

**MAURY COUNTY REGIONAL PLANNING COMMISSION**

**Monday September 26, 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, Mark Cook, Mike Diaz, Gwynne Evans, Meredith Hyjek, Matt Poag and Randall Webster.

Absent: Wesley Bryant

Staff Present:

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvizi, Consulting Engineer

Kristi Ransom, Attorney for Building & Zoning

**II. Approval of the Agenda**

A motion was made by Matt Poag to approve the agenda. The motion was seconded by Meredith Hyjek. The motion carried unanimously.

**III. Approval of Minutes**

A motion was made by Mark Cook to approve the agenda. The motion was seconded by Meredith Hyjek. The motion carried unanimously.

**Partial Road Closure Request:**

**IV. Request to Close a Portion of Hay Hollow Rd. - Van Boshers, Supt. MCHD**

Applicant Van Boshers, Supt. Maury County Highway Dept. is requesting a positive recommendation to the County Commission. The portion of Hay Hollow Rd. proposed for closure measures 2,186 feet of roadway. The open sections are from Hwy 7 to barricade is 3,940 feet of roadway and from Leiper's Creek Road to barricade is 1,160 feet of roadway.

After comments from concerned citizens and after much discussion between the Planning Commission, Van Boshers, MCHD Supt. and staff, a motion was made by Peder Jensen to forward a recommendation for denial of the road closure to the County Commission without further documentation and information to justify the request for road closure.

The motion was seconded by Randall Webster. The motion carried with 6-eyes and Gwynne Evans abstaining.

Concerned Citizens Who Spoke:

Sue Stephenson former County Commissioner in District 6.

Shelia Martin 3807 Hay Hollow Rd, spoke in opposition to closing a portion of Hay Hollow Rd.

Cheyenne 3807 Hay Hollow Rd. spoke in opposition to closing a portion of Hay Hollow Rd.

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Adam Crunk, Crunk engineering, 3387 Raleigh Elam Rd. Mr. Crunk stated he is a Civil Engineer and also a concerned citizen.

James Jackson, 3875 Hay Hollow Rd., said he was happy if the road stays closed, however, there is no safe place to turn around.

**Rezoning Requests:** \_\_\_\_\_ **NONE**

**Old Business:** \_\_\_\_\_ **NONE**

**New Business**

**V. Final Plat: Sherry Duane & Roy Michael Barnes 2-lots**

Applicant Essential Land Surveying & Mapping, LLC and property owners Sherry Duane & Roy Michael Barnes are requesting approval. The property is located at 3376 & 3382 Hilltown Rd Santa Fe, TN and is further identified as being on Tax Map 020 & Parcel 013.00.

A motion was made by Mike Diaz to approve. The motion was seconded by Matt Poag. The motion carried unanimously.

**VI. Preliminary Plat: Frye Subdivision 12-Lots**

Applicant T-Square Engineering and property owner NoMau Partners, LLC (Nelson Crowe & Tyler Ring) are requesting approval. The property is located at 1470 Frye Rd. Columbia, TN and is further identified as being on Tax Map 052 and Parcel 014.00.

A motion was made by Peder Jensen to conditionally approve; the approval conditions being as follows:

- 1) During the review of the Construction Plans, the 100-year water surface elevations, the minimum ground elevations for lots and the lowest floor elevations (LFEs) shall be evaluated again.
- 2) All lots shall have a Plot Plan prepared to address the location of the driveway connections to Frye Rd., address culvert sizes & calculations and to show the grading & stabilization of roadside swales.
- 3) The Plot Plans shall be a prerequisite to the issuance of a Building Permit
- 4) The front building setback on both sides of the corner Lot 4 shall be modified to accomplish the following:
  - (a) Modify the front building setback based on a future Frye Road centerline being a 150-ft radius and a 50-ft ROW width (25-ft each side from centerline). The front building setback shall be 40-ft from the resultant future ROW line.
  - (b) Relocate the proposed detention pond to be located outside of the future ROW

The motion was seconded by Mike Diaz. The motion carried unanimously. Tim Turner with T-Square Engineering was present to answer questions.

**VII. Preliminary Plat: Veritas Subdivision 26-lots**

Applicant Shaw Enterprises, Inc. (Randall Shaw) and property owner Barton Kelly are requesting approval. The property is located at Covey Hollow Rd. Culleoka, TN (west of and adjacent to 3815 Covey Hollow Rd) and is further identified as being on County Tax Map 147 and Parcel 061.00.

A motion was made by Mike Diaz to approve. The motion was seconded by Randall Webster. The motion carried unanimously.

Gerald Vick with W.E.S. Engineering was present to answer questions.

## Regulatory Amendments

### **VIII. Proposed amendments to the Subdivision Regulations in accordance with Public Chapter 1128, which was approved by the General Assembly and effective upon signature by Governor Lee on July 1, 2022.**

Status, discussion and actions regarding the state law amendments related to the regulation of property development and real property dedications by Regional Planning Commissions. After discussion between the Planning Commission and staff, a motion was made by Peder Jensen to for the staff to incorporate comments made by the Planning Commission into the proposed amendments to be heard at the Public Hearing scheduled and advertised for October 24, 2022. The motion was seconded by Mike Diaz. The motion carried unanimously.

### **IX. 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.

Robert Caldiraro informed the Planning Commission that they were provided a Work Session list of the key items that will need to be the focus at the Work-Study Meeting this week. These are the items to focus upon to facilitate providing information to the consultants so they can provide with developing the detailed regulatory updates.

As a reminder, the Work-Study Meeting of the Planning Commission is scheduled for September 29, 2022 at 4:30pm. The purpose being for the Planning Commission to discuss and provided input regarding the content for the comprehensive updates.

## Miscellaneous Business

- X. Letters of Credit:**
- XI. Reports of officers, committees and staff:**
- XII. Public Comment:**
- XIII. Other Business:**
- XIV. Adjournment:** A motion was made by Mike Diaz to adjourn the meeting at 7:35 p.m. The motion was seconded by Peder Jensen. The motion carried unanimously.

Respectfully,



Mike Diaz  
Secretary