

MAURY COUNTY REGIONAL PLANNING COMMISSION
TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6
Monday March 22, 2021 at 5:30 p.m.

MINUTES

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 Stan Napier Peder Jensen Sue Stephenson Tim Thomas
Gwynne Evans and Mike Diaz

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delviziis, Consulting Engineer

Daniel Murphy, County Attorney

- II. Approval of the Agenda:** A motion was made by Mike Diaz to approve the agenda. The motion was seconded by Mark Cook. The motion carried unanimously.

III. Approval of Minutes

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

- IV. Elect Vice-Chairman-**A motion was made by Gwynne Evans to nominate Peder Jensen. The motion was seconded Mark Cook. A motion was made by Stan Napier for the nomination to cease. The motion to elect Peder Jensen Vice-Chairman carried unanimously.

Old Business

V. Final Plat: Danny K Legg & John Clinton Legg (2-lots)

Applicant and property owners Danny K Legg & John Clinton Legg are requesting approval. The properties are located at 2994 & 2996 Martin Hollow Rd., Culleoka, TN and is further identified as being on County Tax Map 183 Parcels 011.00, 011.01. A motion was made by Tim Thomas to give conditional approval, subject to the approval of Maury County Board of Zoning Appeals approving a variance to the minimum lot width. The motion was seconded by Mike Diaz. The motion carried unanimously.

New Business

VI. Final Plat: Truelove Property (2-lots)

Property owner Stephen and Laura Truelove are requesting approval. The property is located at the intersection of 3615 Pulaski Hwy Columbia, TN and is further identified as being on County Tax Map 147, and Parcel 057.00. A motion was made by Tim Thomas to approve contingent upon Maury County Board of Zoning Appeals approving a variance to the minimum lot size of one acre. The motion was seconded by Mike Diaz. The motion carried unanimously.

VII. Final Plat Revision: Paul Cullum Revision to Habersham Subdivision

Applicant and property owner Paul Cullum is requesting approval. The property is located at the intersection of Wellesley Place and Habersham Road, Columbia, TN and is further identified as being on County Tax Map 124E, and Parcel 007.00. A motion was made by Mike Diaz to approve the Final Plat. The motion was seconded by Peder Jensen. The motion carried unanimously.

VIII. Concept Plan: Sharp Manor at Spring Hill Subdivision (28-lots)

Applicant and property owner Shaw Enterprises, Inc. is requesting approval. The property is located on John Sharp Rd. 0.56 miles south of Lake Way Terrace Spring Hill, TN and is further identified as being on a portion of County Tax Map 068 Parcel 016.01.

Present to answer questions was Randall Shaw with Shaw Enterprises and Allen O'Leary with W.E.S. Engineers and Surveying.

A motion was made by Tim Thomas and seconded by Mike Diaz to approve with staff conditions but excluding the requirement for inclusion of the collector road.

An amendment to the motion was made by Gwynne Evan and seconded by Sue Stephenson to require the inclusion of the collector road. The amendment carried unanimously.

The vote on the motion as amended was approved unanimously and included the following approval conditions:

1. The design will need to coordinate road connectivity to the future development of the same parcel located on the west side of John Sharp Rd.
2. At the Preliminary Plat phase the Planning Commission the improvements, to include the inclusion of turn-lanes, to John Sharp Rd. will be determined.
3. At the Preliminary Plat phase provide written concurrence from Van Boshers, Road Supt. stating what improvements, if any, he will require on John Sharp Rd.
4. The Preliminary Plat phase shall show the proposed location of the Collector Road depicted on the Maury County Major Road Plan and the Planning Commission will determine the appropriate location.
5. Regarding the mailbox kiosk area is depicted on the Concept Plan the 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 Supt. and written approval received from Mr. Van Boshers, Road Supt.

6. Driveway access locations for all proposed lots will access proposed Helen Way only (or local roads internal to the subdivision). Driveways are not permitted to directly access Collector Roads.
7. At the Preliminary Plat phase provide written documentation that that subdivision name and road names are approved by the Maury County E911 office. Provide approval from the Maury County E911 office.

IX. Rezoning: Santa Fe Pike west of Jacobs Ln. Murphy, Young & Young (owners)

Applicant-TKC Architecture & Engineering and property owner Joshua Murphy are requesting a positive recommendation for the purpose of rezoning 5.05 acres that is currently an A-2 Rural Residential District to a C-2 General Commercial District. The property is located on Santa Fe Pike (New Hwy 7) west of Jacobs Ln. and across from Old Hwy 7 and is further identified as being on County Tax Map 076 Parcel 056.00. A motion was made by Sue Stephenson to give a favorable recommendation and forward to the County Commission. The motion was seconded by Mike Diaz. The motion carried unanimously. Present to answer questions was Cole Newton, Engineer.

X. Rezoning: Santa Fe Pike across from Jacobs Ln. Patsey Palmer (owner)

Applicant - TKC Architecture & Engineering and property owner Patsy Palmer are requesting a positive recommendation for the purpose of rezoning a portion of the property being 9.5 acres that is currently an A-2 Rural Residential District to a C-2 General Commercial District. The property is located on Santa Fe Pike (New Hwy 7) across from Jacobs Ln. and is further identified as being on County Tax Map 076 Parcel 056.03. A motion was made by Gwynne Evans to give a favorable recommendation and forward to the County Commission. The motion was seconded by Sue Stephenson. The motion carried unanimously. Present to answer questions was Cole Newton, Engineer.

XI. Rezoning: Shaffer Property

Applicant and property owners Robert Michael & Angela Shaffer are requesting a positive recommendation for the purpose of rezoning the property being 4.18 acres that is currently an A-2 Rural Residential District to a C-2 General Commercial District. The property is located at the intersection of New Cut Rd. and Fred White Rd. Columbia, TN and is further identified as being on County Tax Map 139 Parcel 020.01. Mr. Shaffer explained his business and answered questions from the board members. Public Comment: District 8 Commissioner Debbie Turner, 1777 New Lewisburg Hwy, Columbia, Tennessee spoke in opposition on behalf of her constituents. Patricia Bowen who lives at 2487 Fred White Road, Columbia, Tennessee spoke in opposition. Joanne Seagraves who lives at 1790 New Cut Road, Columbia, Tennessee spoke in opposition. A motion was made by Mark Cook to recommend approval and forward to the County Commission. The motion was seconded by Gwynne Evans. The motion failed with 7 nays. Tim Thomas voted aye.

Regulatory Amendments

XII. Standards for Mobile Home Permitting and Placement

Proposed amendments within various sections and articles of the Zoning Resolution that relate to Permitting and Standards for Singlewide Mobile Homes. A motion was made by Gwynne Evans to forward to County Commission with a positive recommendation. The motion was seconded by Mark Cook. The motion carried unanimously.

Miscellaneous Business

XIII. Letters of Credit

XIV. Reports of officers, committees and staff:

XV. Public Comment

XVI. Other Business

XVII. Adjournment-A motion was made by Mike Diaz to adjourn the meeting at 7:35 p.m. The motion was seconded by Mark Cook. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary