diaz. The motion carried with 5-ayes and Sue Stephenson voted nay. Jerome Dempsey Engineer.

V. Variance Request to Subdivision Regulations: Carters Cove Subdivision

Applicant and property owner Michael Rosanbalm is requesting approval. The property is located at 369 Carters Creek Pike and are further identified as being on County Tax Map 066 Parcel 001.00. A motion was made by Mike Diaz to approve, the motion died for lack of a second. A motion was made by Peder Jensen to postpone for one month with the following condition:

1. The applicant is to obtain and submit 3 bids for construction of the of a cul-de-sac road built to county subdivision standards. (During the meeting staff referred to and displayed the Review Set-Not Approved Construction Plans prepared by WES Engineers & Surveyors as sealed by Gerald Vick on 1/11/2021 that had been previously submitted).

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

VI. Final Site Plan: New Life Baptist Church

Applicant and property owner New Life Baptist Church is requesting approval. The property is located at 1507 Gravel Hill Rd, Columbia, TN and is further identified as being on County Tax Map 023 Parcel 010.05.

Discussion that preceded the motion stated that the Planning Commission is considering the Final Site Plan only. However, for information purposes the Building Commissioner will not issue a Building Permits until the existing unpermitted Building # 2 (1,200 sf) is made to be code compliant and the Proposed Building (1,200 sf) is designed to be code compliant.

A motion was made by Mike Diaz to approve with conditions, there was also an amendment to the motion made by Peder Jensen and seconded by Matt Poag which included all of the following items:

1. ADA compliant access is to be provided to the following buildings
 - a. The Existing Building # 1 (2,776 sf)
 - b. The unpermitted Existing Building # 2 (1,200 sf)
 - c. The Proposed Building (1,200 sf)
2. The ADA access to the preceding buildings shall consist of asphalt or concrete surfaces.

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

Chet Rhodes, Engineer

VII. 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

A motion was made by Matt Poag to approve with the following conditions:

1. Provide water availability letter or permit from the water utility provider stating water service can be provided to Tracts 1 & 2.
2. Label the Access Easement as an "Access Easement & Utility Easement"

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

VIII. Final Plat: Thomas “Rick” Hammond – Center Star Rd.

Applicant Green Land Surveying and property owner Thomas “Rick” Hammond are requesting approval. The property is located off Center Star Rd. Columbia, TN and is further identified as being on County Tax Map 074 and Parcel 017.00 & 022.00

This Item VIII was removed from the agenda because the applicant provided a written request to defer to the next meeting.

IX. Final Plat: Kevin Turner Subdivision (9-lots)

Applicant Ahler & Associates, LLC and property owner Labella Builders, Inc are requesting approval. The property is located off of U.S. 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 approve with the following condition:

1. All driveway access shall be made to the proposed internal local roads
2. The cluster mailbox kiosks and all parking shall be located with Open Space to be maintained by a Homeowners Association.
3. The cluster mailbox kiosks shall be relocated to near the striped area of the parking spaces.

Joseph Ahler, Engineer

Regulatory Amendments

X. Amendment to the Subdivision Regulations

- (a) Add a Final Plat certificate to be signed by the County Road Superintendent.
- (b) Authorize a Public Hearing be scheduled for the preceding item.

A motion was made by Stan Napier to postpone until a subsequent meeting to allow staff to further evaluate. The motion was seconded by Sue Stephenson. The motion carried unanimously.

XI. Amendment to the Zoning Resolution: Addition of requirements for street address numbers to be 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.

A motion was made by Matt Poag to postpone until a subsequent meeting to allow staff to further evaluate. The motion was seconded by Sue Stephenson. The motion carried unanimously.

XII. Development Impacts to Existing County Roads and Required Improvements

A motion was made by Stan Napier to postpone until a subsequent meeting to allow staff to further evaluate. The motion was seconded by Matt Poag. The motion carried unanimously.

Miscellaneous Business

XIII. Letters of Credit: None

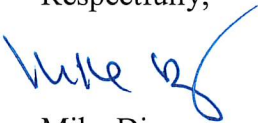
XIV. Reports of officers, committees and staff: None

XV. Public Comment: None

XVI. Other Business: None

XVII. Adjournment: A motion was made by Stan Napier to adjourn at 6:50 p.m.
The motion was seconded by Gwynne Evans. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary