

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday June 27, 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, and Mark Cook
Absent: Wesley Bryant and Matt Poag
Staff Present:

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

II. Approval of the Agenda:

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

III. Approval of Minutes:

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

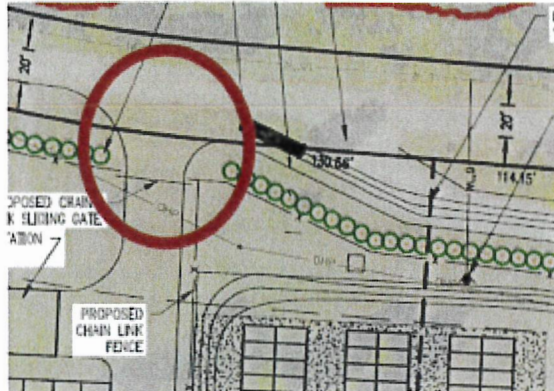
IV. Rezoning Request & Preliminary Site Plan:

Applicant Mid-TN Builders LLC (Mike Hartley) are requesting approval. The property (11.66 acres) is located at 1682 Luther Sharp Road, Columbia, Tennessee and is further identified as being on County Tax Map 092 and Parcel 032.00.

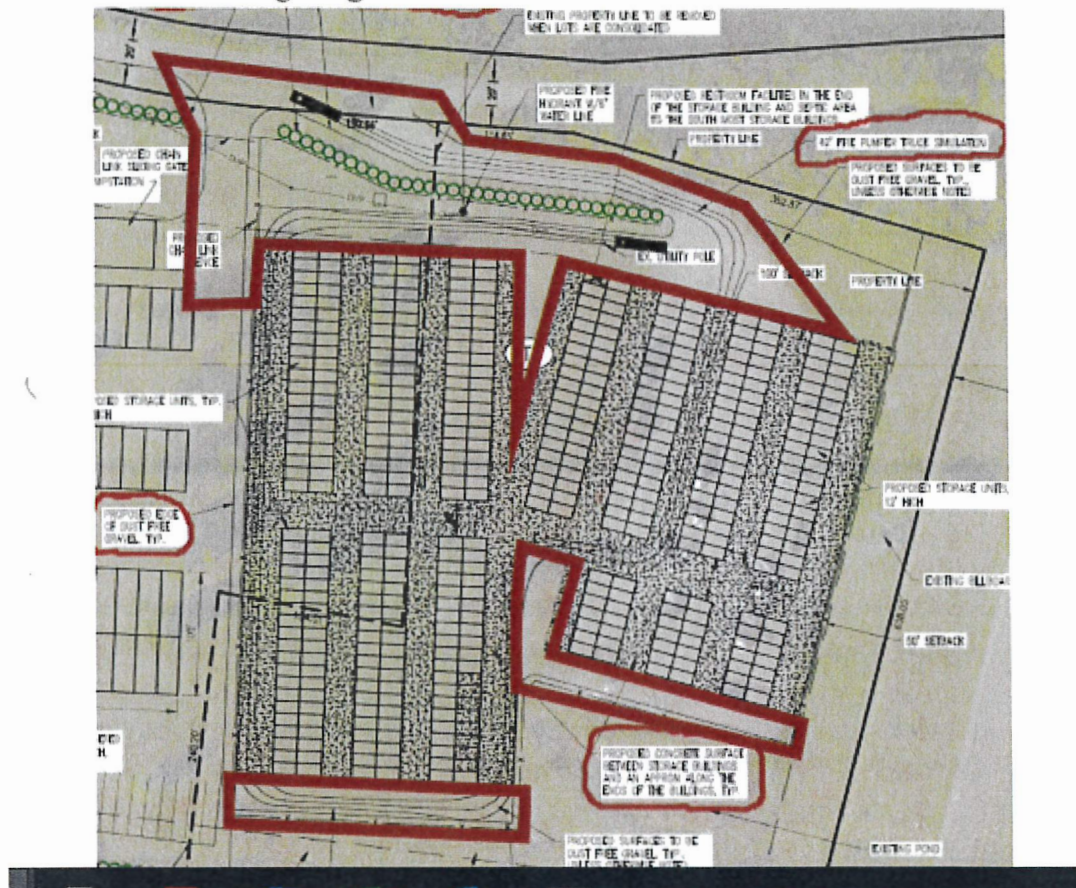
A motion was made by Peder Jensen to give a favorable recommendation and forward the request and to the County Commission. The motion was to include the same conditional approvals as was stated in the March 28, 2022 Planning Commission meeting minutes:

- 1). Remove all notes that state portable toilets will be used both initially and permanently.
- 2). Add fire hydrants on-site as required to meet building codes.
- 3). Provide an updated water availability letter from the water utility provider.
- 4). Provide detailed construction plans to depict the work required by Van Boshers, Hwy Superintendent letter dated November 1, 2021 that states the required improvements to Luther Sharp Road and Rock Springs Road. Those plans will required review and approval from the Highway Department.
- 5). Provide the TN Professional Landscape Architect's seal, signature and date for the Landscaping Plan. This will require additional details, sizes, species, spacing etc.
- 6). Provide a 30-foot roadway dedication from the center line of Luther Sharp Road

7). Ingress and egress for emergency services vehicles shall be provided at the driveway located Northwesterly of the proposed storage units. Refer to the following image:



8). The following areas shall add concrete pavement. Additional areas may be added by the Planning Commission as part of their consideration of the Final Site Plan. Refer to the following images:



The motion was seconded by Mike Diaz. The motion passed with 5 ayes and 2 nays. Mike Hartley was present to answer any questions. L. Bruce Peden the applicants Attorney was present to answer any questions.

V. Final Site Plan Revision: R & M Auto Repair

Applicant R & M Auto Repair and property owners William Randal Watkins & Jason Gilliam are requesting approval of a revised Final Site Plan. The property (5.08 acres) is located at 718 New Lewisburg Hwy, Columbia, Tennessee and is further identified as being on County Tax Map 114, Parcel 067.02. A motion was made by Peder Jensen to postpone until the next Planning Commission meeting, the motion was seconded by Mike Diaz. The motion was amended by Sue Stephenson to include, written documentation from the Tennessee Department of Transportation for the driveway approval, water availability letter and the approval letter from the Tennessee Department of Environment and Conservation for the septic system. The motion failed by a vote of 5 nays, Peder Jensen and Sue Stephenson voted aye. A motion was made by Peder Jensen to approve contingent upon receiving a letter from the Tennessee Department of Transportation specifically stating that they are allowing this driveway access in this location and that it is confirmed by the surveyor that this driveway does not cross the adjacent property (Moore property) whatever property it is, that it is not touching their property, doesn't clip the corner, doesn't do whatever. I just need to make sure. I want a surveyor with a stamped survey that says we approve this. I want a surveyor stamping and saying this. If this is on this site plan, great, that's what I want to see. I want to confirm Maury County Water has water capacity available for this to be a C-3 structure, not a residential structure, not an automotive structure. I want to confirm that TDEC has approved this septic for a C-3 structure. The motion was seconded by Sue Stephenson. The motion carried unanimously. Floyd White Engineer was present to answer questions. Randy Watkins one of the property owners was present to answer questions.

VI. Concept Plan: The Grand Subdivision (22 lots)

Applicant and property owner Guy Land is requesting approval. The property (32.47 acres) is located on Kedron Road, west of Highway 431, Columbia, Tennessee and is further identified as being on Tax Map 070 Parcel 015.00. A motion was made by Peder Jensen to deny. The motion was seconded by Mark Cook. The motion carried unanimously.

Regulatory Amendments

VII. 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 work shop is scheduled for July 21, 2022 at 4:30 p.m.

Miscellaneous Business

VIII. Letters of Credit:

Charleston Farms Subdivision, Section 3, Gunter's Landing-Maintenance period expired on June 21, 2022. A motion was made by Mike Diaz to release the Letter of Credit. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Reports of officers, committees and staff: Discussion on fire hydrants in the County

Public Comment-none

Other Business: Continuing Education class at the City of Columbia on Tuesday, July 26, 2022.

Adjournment: A motion was made by Mike Diaz to adjourn the meeting at 7:00 p.m. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary