

MAURY COUNTY REGIONAL PLANNING COMMISSION
TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6
February 24, 2020 at 5:30 p.m.
AGENDA -- REGULAR MEETING

I. Call to Order

II. Approval of the Agenda

III. Approval of Minutes

Old Business

- IV. Rezoning Request:** Applicant Montgomery G. Turner, Sr. and property owner Paula G. Woody are requesting a positive recommendation for Rezoning 4.58 acres from A-2 Rural Residential to C-2 (General Commercial) District for a proposed Dollar General Store. The property (12.68 acres) is located at the intersection of Beechcroft Rd. & Carter's Creek Pike Columbia, TN and is further identified as being on County Tax Map 023 Parcel 018.04.

New Business

- V. Re-Zoning Request & Preliminary Site Plan:** T-Square Engineering and property owner James and Kathy Johnson are requesting:
- (1) a positive recommendation for the purpose of Rezoning 5.22 acres from A-2 (Rural Residential) to C-3 (Special Commercial) District for a Landscaping Nursery.
 - (2) Approval of a Preliminary Site Plan
- The property (13.46 acres) is located at 3465 Highway 431, Columbia, Tennessee and is further identified as being on County Tax Map 048, part of Parcel 020.16.
- VI. Preliminary Plat: Traditions Subdivision (20-lots)**
Applicant and property owner McBroom Family Partnership are requesting approval. The property is located at Old Zion Rd. near Clearview Ln., Columbia, TN and is further identified as being on County Tax Map 111 Parcel 018.00 & 018.16.
- VII. Concept Plan: Forest Trails Subdivision (84-lots)**
Applicant and property owners Woodland Trails, LLC and Allan M. & Deena Stalnaker are requesting approval. The properties are located at 5124 Ollie Chunn Rd. and off of US Highway 431 and are further identified as being on County Tax Map 048 Parcels 024.00 and 024.05.
- VIII. Major Road Plan Revisions:** Review modifications for the plan based on development activity outside of the Maury County Regional Planning Commission jurisdiction.
- IX. Letters of Credit**
- (a) Mathis Valley Section 5 Phase 1: General Homes of Columbia, LLC is requesting the following two items:
 - i. to have the letter of credit lowered from \$493,000 to \$339,000.
 - ii. request in advance for approval for placing the final asphalt surface course on the roads.
- X. Reports of officers, committees and staff:**
- XI. Public Comment**
- XII. Other Business**
- XIII. Adjournment**