

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday September 27, 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, Mark Cook, Mike Diaz, Stan Napier, Peder Jensen, Sue Stephenson, Gwynne Evans, Matt Poag.

Staff Present:

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvizio, Consulting Engineer

II. Approval of the Agenda: A motion was made by Stan Napier to approve the agenda. 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. Final Plat: Hammond Property - Center Star Rd

Applicant: Green Land Surveying and property owner Thomas "Rick" Hammond are requesting approval. The property is located off of Center Star Road, Columbia, TN and is further identified as being on County Tax Map 074, Parcels 017.00 and 022.00.

A motion was made by Peder Jensen to approve. The motion was seconded by Mike Diaz. After discussion Peder Jensen moved to amend his motion by adding two approval conditions: 1) Add a note to state that the driveway shall come off of Center Star Road
2) Parcel 17 is to be consolidated with Parcel 22

The amended motion was seconded by Mark Cook. The motion carried unanimously. Daniel Green, Greenland Surveying was present to answer questions.

New Business

V. Final Plat: Mathis Valley Subdivision Section 5 Phase 1 (3 lot consolidation)

Applicant: Benchmark Realty, LLC and property owner General Homes of Columbia (Daniel Heller) are requesting approval. The property is located on Olga Drive, Spring Hill, TN and is further identified as being on County Tax Map 073, Parcels 007.85, 007.90 and 007.91. A motion was made by Peder Jensen to approve conditionally by adding a note, that this lot will need an engineered grading plan before the issuance of a building permit. The motion was seconded by Mike Diaz. The motion carried unanimously. Gerald Vick, Engineer with W.E.S. Engineers and Surveyors was present to answer questions.

VI. Concept Plan: Villages at Williamsport Subdivision (11-lots)

Applicant and property owner Martha Polk is requesting approval. The property is located 3661 Old Williamsport Road, Williamsport, TN and is further identified as being on County Tax Map 056 Parcel 020.04.

A motion was made by Matt Poag to approve. The motion was seconded by Mike Diaz. The motion failed to receive a majority vote, four ayes and four nays.

A motion was made by Peder Jensen to reconsider. The motion was seconded by Gwynne Evans. This motion carried unanimously.

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

1. Drainage improvements shall be required to the roadside ditches along Pearl St. to include new culverts and headwalls under Pearl St. This shall include transition work along Old Williamsport Rd.
2. Grading and or clearing shall be accomplished at the intersection of Old Williamsport Pike and Hwy 50 to improve sight distance
3. Lots 1, 2, 9 and 11 driveways can only access Old Williamsport Pike.
4. At the Preliminary Plat phase additional information and documentation shall be provided to the Planning Commission regarding the request to abandon the existing 30-ft alley. This should include historical records and the process for approving the request.
5. At the Preliminary Plat phase the Water Availability Letter from Columbia Power and Water will need to be updated to include the following:
 - (a) Confirmation of how each lot will be provided water service and from what waterlines.
 - (b) Confirm the details of required waterline improvements and/or extensions to include sizes, beginning location and ending locations
 - (c) Confirm the location and size of all existing waterlines adjacent to and near the proposed project.
6. At the Preliminary Plat phase the following shall be addressed:
 - (a) Revise all setbacks to match the 100-year flood plain.
 - (b) Add a note: Placement of fill or grading is not permitted within the flood plain without a permit from the Maury County Building & Zoning Office. proposed with the provision that compensatory cut & fill areas will be provided? Compliance with the Maury County flood plain ordinance, Zoning Resolution and subdivision regulations is required.
 - (c) Minimum lowest floor elevations will need to be evaluated and determined during Preliminary Plat Phase and the Construction Plan design phase.

7. Add a note: Structures that do not comply with the Zoning Resolution setback standards will need to be removed or relocated. This includes, but may not be limited to, Lot 3 shed at rear yard; Lot 6 shed at side yard.
8. As part of the approval, the Planning Commission granted a variance that stormwater detention would not be required for this project based on the close proximity to the Duck River floodplain.
9. If Lot 1 is to be proposed as a "Non-Buildable Lot" then it needs to be so noted and labeled.

The motion was seconded by Gwynne Evans. The motion passed with seven ayes, Mark Cook voted nay.

Court Pugh, Surveyor was present to answer questions.

Regulatory Amendments

- VII. Amendment to the Subdivision Regulations:** 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 Sue Stephenson to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

- VIII. Development Impacts to Existing County Roads and Required Improvements**

No action was discussed or taken.

Miscellaneous Business

- IX. Letters of Credit**

- X. Reports of officers, committees and staff:** Robert Caldiraro informed the Planning Commission that Clarion had been retained by Maury County to assist with the comprehensive revision and updating the Zoning Resolution and Subdivision Regulations. He anticipated that a kick-off meeting might possibly be started in October or November 2021. Also, he advised the Planning Commission to consider the process for their involvement which could include the formation of a committee.

- XI. Public Comment:** None presented

- XII. Other Business:**

- (a) Approval of 1 hour of Continuing Education for attending a training session presented by Mike Delvizio on "Site Plans & Subdivisions" on August 23, 2021. Those attending were Harold Delk, Stan Napier, Mark Cook, Gwynne Evans, Sue Stephenson, Peder Jensen, Matt Poag, Robert Caldiraro and Deborah


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

- (b) Approval of 1 hour of Continuing Education for virtual attendance of the training session presented by CTAS regarding Adequate Facilities Taxes. Those attending were Sue Stephenson. A motion was made by Peder Jensen to approve. The motion was seconded by Stan Napier. The motion carried unanimously.

XIII. Adjournment:

A motion was made by Sue Stephenson to adjourn the meeting at 6:40 p.m. The motion was seconded by Mike Diaz. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary