

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday November 28, 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: Mark Cook, Mike Diaz, Gwynne Evans, Peder Jensen, David Horwath, Meredith Hyjek, Matt Poag.

Absent: Randall Webster

Staff Present: Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvizi, Consulting Engineer

Kristi Ransom, Attorney for Building & Zoning

Nathan Couch, Consulting Engineer

II. Approval of the Agenda

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

Rezoning Requests:

IV. Rezoning Request A-2 to C-1: Survival Flight - Bear Creek Pike (Hwy 99)

Applicant Alfred Benesch & Company and property owner Chris Millard are requesting approval. The property being approximately 55.00 acres is located at Bear Creek Pike (Hwy 99) Columbia, TN (surrounding and adjacent to 2165 Bear Creek Pike) and is further identified as being on County Tax Map 071 and Parcel 018.00.

Comments were received from the public and there was discussion between the applicant and the Planning Commission.

A motion was made by Gwynne Evans to give a favorable recommendation to the County Commission. The motion was seconded by Matt Poag. After a roll call vote, the motion passed, 6-ayes and 2-nayes.

Old Business:

NONE

New Business

V. Final Plat: Davis-Besserman FP Bryant Rd 2-lots

Applicant James Terry RLS & property owners Georgia & Jimmy Davis and Denise Besserman are requesting approval. The property is located at 1958 & 1962 Bryant Rd. Columbia, TN and is further identified as being on County Tax Map 138 Parcel 042.03 & 042.21.

A motion was made by Mike Diaz to approve. The motion was seconded by Mark Cook. The motion carried unanimously.

VI. Concept Plan: Kedron Corner Subdivision Kedron Rd. - Bates Ln. area 293-lots

Applicant WES Engineers and Surveyors and the following property owners are requesting approval. The property owners and properties included are listed as follows:

- Carol Dee Blackwood and SSVN MITCHUM TN LP: 4392 Kedron Rd. Spring Hill, TN and is further identified as being on County Tax Map 049, Parcel 034.00; approximately 267.9 acres.
- Marlin Ray and Sharon Ann Bates: 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.
- Cecil and Ada Bridges: 2233 Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 069 and Parcels 038.01 & 038.02; approx. 17 & 23.5 acres respectively.
- Donna Joan Miller: 2327 Pumpkin Creek, Spring Hill, TN and is further identified as being on County Tax Map 068 and Parcel 007.12; being approximately 4.17 acres.

A motion was made by Matt Poag to accept the applicant's & developer's request to postpone consideration of the application to the January 23, 2023 Planning Commission meeting and for staff to provide the applicant with a list of the initial comments discussed by the Planning Commission. The motion was seconded by Gwynne Evans. The motion carried unanimously. Comments were received from the public and there was discussion between the applicant and the Planning Commission.

The list of initial comments discussed that were provide to the applicant include the following:

The applicant should anticipate additional comments and modification of these comments may be forthcoming based on your resubmittal and subsequent consideration by the MCRPC.

- (1) The submitted Concept Plan is to include all the properties included in the development, in particular Tax Map 49 Parcel 034.00, in accordance with Sub. Regs. 2-102.1(2) and 2-102.3(10).
- (2) The Phase lines are to be revised so Phase 1 does not connect to Pumpkin Creek Rd.

- (3) The following is to be provided from the City of Spring Hill regarding Kedron Rd.

4-103.12 - Improvements to Existing Roads -- Where an existing publicly maintained road proposed as a means of legal access to a major subdivision is inadequate, the Planning Commission can require assurances for the necessary upgrading as a condition of approval of the development project. The publicly maintained road may be determined to be inadequate by the authority having jurisdiction over said roadway or the Planning Commission. **Prior to submission of the Concept Plan to the Planning Commission, the developer shall provide a copy of the proposed Concept Plan to the jurisdiction of the existing publicly maintained road, such as the County Road Superintendent, Municipality and State of Tennessee, for review and comment. The developer shall obtain written comments from the jurisdiction of the existing publicly maintained road defining the scope of work required to improve the existing road, if any.** Typically, if improvements to the existing road are required, the minimum expectation is that the developer will improve the existing road that is adjacent to the development property. **This letter from the jurisdiction of the existing publicly maintained road is to be included with the submittal of the application,** fees and Concept Plan documents for consideration by the Planning Commission.

- (4) Regarding the MCRPC's evaluation of the Concept Plan roadway connectivity to adjacent parcels the following is to be addressed:
- (a) Connection to Pumpkin Creek Road shall be changed to only provide access for emergency services vehicles.
 - (b) An emergency services vehicle access gate shall be provided on the connection road to Pumpkin Creek Road. The access gate shall be provided with equipment and devices to allow emergency vehicle access that meet the requirements and specifications approved by the emergency services entities.
 - (c) As part of allowing the connection to Pumpkin Creek to only provide access for emergency services vehicles, the project must include the Collector Road construction to Kedron Road, the Collector Road construction of Ragen Road and the construction of roadway improvements to Ragen Road and Greens Mill Road.
- (5) Site Data: If phasing is proposed, list the phase numbers and number of lots per phase.
- (6) Site Data: Regarding Open Space:
- (a) List the acreage & percentage of Open Space per each phase.
 - (b) List the total acreage of Open Space
 - (c) The Open Space is to be related to the total acreage of all properties.
- (7) List TDEC under STORM WATER as the first listed contact on the cover sheet.
- (8) Based on Item # 1 herein before, the acreage of the site and acreage of the proposed development will need to be 360.71 acres. Revise all related data.
- (9) Revise the number of proposed lots on the cover sheet

- (10) Based on Item # 1 herein before, the acreage of the site and acreage of the proposed development will need to be 360.71 acres.
- (11) Purpose Note: Based on Item # 1 herein before, revise the Purpose Note
- (12) The area of the lots must exclude the flood plain and the stream buffer.
- (13) Access to all the detention ponds shall be via Open Space; not via easements on lots.
- (14) The project and construction of roadway improvements shall comply with the written documentation from Van Boshers, Highway Supt. (signed on 11/2/2022) and the requirements of the MCRPC. The improvements to Ragen Road and Greens Mill Road shall be included within Phase 1.
- (15) Add a Note: The developer is responsible for coordinating with United States Postal Service (USPS) regarding the location cluster mailbox kiosks for this proposed development.
- (16) The development shall comply with the Maury County Water System requirements for providing domestic and fire flows service & improvements for water service in accordance with the Maury County Water System Water Availability and Fire Flow letter dated 11/28/22 with attached Memorandum dated 11/21/22 from Heathcoat & Davis engineers.
 - (a) Should this Water Availability and Fire Flow letter and engineering report be modified, then the modifications shall be provided.
 - (b) Provide documentation from the Maury County Water System regarding the status of their current water purchase negotiations with Columbia Power & Water.
- (17) Development Thresholds: Development thresholds will be considered and established for offsite improvements related to at least roads, water, sewer and the number of points of ingress & egress. Thresholds will 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.
- (18) The Alley Roadway Section and Alley Locations
 - (a) Modify the Alley typical section detail to depict the inverted crown to the center of the alley as discussed at the meeting
 - (b) The residential alleys shall be limited to a typical cross-sectional pavement width of eighteen (18) feet within a twenty-two (22) foot right-of-way; subject to enlargement if required by the vehicle turning movement modeling.
 - (c) Alleys will not be permitted to have dead end components. The alleys must provide loops.
 - Provide loop connection for alley behind Lots 1-7
 - Provide loop connection for alley behind Lots 121-130
 - (d) Turning movement modeling will be required for all alleys for emergency services vehicles and other vehicles as determined by the MCRPC and MCHD.
 - (e) The alley details will also be required to show a plan view to define the width of the pavement & ROW at the ingress/egress point of the alley. A wider pavement & ROW may be required to accommodate the vehicle turning movement modeling.

- (19) Regarding the cell tower, address the following (Refer to ZR Article 4.150):
- (a) Add a note: Proposed property lines, to include right-of-way lines shall not be located within the fall radius from the base of the tower.
 - (a) The layout presented is to be revised as the line designating "Future Development" is interpreted to represent a possible future property line which does not comply with the preceding comment.
 - (b) Landscaping and vegetative buffers must be installed to reduce visibility from the road and surrounding property in accordance with ZR Article 4.150
 - (c) The metes & bounds of the lease area need to be connected to the boundary by metes & bounds.
 - (d) When the collector roads are built, then access to the cell tower will be transitioned to the new road.
- (20) Details of the Life Estate shall be provided with the Preliminary Plat. The details shall be added to sheets that will be a part of the Preliminary Plat and as determined by the Attorney for the Building & Zoning Office. The details shall include, but are not limited to, the following:
- (a) Provide details regarding the conditions and requirements for the Life Estate.
 - (b) Show by metes & bounds where it is located.
 - (c) Lots 1-7 will not be built until Life Estate expires.
 - (d) Ragen Road will still be upgraded and extended.
- (21) A Construction Entrance from Kedron Road shall be included as part of the EPSC plans.
- (22) Modify the following Special Note:

SPECIAL NOTE: ADDRESSES

The developer is responsible for having the street address numbers clearly marked at the curb **at the front of the lots and at the rear of the alley lots** 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.

- (23) Add the following note at the Subdivision Typical Lot Detail:
- The minimum distance from the back of the alley curb to the face of the garage shall be 20-feet.
- (24) The Traffic Study is to be revised to include the additional acreage that was previously not included in the study nor the Concept Plan. The revised Traffic Study is to evaluate the incremental traffic impacts resulting with each phase. The incremental impacts to how the Level of Service (LOS) decreases along all studied roads are to be part of the study evaluations. Impacts to Greens Mills Road and Kedron Road are to be included in the study.

VII. Final Site Plan: Maury County Judicial Center South Main Street

Applicant Bell & Associates Construction & property owner Maury County Government are requesting approval. The property is located at 1115 South Main Street Columbia, TN and is further identified as being on County Tax Map 99H Parcel 008.00 & 009.00.

A motion was made by Gwynne Evans to approve. The motion was seconded by Mike Diaz. The motion carried 7-ayes, 0-nays, and 1-abstention by Matt Poag.

Regulatory Amendments

VIII. Proposed Amendments to Maury County Zoning Resolution for M-2 and M-3 Zoning District Uses and Standards

Proposed modifications regarding uses permitted, buffers, setbacks and development standards. Amendments are proposed for the following articles: Section 5.062 – M-2 Heavy Industrial District; Section 5.063 – M-3 Special Industrial District; Section 4.302 – Setbacks for Stormwater and Water Bodies & Features.

Motion

A motion was made by Matt Poag to give a favorable recommendation to the County Commission. The motion was seconded by Mike Diaz.

Amendment to the Motion

A motion was made by Peder Jensen to amend the motion to modify the following:

Change Section 4.302 1. to read: All ~~Buildings~~ residences or permitted buildings or structures in the A-1, A-2, A-2A, R-1 and R-2 Zoning Districts shall have a minimum ~~25~~ 20-ft. setback from a water body or water feature such as a pond, lake, stream, sink hole, impoundment or similar feature.

The motion to amend was seconded by David Horwath. The amendment to the motion carried unanimously.

Vote on the amended motion-The motion as amended carried unanimously.

IX. Proposed Amendments to Maury County Zoning Resolution: Addition to Article 4.030

Proposed modifications to add new Article 4.030 K. Temporary Extractive Uses and new definition for a Borrow Pit.

A motion was made by Peder Jensen to give a favorable recommendation to the County Commission. The motion was seconded by Gwynne Evans. The motion carried unanimously.

X. 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 provided a Project Status regarding Maury County's project to comprehensively update its Zoning Resolution and Subdivision Regulations to create modern and user-friendly documents. Staff review continues with development of the updated zoning ordinance.

Miscellaneous Business

XI. Letters of Credit:

The Retreat Subdivision- Section 1: A motion was made by Peder Jensen to release the Letter of Credit and to release Section 1 from both the Performance Agreement and Maintenance Agreement based upon the County Commission's acceptance of the roads within Section 1. The motion was seconded by Gwynne Evans. The motion carried unanimously.

XII. Reports of officers, committees and staff:

Chairman Harold Delk announced that when officers are elected at the January 2023 meeting he would not accept or continue as Chairman.

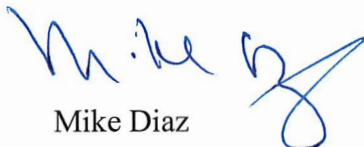
XIII. Public Comment: None

XIV. Other Business: None

XV. Adjournment

A motion was made by Peder Jensen to adjourn the meeting at 9:15 p.m. The motion was seconded by Meredith Hyjek. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary