

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday November 22, 2021 at 5:30 p.m.

MINUTES

Public Hearing regarding 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. The public hearing was opened at 5:30 p.m. by Chairman Harold Delk. With no public wishing to speak on the matter, a motion was made by Sue Stephenson to close the public hearing. The motion was seconded by Peder Jensen. The motion carried unanimously.

A motion was made by Peder Jensen to approve the amendment. The motion was seconded by Mark Cook. The motion carried unanimously.

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, Peder Jensen, Sue Stephenson, Matt Poag, Meredith Hyjek

Absent: Gwynne Evans and Wesley Bryant

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 Mark Cook to approve the agenda by adding information to agenda on item XVII. The motion was seconded by Matt Poag. The motion carried unanimously.

- III. Approval of Minutes:** A motion was made by Peder Jensen to amend the minutes on agenda item VI to read fire hydrants rather than hydrant. A motion was made by Harold Delk to amend the minutes by adding information to agenda item X to read, no documentation was submitted to the Planning Commission for action. A motion was made by Mike Diaz to approve the amended minutes. The motion was seconded by Peder Jensen. The motion carried unanimously.

IV. Final Plat: James Hargrove (2-lots)

Applicant and property owner James Hargrove is requesting approval. The property is located at 1158 Old Lewisburg Hwy Columbia, TN and is further identified as being on County Tax Map 123 and Parcel 040.06. A motion was made by Mike Diaz to approve. The motion was seconded by Peder Jensen. The motion carried unanimously.

Tracy Seiber, Surveyor was present to answer questions.

V. Final Plat: Larry Parrish (2-lots)

Applicant and property owner Larry Parrish is requesting approval. The property is located at 5108 Toll Dugger Rd. Culleoka, TN and is further identified as being on County Tax Map 167 and Parcel 024.05. A motion was made by Peder Jensen to approve. The motion was seconded by Mike Diaz. The motion carried unanimously. Tracy Seiber, Surveyor was present to answer questions.

VI. Final Plat Revision: Mt. Nebo Chert, LLC

Applicant and property owner Mt. Nebo Chert, LLC is requesting approval. The property is located off Williamsport Pike, TN near Brown Hollow Rd. and is further identified as being on County Tax Map 078 and Parcel 049.00. A motion was made by Matt Poag to give conditional approval requiring that the Final Plat should be labeled with the dimension which is perpendicular to the Line Segments L3 and L5. The motion was seconded by Sue Stephenson. The motion carried unanimously. Tracy Seiber, Surveyor was present to answer questions.

VII. Final Plat: Julie Wood Subdivision (5-lots)

Applicant Ahler & Associates, LLC and property owner Julie Wood are requesting approval. The property is located near S. Cross Bridges Rd and Ashwood Rd. Mt. Pleasant, TN and is further identified as being on County Tax Map 110 and Parcel 005.04. A motion was made by Peder Jensen to postpone until the December 28, 2021 meeting. The motion was seconded by Matt Poag. The motion carried unanimously.

The PC postponed action. Additional items the PC discussed that are needed for their consideration include the following. Be advised that additional items may be added by the PC at the meeting where this item is considered.

1. Provide a sketch regarding how the remaining property outside of the proposed 5-lots might be developed
2. Provide a redesign of the 5-lots to provide a future 50-ft ROW to the large remain area.



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3. Correct the total acreage table to add the spelling of the Subdivision Name – Ashwood Cross Subdivision. Change in all other places on the plat.

TOTAL ACREAGE PARCEL 004=69.15 ACRES
TOTAL ACREAGE OF WOOD SUBD= 7.36 ACRES
REMAINING PARCEL 004= 71.79 ACRES

4. The font size labeling the line size of the water lines are not legible; increase the font size and how depicted for clarity.
5. Modify the ROW dedication word and add graphics to depict that the ROW width after ROW dedication is 30-ft from the centerline
6. Provide updated submittal applications & authorizations and Full Disclosure Agreement with original signatures of the property owners Ben Shields Jr Trustee, Ben P. Shields Jr. Revocable Living Trust, and Steve & Gaye Condurelis.

Chad Whittenburg was present to answer questions, however Mr. Whittenburg was not the applicant or property owner listed on the application.

VIII. Preliminary Plat: Taylor Farms Subdivision (29-lots)

Applicant and property owner James Prince is requesting approval. The property is located at the intersection of Mooresville Pike and Morrow Lane Columbia, TN and is further identified as being on County Tax Map 123 and Parcel 004.01.

A motion was made by Peder Jensen to postpone until the December 28, 2021 meeting. The motion was seconded by Sue Stephenson. The motion carried unanimously.

The PC postponed action. Additional items the PC discussed that are needed for their consideration include the following. Be advised that additional items may be added by the PC at the meeting where this item is considered.

1. Provide road cross sections for the roadway located between Lots 5 to 10 to evaluate constructability given the proposed ROW line coincides with the property line.
(This is a PC Conditional Approval Item from the 5/24/21 PC Minutes) Staff comments were sent to the applicant regarding this specific item; however, the cross-sections have not been provided).
2. The approvals submitted from the E911 Office are dated April 2019. Provide updated written documentation that the subdivision name and road names are still approved by the Maury County E911 office.
3. Add the dimensions on each individual proposed lot.
4. The mailbox kiosk and parking areas are to be entirely located on Open Space and not within Lot 1.
5. Reference is made to the 11/17/21 letter from Van Boshers regarding the mailbox kiosk proposed parking and the deficiencies with the proposed turn lanes that was discussed at the meeting. The items within the letter will need to be resolved with Mr. Boshers to include confirming correspondence from Mr. Boshers.

6. The applicant and developer are advised that portions of the Covenants and Restrictions are not correct. Update the Covenants and Restrictions to those that are proposed.
 - a. References to individual mailboxes do not comply with United States Postal Service (USPS) requirements for mailbox kiosks as this PC has been advised.
 - b. All references to the City of Columbia Planning Commission are not correct.
7. Eliminate all curb cuts proposed for surface draining, replacing them with inlets and storm sewers and headwalls.
8. Add a fire hydrant at Mooresville Pike

IX. Rezoning Request & Preliminary Site Plan: Hubert Cheek

Applicant Mid-TN Builders LLC and property owner Hubert Cheek are requesting approval. The property is located adjacent to 1686 Luther Sharp Rd. Columbia, TN and is further identified as being on County Tax Map 092 and Parcel 032.00.

A motion was made by Peder Jensen to postpone until the December 28, 2021 meeting. The motion was seconded by Matt Poag. The motion carried unanimously.

The PC postponed action. Additional items the PC discussed that are needed for their consideration include the following. Be advised that additional items may be added by the PC at the meeting where this item is considered.

Preliminary Site Plan

1. Provide topographic contours, both existing and proposed.
2. Show and add notes stating that all on-site parking and drive aisles to be double bituminous surface treatment (DBST) or either asphalt or concrete.
3. Show and add notes stating that portions of all driveways located within the right-of-way must be either asphalt or concrete.
4. Provide the following to comply with the following article. The screening is to be provided with landscaping instead of a wood fence; this landscape screening is to be located along all adjacent property lines

Per Zoning Resolution article 5.053 – C-3 Special Commercial District

b. Detailed landscaping plans and landscaping maintenance plans are to be prepared for all new building permits issued in this Zoning District. The intent is for the landscaping plans to create buffer zones and screening for parking areas, front yards, side yards, and rear yards. The use of increased setbacks, protection of existing vegetative buffers & trees, fencing, walls, berms and new landscaping are techniques that may be used to provide the screening and buffers. The landscaping plans are subject to review, modification and acceptance by and at the discretion of the Maury County Regional Planning Commission.

5. Provide updated water availability letter from the water utility provider.
6. Add notes and graphics to show the location of the permanent bathroom facilities, septic areas and utility services.

X. Final Site Plan: GM Battery Assembly Building (BAB)

Applicant General Motors (GM) and property owner Industrial Development Board of Maury County are requesting approval. The property is located at 100 Saturn Parkway Spring Hill, TN and is further identified as being on County Tax Map 042 and Parcel 011.00. A motion was made by Peder Jensen to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

Greg Spears, Site Engineer was present to answer questions.

XI. Rezoning A-2 to R -1: Wallace Mitchell 4545 Kedron Rd.

Applicant LGI Homes and property owner Wallace Mitchell are requesting a positive recommendation for the purpose of Rezoning approximately 173 acres that is currently an A-2 Rural Residential District to a R-1 Suburban Residential District. The property is located at 4545 Kedron Rd. Spring Hill, TN and is further identified as being on County Tax Map 049 Parcel 010.04 and Tax Map 069 Parcel 008.00. A motion was made by Sue Stephenson for a non-favorable recommendation. The motion was seconded by Meredith Hyjek. The motion carried with 6 ayes, Matt Poag voted nay.

Kyle Griffin and David Chase were present to answer questions.

Those in opposition were: Jason Bearden, Bearden Rd., Spring Hill

Sam Newman, 4802 Winget Lane, Spring Hill

Sharon and Chris Fuller, 4742 Kedron Rd., Spring Hill

Mindy Denny, 2181 Joe Brown Rd., Spring Hill

Debbie Frisch, 2133 Joe Brown Rd., Spring Hill

XII. Development Impacts to Existing County Roads and Required Improvements-no
documentation was submitted to the Planning Commission for consideration.

XIII. Revisions to the Building & Zoning Office Application Fees

Provide a recommendation to the County Commission regarding the proposed application fees.

A motion was made by Matt Poag to approve. The motion was seconded by Sue Stephenson. Harold Delk ask to amend the fees by leaving the \$100.00 Administrative fee as is. The motion carried unanimously.

Miscellaneous Business

XIV. Letters of Credit:

XV. Reports of officers, committees and staff:

XVI. Public Comment:

XVII. Other Business:

- a) **Comprehensive Rewrite of the Zoning Ordinance and Subdivision Regulations:**
Discuss how the Planning Commission will be involved in the process to include formation of a committee. Mr. Craig Richardson and Mr. Geoff Green introduced themselves as part of the Clarion team of consultants. Mr. Richardson also introduced Attorney Kristi Ransom as part of the legal team. The introduction was followed by a presentation.
- b) Approval of 4 hours of Continuing Education for Deborah Boehms and Robert Caldiraro for attending the event hosted by The Middle Tennessee Section of TAPA on November 5, 2021.

XVIII. Adjournment-A motion was made by Mike Diaz to adjourn the meeting at 8:45 p.m. The motion was seconded by Peder Jensen. The motion carried unanimously.

Respectfully,



Mike Diaz

Secretary