

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday August 23, 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, Tim Thomas, Stan Napier, Peder Jensen, Sue Stephenson, Gwynne Evans, Matt Poag.

Absent: Mike Diaz

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 the agenda. The motion was seconded by Tim Thomas. 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.

IV. Policy Regarding Submittal Deadlines: Based on a question posed by Ms. Stephenson at the 7/26/21 PC meeting regarding applicants & consultants not meeting deadlines and deadline requirements the following policy was approved by the Planning Commission.

A motion was made by Peder Jensen to approve the following policy.

An application will not be included on an Agenda for the Maury County Regional Planning Commission if an application does not meet the following:

1. The original application submittal deadline to include paper copies, PDFs of the documents, fees and the application with all appropriate signatures. This requirement includes sending PDFs to the multiple staff members by the deadline.
2. The resubmittal deadline to include paper copies, PDFs of the documents, fees and the application with all appropriate signatures. This requirement includes sending PDFs to the multiple staff members by the deadline.
3. Provide the appropriate number of document sets that include collated copies of each document to the Building & Zoning Office. All Larger drawings and documents shall be folded to approximately 8.5" x 11". The collating & folding of each set of documents shall be accomplished before entering the Building and Zoning Office.

The motion was seconded by Tim Thomas. The motion carried unanimously.

Old Business

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 Sue Stephenson to deny the request. The reason stated for denying the request was because it would not be in compliance with Maury County Subdivision Regulations, Article 1-111.1, h. Mrs. Stephenson further stated in her motion that the board could not be assured it will not be injurious to other property owners in the general area in which the property is located.

The motion was seconded by Gwynne Evans. The motion carried unanimously.

New Business

VI. Final Plat: Campbell – Groves Old Hwy 99 (2-lots)

Applicant Glen Alexander, RLS and property owners John William Campbell & Darlene Campbell Groves are requesting approval. The property is located at 1202 Old Hwy 99 Columbia, TN and is further identified as being on County Tax Map 073 and Parcel 039.00. A motion was made by Peder Jensen to approve conditionally, by adding the Tennessee Department of Environment and Conservation septic soils area approval letter to the plat.

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

VII. Final Plat: Sargent-Seaborn Tindell Ln. (lot line shift)

Applicant Glen Alexander, RLS and property owners William Sargent & Brenda Seaborn are requesting approval. The property is located at 2281 & 2289 Tindell Ln Columbia, TN and is further identified as being on County Tax Map 087 and Parcel 014.05. A motion was made by Peder Jensen to approve conditionally by showing the setback distance to the shed. The motion was seconded by Tim Thomas. The motion carried unanimously.

VIII. Final Plat: Gray Property Sunrise Ave. (1-lot)

Applicant and property owners Greg & Kimberly Gray are requesting approval. The property is located at 2440 Sunrise Ave, Culleoka TN and is further identified as being on County Tax Map 165 and Parcel 016.00. A motion was made by Stan Napier to approve. The motion was seconded by Sue Stephenson. The motion carried unanimously.

Regulatory Amendments

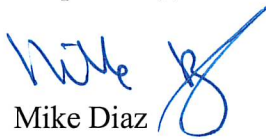
- IX. Amendment to the Zoning Resolution:** Addition of requirements for street address numbers to be clearly marked at the curb such that the street address number is readily visible for an emergency responder to be able to find the location during the day, night or inclement weather. A motion was made by Matt Poag to postpone. The motion was seconded by Stan Napier. The motion carried unanimously.

- X. Development Impacts to Existing County Roads and Required Improvements**
No action taken

Miscellaneous Business

- XI. Letters of Credit:** Mathis Valley, Section 5 Phase 1-The final top coat was placed and the developer ask for acceptance of the roads. The Building and Zoning Office has not received a report from Collier Engineering stating the work is completed.
- XII. Reports of officers, committees and staff:**
- XIII. Public Comment:**
- XIV. Other Business:** The landscaping plan for the Spring Hill Water Booster Station adjacent to Spring Hill High School. A motion was made by Matt Poag to accept the plan as drawn. The motion was seconded by Gwynne Evans. The motion passed with 7 ayes, Sue Stephenson voted nay.
- XV. Adjournment:** A motion was made by Peder Jensen to adjourn the meeting at 6:40 p.m. The motion was seconded by Stan Napier. The motion carried unanimously.

Respectfully,


Mike Diaz
Secretary