

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday March 27, 2023 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, Randall Webster, Gwynne Evans, David Horwath, Mike Diaz, Matt Poag and Meredith Hyjek. Matt Poag arrived at 5:40 p.m. and David Horwath arrived at 5:50 p.m.

Absent: Peder Jensen

Staff Present: Robert Caldiraro, Director of Building & Zoning
Deborah J. Boehms, Zoning Coordinator
Mike Delviziis, Consulting Engineer
Kristi Ransom, Attorney for Building & Zoning
Nathan Couch, Maury County Highway Consulting Engineer

II. Approval of the Agenda

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

III. Approval of Minutes

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

IV. Rezoning Request M-2 to A-2: William Elam - 2614 Concord Church Rd

Applicant and property owner William David Elam is requesting approval. The property being approximately 71.67 acres is located at 2614 Concord Church Rd, Columbia, TN and is further identified as being a portion of County Tax Map 077 and Parcel 001.07. Mr. Elam was present to answer questions. A motion was made by Mike Diaz to forward to the County Commission with a favorable recommendation. The motion was seconded by Matt Poag. A roll call vote was taken, the motion passed with 5 ayes and 2 nays, Mark Cook and Meredith Hyjek voted nay.

V. Concept Plan: Labella Springs Subdivision (38-lots)

Applicant Labella Builders Inc. & property owner Labella Builders, LLC is requesting approval. The property is located off U.S. Highway 431 north of Joe Peay Rd. Spring Hill, TN and is further identified as being on County Tax Map 045 and Parcel 010.09. Mr. Joe Ahler, Engineer for the applicant was present to answer questions. A motion was made by Matt Poag to approve with the following conditions.

1. The approval includes granting a variance to the Subdivision Regulations (1-111.1 General (h) Access to Lots by Public Way or Private Easement under IV. Private Driveway Access Easement) to allow access to the wastewater treatment and drip field area to be accessed by way of a private driveway access easement.
 2. Label the drainage easement width shown at Lots 5 & 30.
 3. Label the drainage easement and width shown at Lots 11, 8, 7, 29 & Open Space. This is in addition to the buffer)
 4. At Lots 11 & 12 address the following:
 - a. Label the area for the 50-ft Access as Open Space
 - b. Label the area for the 50-ft Access as "50-ft Private Driveway Access Easement"
- The motion was seconded by Randall Webster. A roll call vote was taken, the motion passed with 6 ayes and 1 nay. Meredith Hyjek voted nay.

VI. Preliminary Plat: Summertown Farms Subdivision Summertown Oaks Circle (5-lots)
 Applicant Common Ground Urban Design & Planning & property owner Brian Flowers are requesting approval. The property is located near 2505 Summer Oaks Circle Summertown, TN and is further identified as being on County Tax Map 173 Parcel 006.01.
 A motion was made by Matt Poag to approve. The motion was seconded by Randall Webster. The motion carried unanimously. Keith Covington, with Common Ground Urban Design & Planning was present to answer questions, as well as property owner Morgan Flowers.

VII. Final Plat: A&S Farmland LLC (Steven Brown) (2-lots)
 Applicant and property owner A&S Farmland LLC & Steven Brown are requesting approval. The property is located 433 Carters Creek Pike Columbia, TN and is further identified as being on Tax Map 052 and Parcels 040.00. A motion was made by Matt Poag to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

VIII. Final 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 Mike Diaz to approve with the following conditions.

1. Prior to the recording of the Final Plat add the elevations to the concrete monuments to be used as site benchmarks that are tied to the datum used for the Flood Study. These will be used for establishing elevation certificates and other construction surveying.

2. Correct all references on the Final Plat regarding the change in numbering of notes; change references to Note # 13 to read Note # 12 since this conditionally approved Final Plat no longer has a Note # 13.

The motion was seconded by Matt Poag. The motion carried unanimously.

A representative with T-Square Engineering was present to answer questions.

IX. Mersen USA GSTN Corp.: Final Site Plan 795 Santa Fe Pike

Applicant Evers Construction Co, Inc. & property owner Mersen USA GSTN Corp. are requesting approval. The property is located at 795 Santa Fe Pike Columbia, TN and is further identified as being on County Tax Map 076 Parcel 080.03.

A motion was made by Mike Diaz to approve. The motion was seconded by Mark Cook. The motion carried unanimously. Ryan Evers was present to answer questions.

X. A Pleasant Vineyard: Final Site Plan 2018 Les Robinson Rd.

Applicant T-Square Engineering and property owners Jie Yao & Hongxia Huang are requesting approval. The property is located at 2018 Les Robinson Rd. Columbia, TN and is further identified as being on County Tax Map 013 Parcel 014.02.

A motion was made by Randall Webster to approve with the conditions:

The motion was seconded by Mike Diaz. David Horwath made a motion to amend the approval by adding that the property owner pave the driveway 50 foot beyond the Right-Of-Way. This motion was seconded by Meredith Hyjek.

Therefore, the approval conditions are listed as follows:

1. It is permitted to use of gravel for the on-site parking, areas and driveways except for the following:
 - (a) The driveway within the road right-of-way must be paved with asphalt or concrete.
 - (b) The driveway must be paved with asphalt or concrete for at least 50-feet past the road right-of-way within the project site.
2. Provide updated water availability letter from the water utility provider. The water availability and analysis should include the water volume require to service the Farm Winery maximum production capacity.
3. Add to cover sheet. "TDEC Tracking # _____". The TDEC TNR Permit Number will be based upon NOC (Notice of Coverage). Provide copy of NOC.
4. Provide the Building & Zoning Office a further flood study of the unmapped stream with the proposed crossing. Coordinate requirements with the Building & Zoning Office Director. An option discussed was an evaluation to include a clear span culvert that would be a minimum of 2-times the top of bank width. If the plans may need to be revised based on further flood evaluation, then the plans will be reviewed by the Building & Zoning Office Director and staff.

The motion carried unanimously.

XI. Final Site Plan: Maury County Parks & Recreation Culleoka Park Improvements

Applicant & property owner Maury County Government is requesting approval. The property is located off Mooresville Pike Culleoka, TN and is further identified as being on County Tax Map 166 Parcel 016.02.

A motion was made by Mike Diaz to approve with the following conditions.

1. Add to cover sheet. "TDEC Tracking # _____". The TDEC TNR Permit Number will be based upon NOC (Notice of Coverage). Provide copy of NOC.
2. Provide updated water availability letter from the water utility provider.
3. For on-site sewage disposal systems provide approval documentation from TDEC.

The motion was seconded by Matt Poag. The motion carried unanimously.

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

Al Ray, Director of Maury County Parks and Recreation was present to answer questions.

XII. Final Site Plan: Maury County Parks & Recreation-Yanahli Park Events Center

Applicant & property owner Maury County Government is requesting approval. The property is located off Loftin Rd. Columbia, TN and is further identified as being on County Tax Map 099 Parcel 041.04. A motion was made by Matt Poag to approve.

The motion was seconded by Mike Diaz. The motion carried unanimously.

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

Al Ray, Director of Maury County Parks and Recreation was present to answer questions.

XIII. Final Site Plan: Maury County Parks & Recreation Yanahli Park Pavilion

Applicant & property owner Maury County Government is requesting approval. The property is located off Loftin Rd. Columbia, TN and is further identified as being on County Tax Map 099 Parcel 041.04. A motion was made by Mike Diaz to approve.

The motion was seconded by Matt Poag. The motion carried unanimously.

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

Al Ray, Director of Maury County Parks and Recreation was present to answer questions.

Regulatory Amendments

XIV. 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.

The Planning Commission discussed their review of some of the Residential portions of the Module 1A draft of the proposed updated Zoning Ordinance.

Miscellaneous Business

XV. Letters of Credit:

XVI. Reports of officers, committees and staff:

XVII. Public Comment:

XVIII. Other Business:

XIX. Adjournment: A motion was made by David Horwath to adjourn the meeting at 7:50 p.m.

The motion was seconded by Mark Cook. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary