

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday May 23, 2022 at 5:30 p.m.

MINUTES – REGULAR MEETING

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, Sue Stephenson, Meredith Hyjek, Peder Jensen, Matt Poag, Gwynne Evans, Mark Cook, Wesley Bryant

Absent: None

Staff Present:

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvizi, Consulting Engineer

Kristi Ransom, Consulting Attorney

II. Approval of the Agenda:

A motion was made by Peder Jensen to approve the agenda noting that Items VIII was moved to staff review & Item X was resubmitted for the June meeting; both are removed from consideration. The motion was seconded by Matt Poag. The motion carried unanimously.

III. Approval of Minutes:

A motion was made by Mike Diaz to approve the minutes. The motion was seconded by Wes Bryant. The motion carried unanimously.

Rezoning Requests:

IV. Rezoning Request: Chantilly Park PUD Kedron Rd. - Bates Ln. area

The Chantilly Park project includes multiple requests for changes to base zoning districts and a request for a PUD District. The requests are itemized as follows:

Base rezoning district changes

- (i). Applicant George Dean, Tune Entrekin & White, PC and property owner Millard F (Bud) Mitchum Jr. Rev. Trust, James Gary, Co-Trustee, Randy Lochridge, Co-Trustee and Pinnacle Bank Co-Trustee are requesting a positive recommendation for a **base rezoning district change** from A-2 to R-1 & C-2. The property is located at 4392 Kedron Rd. Spring Hill, TN and is further identified as being on County Tax Map 049, Parcel 034.00; being approximately 267.9 acres.

A motion was made by Matt Poag to forward to the County Commission with a favorable recommendation. The motion is based on the Applicant requesting the base zone be R-1 instead of R-2. The motion was seconded by Peder Jensen.

The motion failed with 3 ayes and 6 nays.

- (ii). Applicant George Dean, Tune Entrekin & White, PC and property owners Marlin & Sharon Bates are requesting a positive recommendation for a **base rezoning district change** from A-2 to R-1. The property is located at 2233 Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 068 and Parcel 007.14.; being approximately 43.09 acres.

A motion was made by Mike Diaz to forward to the County Commission with a favorable recommendation. The motion is based on the Applicant requesting the base zone be R-1 instead of R-2. The motion was seconded by Matt Poag.

The motion failed with 4 ayes and 5 nays.

- (iii). Applicant George Dean, Tune Entrekin & White, PC and property owners Cecil & Ada Bridges are requesting a positive recommendation for a **base rezoning district change** from A-2 to R-1. The property is approximately 43.09 acres. The property is located at 2233 Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 069 and Parcels 038.01 & 038.02; being approximately 17 & 23.5 acres respectively.

A motion was made by Mike Diaz to forward to the County Commission with a favorable recommendation. The motion is based on the Applicant requesting the base zone be R-1 instead of R-2. The motion was seconded by Matt Poag.

The motion failed with 4 ayes and 5 nays.

Rezoning for an RPUD

- (iv). Applicant George Dean, Tune Entrekin & White, PC and property owner Millard F (Bud) Mitchum Jr. Rev. Trust, James Gary, Co-Trustee, Randy Lochridge, Co-Trustee and Pinnacle Bank Co-Trustee are requesting a positive recommendation for a **rezoning for an RPUD** to the proposed R-1 base zoning district. The property is located at 4392 Kedron Rd. Spring Hill, TN and is further identified as being on County Tax Map 049, Parcel 034.00; being approximately 274 acres.
- (v). Applicant George Dean, Tune Entrekin & White, PC and property owners Marlin & Sharon Bates are requesting a positive recommendation for a **rezoning for an RPUD** to the proposed R-1 base zoning district. The property is located at 2233 Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 068 and Parcel 007.14; being approximately 43.09 acres.
- (vi). Applicant George Dean, Tune Entrekin & White, PC and property owners Cecil & Ada Bridges are requesting a positive recommendation for a **rezoning for a PUD** to the proposed R-1 base zoning district. The property is located at 2233 Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 069 and Parcels 038.01 & 038.02; being approximately 17 & 23.5 acres respectively.

A motion was made by Matt Poag to forward to the County Commission with a favorable recommendation to include recommended approval conditions that are listed hereinafter the results of the votes. The motion is based on the Applicant requesting, in the previous agenda items (i), (ii), (iii), that the base zone be R-1 instead of R-2. The motion is based on the RPUD includes the three properties listed in items (iv), (v), (vi).

The motion was seconded by Mike Diaz.

The motion failed with 4 ayes and 5 nays.

The recommended approval conditions for the County Commission to consider include the following items:

- (1) The self-imposed "Impact Donations" are a requirement of the RPUD. Details shall be incorporated in the Development Agreement prepared by Maury County Building & Zoning Office's (MCBZO) legal counsel.
- (2) The proposed HOA Documents shall be reviewed and approved by MCBZO's legal counsel prior to recording the first Final Plat.

- (3) The requirements for right-of-way dedications shall be further defined and expanded as necessary during the Final RPUD Development Plan/Preliminary Plat phase.
- (4) The requirements of the letter signed by Van Boshers, MCHD on May 4, 2022 are incorporated by reference.
- (5) Regarding the Ragen Road improvements
 - (a) Remove the following note from the plan:
WIDENING OF RAGEN ROAD PENDING SUPPORTING EASEMENTS
 - (b) Replace the preceding with the following note:
The improvements for the Ragen Road collector road are to be from within the project site to the intersection of Greens Mill Road to include intersection improvements at Greens Mill Road. The developer is responsible for acquiring all rights-of-way and easements.
- (6) The requirements of the letter of water availability dated March 24, 2022 from Todd Shultz, Superintendent Maury County Water and the accompanying Heathcoat & Davis Memorandum (report) dated November 18, 2021 are incorporated by reference.
 - (a) An updated letter of water availability and engineering report will be required with the Final RPUD Development Plan/Preliminary Plat.
 - (b) The updated letter of water availability and engineering report will need to address the fire flow requirements needed for a development with 10-ft building separations. The fire flow demand required may be greater than the 750 gpm used in the Heathcoat & Davis Memorandum (report) dated November 18, 2021.
 - (c) The developer has the option to provide residential home fire sprinklers per NFPA 13-D.
- (7) Any projections of a building or structure shall be not encroach into the building setback areas and must be located within the building envelop.
- (8) An updated and detail project schedule shall be provided with the Final RPUD Development Plan/Preliminary Plat setting forth when the developer intends to commence construction and completion periods for each phase.
- (9) The following are requirements of the RPUD. Modify the Site Data table to state the following:
 - (a) Add a note to state: The dwelling unit yield is capped at a maximum of 799 dwelling units.
 - (b) Add a note to state: Each individual phase of development shall not exceed the 2.3 dwelling units per acre.
 - (c) Add a note to state: All dwelling units shall be single family detached dwelling units.
 - (d) Add a note to state: Minimum Open Space percentage for the entire RPUD shall be 42%. The total cumulative open space percentage calculated upon the addition of each phase shall not be less than 42%.
 - (e) Add a note to state: The area to be conveyed to the wastewater utility operator shall not be considered as Open Space and shall not be included as part of the Open Space percentage. The area to be conveyed to the wastewater utility operator shall be defined by a Final Plat approved by the Planning Commission as it is a

defined part of the RPUD subdivision and will be required to be a separate lot owned by the wastewater utility operator.

- (f) Add a note to state: Alleys are not proposed for the RPUD. Should alleys be proposed the PC and Maury County Highway Dept. will need to approve details related to alleys. Turning movement modeling for alley intersections shall be required for the types of emergency vehicles and/or service vehicles.
- (10) Regarding development and landscaping buffers
- a. The perimeter development buffer along existing and proposed residential areas shall be 25-ft. minimum width within which there is a 20-ft landscaping buffer.
 - b. The perimeter development buffer along existing and proposed commercial areas and the proposed fire station lot shall be 50-ft. minimum width within which there is a 20-ft landscaping buffer.
 - c. The development buffers and landscaping buffer areas will need to provide access for maintenance.
 - d. The "Buffer Yard" details need to be defined and shown on the plan where they will be located.
 - e. The "Buffer Yard" details need to be defined and shown where they will be located within the RPUD.
- (11) Provide details for landscaping, fencing and hardscaping requirements, standards and typical details to include but not limited to the following:
- a. Common Areas
 - b. Open space areas
 - c. Entrance features
 - d. Medians
 - e. Amenities
 - f. Stormwater management areas
 - g. Mailbox Kiosk area
 - h. Fire Station Front yard
 - i. Wastewater treatment plant area
 - j. Individual home requirements
 - k. Cell tower area
- (12) On the plan and in the Site Data table add this requirement in a note that states:
- Dedication and donation of property to the Maury County Fire Department (MCFD) shall be a minimum of 1.5 acres. The location within the RPUD is to be approved by the MCFD. The MCFD letter dated April 20, 2022 from Jose' Peruit, Assistant Fire Chief is incorporated by reference.
 - Change all references to read 1.5 acres - not 1.3 acres.
- (13) The development thresholds for offsite & on-site improvements, to include but not limited to, roads, water, sewer and the number of points of ingress & egress will be further evaluated and defined at the Final RPUD Development Plan/Preliminary Plat Phase by the PC in coordination with the Maury County Highway Dept., the City of Spring Hill and respective utilities. Thresholds may be based on the number of lots and the amount of work required to be completed before said number of lots can be submitted on Final Plats.
- (14) Label the 18-inch water line with the description provided by Spring Hill.
- (15) All references made to the "County Attorney" are to be changed to read: Maury County Building & Zoning Office's (MCBZO) legal counsel.

- (16) The developer will need to provide separate sureties and agreements with the PC, Maury County Highway Department, the City of Spring Hill and utilities as required by each entity.
- (17) Provide details regarding the conditions and requirements for the Life Estate to include the following:
 - (a) Provide additional details to include the limitations, conditions, restrictions of the Life Estate.
 - (b) Define the location by metes & bounds and the acreage/s.f. of the Life Estate set aside area.
- (18) The mailbox kiosks design& details regarding parking, sidewalks, kiosk location, etc. are subject to further evaluation and changes by the PC.
- (19) Provide on a single document signed by all current property owners and prospective property owners stating that they agree to the requirements listed within Zoning Resolution Article 6.016:
- (20) The following is clarification of the key steps and the process to be used for the Chantilly RPUD:

Conditions regarding the process for how the development will be processed and reviewed. This will include, but may not be limited to, Final RPUD Development Plan/Preliminary Plat approval, construction plans, preconstruction meetings, developer fees to fund construction phase services and the surety process.

 - a. Planning Commission action on the RPUD & Preliminary Development Plan with a recommendation to the County Commission for action by the County Commission.
 - b. Should the County Commission approve the RPUD zoning, then proceed to the following.
 - c. The RPUD Final RPUD Development Plan/Preliminary Plat submittal will be considered by the Planning Commission. The RPUD Final Master Development Plan shall meet the requirements of:
 - The RPUD Final Master Development Plan requirements are listed in the Zoning Resolution
 - The requirements of a Preliminary Plat listed within the Subdivision Regulations
 - d. Planning Commission action regarding the RPUD Final RPUD Development Plan/Preliminary Plat. If approved proceed to the next item.
 - e. The Development Agreement shall be executed by the developer prior to the submittal of the Construction Plans. The Development Agreement shall be prepared and approved by the MCBZO's legal counsel.
 - f. Submittal of Construction Plans, reports, calculations and other documents for review and approval. The Construction Plans shall meet the requirements listed within the Subdivision Regulations. Approval of the Construction Plans is a pre-requisite to the submission of a Final Plat.

- g. Developer shall pay fees to Maury County related to Maury County's construction phase services provided by Maury County consultants. Developer shall comply with the construction requirements listed within the Subdivision Regulations.
- h. Completion of improvements or posting of a surety and execution of the Performance & Maintenance Agreement shall comply with the requirements listed within the Subdivision Regulations.
- i. Final Plat submission and review shall comply with the requirements listed within the Subdivision Regulations.

- (21) The building setback lines must be separate by a minimum of 15-ft; the 15-ft separate may be balanced with the minimum side setback being 6-ft which will require the adjoining lot to have a side setback of 9-ft resulting in a total the minimum of 15-ft separation.
- (22) Applicant to provide written comment from the City of Spring Hill regarding what improvements to Kedron Road will be required for this project.
- (23) The location of the proposed Collector Road will be relocated within the project in coordination with the Planning Commission
- (24) The area of the Cell Tower should be incorporated into the RPUD area.

The presentation was made by Nathan McVey with T-Square Engineering.
David Buschmann with Insight Properties further explained the proposed project.

Public Comments were made by the following:

Sharon Fuller 4744 Kedron Rd

Beth Norwood 4304 Kedron Rd

Jerry Morgan, Attorney for Beth Norwood

Pete Ciaramitaro 623 Vaughans Gap Rd

Troy Outman 2136 Clara Mathis Rd

Adele Johnston 2015 New Castle Rd

Aaron Bennett 2214 Bates Lane

Donna Miller 2327 Pumpkin Creek Lane

Ryan Hall 3349 Ragen Rd

Randall Chestnut 4719 Kedron Rd

Jim Hagaman, Mayor for the City of Spring Hill

Michael Fulbright, Chairman of Maury County School Board

This is the link to full Planning Commission meeting:<https://play.champds.com/maurycotn/event/535>

Minutes are continued on the next page

Rezoning Request M-3 to M-1: Harlan Farm Rd. Brian & Michelle Talley

Applicant & property owners Brian & Michelle Talley are requesting approval. The property is located at 2617 Harlan Farm Rd. Columbia, TN and is further identified as being on County Tax Map 077 and Parcels 008.01 & 008.07.

A motion was made by Peder Jensen to approve. The motion was seconded by Wes Bryant. The motion carried unanimously.

Old Business: **NONE**

New Business

V. Concept Plan: Sharp Manor at Spring Hill Subdivision Phase 2 (205-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 Matt Poag to approve with the following approval conditions:

1) At Site Data Table add the following:

- Lots Not Served by Sanitary Sewer: Minimum Lot Size is 43,560 sf
- Lots Served by Sanitary Sewer: Minimum Lot Size is 20,000 sf

2) Add this note in a bold box:

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 Office of Emergency Management.

3) Add this note in a bold box:

The developer is responsible for roadway improvements to existing John Sharp Road as required by the Maury County Highway Department.

4) Add this note in a bold box:

The developer is responsible for water utility improvements as required by the Maury County Water Utility to include off-site improvements, on-site improvements, cost sharing, funds to aid in construction, utility locations and/or other requirements to be identified in an updated water availability letter & report to be provided with a Preliminary Plat submittal.

5) Provide an updated Maury County Water Utility Availability Letter and engineering report.

6) The PC and Maury County Highway Dept. will need to approve details related to alleys.

7) Turning movement modeling for alley intersections shall be provided for the types of emergency vehicles and/or service vehicles.

8) The existing structures are not clearly depicted. Show these features

- 9) Provide notations and a description regarding what features, utilities, structures are to be removed and or relocated.
- 10) If the USPS will require a mailbox kiosk, show the proposed location of the mailbox kiosks to include how vehicles will park. 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.
- 11) The road names require approval from the Maury County E911 office.
- 12) Provide an updated Water Availability Letter from Maury County Water.
- 13) A flood study will be required with the submittal of a Preliminary Plat. Minimum lowest floor elevations will need to be evaluated during Preliminary Plat Phase and the Construction Plan design.
- 14) Regarding a lot in any flood-prone area must be improved to provide a building site free from flooding, such improvements shall be made outside the floodway by elevation or fill to at least 1-ft above the regulatory flood protection elevation (one hundred year flood) for a distance extending at least twenty-five (25) feet beyond the limits of intended structures.
- 15) The project is required to provide fire flows with fire hydrants located within the subdivision

The motion was seconded by Wes Bryant. The motion carried unanimously. Allen O'Leary with WES Engineering was present to answer questions.

VI. Concept Plan: Long Meadows Subdivision (5-lots)

Applicant and property owners Long Meadows LLC & Juan Gomez are requesting approval. The property is located on Lasea Rd west of Joe Brown Rd Spring Hill, TN and is further identified as being on Tax Map 069 and Parcels 046.01.

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

- 1) If the USPS will require a mailbox kiosk, show the proposed location of the mailbox kiosks to include how vehicles will park. 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.
- 2) Review the location for Rollin Cove Lane. Will the proposed location allow for roadway construction and grading to be within the property/ROW lines along the easterly side of Rollin Cove Lane or will you need retaining walls? The use of retaining walls within the road ROW are subject to acceptance by the Maury County Highway Dept. Off-site construction and grading easements if considered will need reviewed.
- 3) 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.
- 4) Provide a Water Availability Letter from Maury County Water.
- 5) A Homeowners Association (HOA) is required for the subdivision
- 6) Lot # 1 is to be revised such that all or a portion of the stem portion of Lot # 1 will become common open space for the HOA. The mailbox kiosk, parking and related facilities are to be located within the common open space.

The motion was seconded by Matt Poag. The motion carried unanimously. Joseph Ahler, P.E., R.L.S. was present to answer questions.

VII. Final Plat: Jacob & Melanie Slaughenhaupt (4-lots)
Applicant & property owners Jacob & Melanie Slaughenhaupt are requesting approval. The property is located at 1380 Hardison Mill Rd. Columbia, TN and is further identified as being on County Tax Map 030 Parcel 003.05.

No action taken. This item was removed from the agenda. The applicant revised the Final Plat which is being reviewed administratively by staff.

VIII. Final Site Plan: Santa Fe School Auxiliary Gym
Applicant and property owner Maury County Public Schools is requesting approval. The property is located 2629 Santa Fe Pike Santa Fe, TN and is further identified as being on County Tax Map 032 and Parcel 012.00

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

- 1) The 6-parking spaces that were removed must be added and replaced as part of the project.

The motion was seconded by Mike Diaz.

A motion to amend was made by Sue Stephenson to add the following approval condition:

- 1) Water and sewer availability letters shall be provided.

The motion to amend was seconded by Wes Bryant.

The motion to amend was approved unanimously.

The final vote was therefore to approve with the following approval conditions:

- 1) The 6-parking spaces that were removed must be added and replaced as part of the project.
- 2) Water and sewer availability letters shall be provided

The motion carried unanimously.

Joe Haddix, Engineer with Civil Site Design Group was present to answer any questions.

IX. Final Site Plan Revision: R&M Auto Repair
Applicant R&M Auto Repair and property owners William Randal Watkins & Jason Gilliam are requesting approval. The property is located west of Hwy 50 near Mapleash Dr. Columbia, TN and is further identified as being on County Tax Map 114 and Parcel 067.02

No action taken. This item was removed from the agenda. The applicant did not resubmit documents by the deadline for the May meeting.

Regulatory Amendments

X. Development Impacts to Existing County Roads and Required Improvements

It was discussed that a Work Session will be scheduled to further discuss.

XI. Maury County's Unified Development Plan Project

Status, discussion and actions regarding Maury County's project to comprehensively update its Zoning Resolution and Subdivision Regulations to create modern and user-friendly documents.

No action was taken. The following update was provided.

- 1) The Code Assessment of the Zoning Resolution and Subdivision Regulations (Task 2) has been reviewed by staff. Staff comments were provided to Clarion
- 2) Clarion will be finalizing The Code Assessment of the Zoning Resolution and Subdivision Regulations (Task 2). Upon their finalization of the document
 - (a) Copies will be provided to the Planning Commission
 - (b) The document will be posted to the public access website for the project that will provide the public the ability to review and comment.
- 3) Discussion included scheduling a Work Session to probably be held in June 2022

Miscellaneous Business

XII. Letters of Credit: None discussed

XIII. Reports of officers, committees and staff: None discussed

XIV. Public Comment: Mr. Jason Gilliam asked why his project (Item X. Final Site Plan Revision: R&M Auto Repair) was not heard tonight. Staff explained that his consultant did not resubmit documents by the deadline for the May meeting. His consultant did however resubmit documents by May 19, 2022 the deadline for the June meeting.

XV. Other Business: None discussed

XVI. Adjournment: A motion was made by Peder Jensen to adjourn the meeting at 9:37 p.m. The motion was seconded by Matt Poag. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary