

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday July 25, 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, Gwynne Evans, Wesley Bryant and Matt Poag
Absent: Mark Cook
Staff Present:

Robert Caldiraro, Director of Building & Zoning
Deborah J. Boehms, Zoning Coordinator
Mike Delvzizis, Consulting Engineer
Kristi Ransom, Attorney for Building & Zoning

II. Approval of the Agenda

A motion was made by Peder Jensen to approve the agenda with the removal of Item # 10 Myers Plat which was withdrawn. The motion was seconded by Sue Stephenson. The motion carried unanimously.

III. Approval of Minutes

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

Rezoning Requests:

IV. Rezoning Request C2 to A2: Workman’s Market, Melinda Hodge and Nita Guthrie
Applicant Workman’s Market and property owners Melinda Gail Hodge and Nita Arlene Guthrie are requesting approval. The property being approximately 1.01 acres is located at 9419 Hodge Rd. Mt. Pleasant, TN and is further identified as being a portion of County Tax Map 186 and Parcel 010.15.

A motion was made by Peder Jensen to forward a favorable recommendation to the County Commission. The motion was seconded by Mike Diaz. The motion carried unanimously.

Old Business: NONE

New Business

V. Final Plat: Feather Alsup and Michael & Lori Ann Jett 2-lots

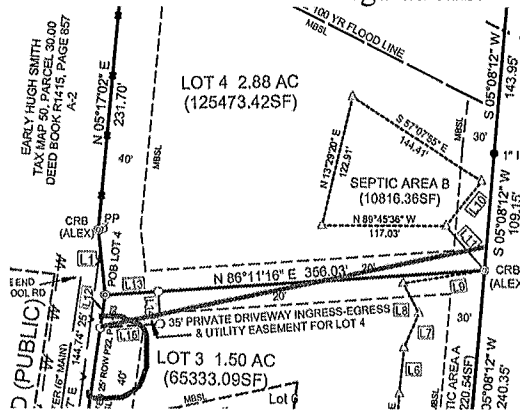
Applicant Feather Alsup and property owners Michael Anthony Jett, Lori Ann Jett and William Christopher Jett are requesting approval. The property is located at 2491 Culleoka Hwy, Culleoka TN and is further identified as being on Tax Map 165 and Parcel 033.00.
A motion was made by Matt Poag to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

VI. Final Plat: Jeff Johnston 3-lots

Applicant and property owner Jeff Johnston is requesting approval. The property is located at 2977 Greens Mill Rd. Columbia TN and is further identified as being on Tax Map 050 and Parcel 029.00.

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

- (1) The Final Plat, as agreed to by the applicant and property owner, shall be revised based on the following intent on the following image and subsequently approved by staff.
 - (a) The intent is to remove the request for a variance. The proposed 35-ft. Private Driveway Ingress-Egress Easement is to be removed. The property line between Lots 3 & 4 shall be modified as generally shown in the following image.
 - (b) The property owner agreed to dedicate ROW for a public road cul-de-sac on Lots 3 & 4 for Lanton School House Rd. The ROW for the cul-de-sac shall be a 50-ft radius which is the standard in the Subdivision Regulations.



- (2) Add the following notes in a bold box due to the proximity of all lots to the regulatory floodplain.

CRITICAL LOT NOTES: LOTS 2, 3 & 4 ARE CRITICAL LOTS

LFE = Lowest Floor Elevation: Means the lowest enclosed area, including the basement. Refer to the Maury County Zoning Resolution for additional requirements. The LFE is to be at a minimum 3.0-ft. above the 100-yr. water surface elevation per the Maury County Subdivision Regulations.

Elevation Certificate Required with Building Permit application:
 An Elevation Certificate will be required as part of the Building Permit application. This will include a site plot plan that is in compliance with the Maury County Zoning Resolution as may be required by the Building & Zoning Office. The survey will need to tie into the FEMA Flood Study datum.

100-Year Floodplain: Structures are not permitted to be located within the 100-year floodplain unless the Building & Zoning Office approves methods that are in compliance with the Maury County Zoning Resolution to include Resolution 03-07-25. If the 100 year flood line is subsequently modified the Final Plat will need to be revised to reflect the revised 100 year flood line prior to the issuance of a Building Permit.

XI. Final Plat: Sharp Manor at Spring Hill Subdivision Phase 1 (28-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. The motion was seconded by Mike Diaz. The motion carried unanimously. Allen O'Leary with W.E.S. Engineering was present to answer questions.

XII. Concept Plan: Veritas Subdivision (26-lots)

Applicant Shaw Enterprises, Inc. and property owner Barton Kelly are requesting approval. The property is located on Covey Hollow Rd. 0.45 miles east of Hwy 31 Culleoka, TN and is further identified as being on a portion of County Tax Map 147 Parcel 061.00.

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

- 1) A Homeowners Association (HOA) will be required and provided as stated by the developer.
- 2) The HOA will be responsible for the maintenance of the mailbox kiosk and the stormwater detention ponds.
- 3) Provide with the Preliminary Plat submittal details and written approval from Mr. Van Boshers, Supt. Maury County Highway Department (MCHD) regarding the following:
 - (a) Confirmation regarding the parking for the USPS mailbox kiosk.
 - (b) Details regarding improvements to the existing county road, if any.
- 4) Provide with the Preliminary Plat submittal details regarding the proposed road Advocate Path intersection with Covey Hollow Rd. to include pavement, curb and ROW return radii and dimensions.
- 5) Show and label all proposed easements for access to the stormwater management detention ponds.
- 6) If the water system cannot support the installation of fire hydrants, then the applicant shall install "stub-out" fittings, appurtenances and valves as required by the fire hydrant location provisions within the Subdivision Regulations and the local utility provider. (Refer to Subdivision Regulations Article 4-106.3 Fire Protection)

The motion was seconded by Wes Bryant. The motion carried unanimously.

Allen O'Leary with W.E.S. Engineering was present to answer questions.

XIII. Final Site Plan Revision: Building Addition - Cross Country Cowboy Church

Applicant and property owner Cross Country Cowboy Church, A.K. Robinette, Pastor is requesting approval of a Final Site Plan. The property is located at 1809 Bear Creek Pike, Columbia, Tennessee is further identified as being on County Tax Map 072 Parcel 32.04.

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

Regulatory Amendments

XIV. State Law Amendments to TCA Sections 13-3-402 & 13-4-302 Relative to Planning Commissions and Planning Staffs

A motion was made by Peder Jensen to approve that staff may continue with administrative approvals of Final Plats as currently defined within the Subdivision Regulations and as

enabled by the Maury County Commission's Resolution No. 07-22-22 that became effective on July 18, 2022. The motion was seconded by Wes Bryant. The motion carried unanimously.

XV. 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.

A brief summary of key items the Planning Commission discussed during the Unified Development Plan Project workshop held on July 21, 2022 was reviewed. Chairman Delk reminded the members of their desire and commitment, as they stated at the July workshop, to submit their individual lists of key items to be used for further discussion at another forthcoming workshop. The members are reminded to complete their lists and submit them to Staff as soon as possible in order to schedule a subsequent workshop in August 2022.

Miscellaneous Business

XVI. Letters of Credit:

- a. Sharp Manor Phase 1: establish Original Letter of Credit (surety) in the amount of \$1,268,000. A motion was made by Wes Bryant to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.
- b. Carters Cove Section 2: establish Original Letter of Credit (surety) in the amount of \$315,000. A motion was made by Wes Bryant to approve. The motion was seconded by Meredith Hyjek. The motion carried unanimously.
- c. Mathis Valley Section 5 Phase 1: Letter of Credit (surety) reduction with the reduced amount being \$333,000. A motion was made by Sue Stephenson to approve. The motion was seconded by Wes Bryant. The motion carried unanimously.

XVII. Reports of officers, committees and staff:

XVIII. Public Comment:

XIX. Other Business:

- a. Approval of 2.5 hours of Continuing Education for Harold Delk, Mark Cook, Deborah Boehms, Robert Caldiraro for attending the seminar regarding "How Jurisdictions Regulate the Use of Private Land" hosted by The City of Columbia on June 28, 2022 with Austin Brass, AICP. A motion was made by Mike Diaz to approve. The motion was seconded by Matt Poag. The motion carried unanimously.
- b. Approval of 2.5 hours of Continuing Education for Harold Delk, Mike Diaz, Sue Stephenson, Meredith Hyjek, Peder Jensen, Wesley Bryant, Mark Cook, Deborah Boehms, Robert Caldiraro for attending the Unified Development Plan Project workshop held on July 21, 2022. A motion was made by Mike Diaz to approve. The motion was seconded by Wes Bryant. The motion carried unanimously.

- XX. Adjournment:** A motion was made by Gwynne Evans to adjourn the meeting at 7:25 p.m. The motion was seconded by Wes Bryant. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary