

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday June 26, 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, Peder Jensen, Gwynne Evans, Meredith Hyjek, Randall Webster and Mike Diaz.

Absent: David Horwath and Matt Poag

Staff Present: Robert Caldiraro, Director of Building and Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvizi, Consulting Engineer

Reed Hillen, Consultant with Collier Engineering

Kristi Ransom, Attorney for Building and Zoning

Nathan Couch, Consulting Engineer for Maury County Hwy Dept.

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 the Minutes

A motion was made by Randall Webster to approve the minutes. The motion was seconded by Mike Diaz. The motion passed with a vote of 6 ayes, Mr. Delk abstained because he wasn't present for that meeting.

IV. Public Comment:

Rezoning Requests

V. A. Rezoning Request A-2 to C-3: LA Scapes LLC – Lasea Road

B. Preliminary Site Plan: LA Scapes LLC - Lasea Road

Applicant: L. Bruce Peden, Attorney and property owner Letisia Smit, LA Scapes LLC are requesting approval of: (A) a positive recommendation for rezoning and (B) a Preliminary Site Plan. The property being requested for rezoning is approximately 1.365 acres is located at 1571 Lasea Road, Columbia, Tennessee and is further identified as being on County Tax Map 073, Parcel 021.00.

Rezoning: A motion was made by Mark Cook to give a favorable recommendation for the rezoning. The motion was seconded by Mike Diaz. The motion carried unanimously.

Preliminary Site Plan-At the request of the applicant, a motion was made by Peder Jensen to postpone the Preliminary Site Plan approval request until the August 28, 2023 meeting due to missing items on the staff review list and other conditions not being properly addressed. Applicant L. Bruce Peden, Attorney made the presentation on behalf of the property owner.

1. Planning Commission must confirm if gravel parking will be permitted and if so permitted, where it may be located.

The parking lot area, driveways and stalls may need to be revised to comply with Zoning Resolution Article 4.014 e. A parking lot containing ten (10) or more spaces shall be paved with an all-weather surface of dustless material which shall be either asphalt or concrete. The Planning Commission may permit the use of double bituminous surface treatment (DBST) where the Planning Commission deems it appropriate as part of their site plan review and approval process. Parking should be located in the rear.

The Planning Commission may also consider the use of gravel parking, grass parking or off-site parking where the Planning Commission deems it appropriate as part of their site plan review and approval process.

2. Add a Note to list the setback variances approved by the BZA approval & approval date of May 10, 2023.
3. Add the location for stormwater management to comply with Zoning Resolution Article 4.301 – Stormwater Management & Detention. Properly detain the water. Provide engineering calculations.
4. Location of proposed drainage ways and the plan for storm water management. Proposed means of surface drainage ways and the plan for storm water management. Proposed means of surface drainage, including all drainage ways, stormwater detention facilities and appurtenances.
5. The septic area needs to be confirmed by a P.E. and shown in the correct location on the site plan.
6. Stormwater calculations should confirm that the septic area will not cause an issue for neighboring properties.
7. The plan needs to be reviewed and approved or drawn up by a registered P.E. (Currently plans were drawn by an R.L.S.)

The motion was seconded by Gwynne Evans. The motion carried unanimously.

Old Business: None

New Business

VI. Final Plat: Dean Irvin Ryder

Applicant and property owner Dean Irvin Ryder is requesting approval. The property is located at 2266 Tindell Lane, Columbia, Tennessee and is further identified as being on County Tax Map 087, Parcel 016.00. A motion was made by Mike Diaz to approve. The motion was seconded by Mark Cook. The motion carried unanimously.

VII. Final Plat: Veritas Subdivision 26 lots

Applicant and property owner Randal Shaw, Shaw Enterprises is requesting approval. The property is located on Covey Hollow Road, Culleoka, Tennessee and is further identified as being on County Tax Map 147 Parcel 061.00.

Allen O'Leary with W.E.S. Engineering and Surveyors was present to answer questions. A motion was made by Mike Diaz to approve with condition of adding the onsite sewage disposal area letter from TDEC. The motion was seconded by Randall Webster. The motion carried unanimously.

VIII. Concept Plan: Cantor Farms (formerly Sharp Manor Phase 2) 205 lots

Applicant and property owner Randal Shaw, Shaw Enterprises is requesting approval. The property is located on John Sharp Road, Spring Hill, Tennessee, 0.56 miles south of Lake Way Terrance intersection. The property is further identified as being on County Tax Map 068, Parcel 016.01. Allen O'Leary with W.E.S. Engineering was present to answer questions. This project was formerly known as Sharp Manor at Spring Hill Subdivision Phase 2. A Concept Plan that was approved by the Planning Commission on May 23, 2022. One year has since passed therefore that approval has expired based on Subdivision Regulations (SR) 2-104.4 Expiration of Approval. The entire process restarts based on the current standards.

A motion was made by Peder Jensen to approve with conditions:

1. The Planning Commission shall have final authority for the naming of the subdivision per Subdivision Regulations 4-101.5.
2. The Concept Plan is a master planning document. It will provide the Planning Commission with the initial intent for the Master Plan for developing the remaining and surrounding property.
3. The Planning Commission's evaluation of the Concept Plan roadway connectivity to adjacent parcels will be discussed. The Planning Commission may require connectivity. Refer to Subdivision Regulations: General Requirements 4-103.1. In particular, under Topography and Arrangement (4) The layout of roads shall facilitate the connectivity between existing roadways, existing subdivisions and proposed subdivisions. The Planning Commission will require connectivity when deemed in the best interest to the public.
Arrangement of Continuing and Dead-End Public Roads 4-103.1
4. Per Subdivision Regulations 4-103.12 Improvements to Existing Roads-the developer will need to revisit and have direct coordination with the Maury County Highway Department in defining the scope of work required to improve the existing road. Provide an updated letter from Van Boshers, Maury County Highway Department Superintendent. The Maury County Highway Department is to review the Concept Plan and Traffic Study.
5. The United State Postal Service mailbox kiosk details and proposal on how the future public road will be constructed to accommodate parking will need to be coordinated with Mr. Van Boshers, Road Superintendent and written approval received from Mr. Boshers, Road Superintendent.
6. The Maury County Highway Department will need to approve details related to alleys.
7. The Maury County Regional Planning Commission will need to concur with accessing this area from a Collector Road regarding the wastewater treatment plant (WWTP) and drip emitter zones & soils areas.
8. Provide an updated report from the Maury County Water System (MCWS) regarding service and improvements for water service.
9. The alley details will also be required to show a plan view to define the width of the pavement & right-of-way at the ingress/egress point of the alley. A wider pavement & right-of-way may be required to accommodate the vehicle turning movement modeling.

10. The area within the lots must exclude the stream buffer and the Flood Study flood plain.

Planning Commission consideration:

The following is additional information that Staff provided to the applicant regarding their inquiry following the 5/24/2023 Staff Comments.

The Maury County Regional Planning Commission has used the following as part of their decisions on other projects.

The following articles within the Subdivision Regulations provide the Planning Commission with the discretion to require the lots to exclude the floodplain and stream buffer.

Reminder the proposed project is based on a minimum lot size of 20,000.00 square feet.

4-101.4 Character of the Land

Land which the Planning Commission finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock or soil formations, adverse earth formations or topography, utility easements, mined land, inadequate road capacity, inadequate road geometry or other features which would be harmful to the safety, health, and general welfare of inhabitants of the land and surrounding areas shall not be subdivided or developed unless adequate methods are formulated by the applicant and approved by the Planning Commission, upon recommendation of any staff assistant serving the Planning Commission and/or other governmental representative, if any, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for such uses as will not involve such a danger.

4-102.1 Lot Arrangement – The size, shape and orientation of lots shall be such as the Planning Commission deems appropriate for the type of development and use contemplated.

4-111 Preservation of Natural Features and Amenities

Existing features which would add value to residential development or to the area as a whole, such as trees, tree masses, watercourses and falls, historic sites or structures, and similar irreplaceable assets, shall be preserved in the design of the subdivision, as required by the Planning Commission. These features not only add value, but potentially contribute to erosion prevention, sediment control, stormwater management, protection of water quality & water quantity and flood abatement. No change of grade of the land shall be affected nor shall any natural features be removed or relocated until a Preliminary Plat and Construction Plans have been approved.

5-103 Floodplain Areas

The Planning Commission, when it deems it necessary for the health, safety, or welfare of the present and future population of the area or if necessary for the conservation of water, drainage, and sanitary facilities, may prohibit the subdivision of any portion of the property which lies within the floodplain of any stream or drainage course.

11. The road names and subdivision names require approved by the Maury County E911 office.

Provide approval from the Maury County E911 office.

12. Provide an updated Water Availability Letter from Maury County Water.

13. A flood study will be required with the submittal of the Preliminary Plat. Minimum lowest floor elevations will need to be evaluated during Preliminary Plat Phase and the Construction Plan design.
14. Be advised regarding that a lot in any floodprone area must be improved to provide a building site free from flooding, such improvements shall be made outside the floodway by elevation or fill to at least 3-foot above the regulatory flood protection elevation (one hundred year flood) for a distance extending at least twenty-five (25) feet beyond the limits of the intended structures.
15. Turning movement modeling for alley intersections shall be provided for the types of emergency vehicles and/or service vehicles as determined by the Planning Commission.
16. The Flood Study Required Note needs to be changed such that the LFE is 3-foot above the 100-year flood elevation per the Zoning Resolution.

The motion was seconded by Mike Diaz. A roll call vote was taken. The motion passed with 4 ayes, 3 nays.

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

Public Comment: Sandy Corrigan, 310 Reva's Landing, Spring Hill, TN-Ms. Corrigan spoke about the condition of John Sharp Road and the extra traffic which will be generated by the new subdivision.

- IX. **Amendment to the By-Laws**-Amendment to the bylaws to address recent changes in state law related to public comment procedures. A motion was made by Mike Diaz to approve the amended By-Laws. The motion was seconded by Randall Webster. The motion carried unanimously.
- X. **Maury County's Unified Development Plan Project**
 - A. 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.
 - B. Planning Commission Workshop Study Session Dates are 4:30 p.m. on June 15 & June 29, 2023.
A report was given by Randall Webster.
- XI. **Letters of Credit-Sharp Manor Phase 1**-A motion was made by Peder Jensen to approve the reduced Letter of Credit in the amount of \$380,400.00. The motion was seconded by Gwynne Evans. The motion carried unanimously.
- XII. **Reports**
- XIII. **Other business**
- XIV. **Adjournment**-A motion was made by Peder Jensen to adjourn the meeting at 6:50 p.m. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary