

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday, January 24, 2022 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, Mike Diaz, Sue Stephenson, Gwynne Evans, Wes Bryant, Meredith Hyjek, Peder Jensen

Matt Poag arrived at 5:50 p.m.

Staff Present:

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvzizis, Consulting Engineer

Daniel Murphy, County Attorney

II. Approval of the Agenda: A motion was made by Mike Diaz to amend the agenda by removing item VIII. The motion was seconded by Sue Stephenson. The motion carried unanimously.

III. Approval of Minutes: Chairman Harold Delk ask to amend minutes on agenda item XI by giving a reason why the item was removed from the agenda. A motion was made by Mark Cook to approve the December 28, 2021 minutes by adding to agenda item number XI to read, the reason this was removed from the agenda, was that we had no submittal to review. The motion was seconded by Mike Diaz. The motion carried unanimously.

IV. Election of Officers-A motion was made by Peder Jensen to nominate Harold Delk for Chairman. The motion was seconded by Mike Diaz. Wesley Bryant made a motion to close the nomination and that Mr. Delk be approved by acclamation. The motion was seconded by Mike Diaz. The motion carried unanimously.

Vice-Chairman-A motion was made by Peder Jensen to nominate Gwynne Evans as Vice-Chairman. The motion was seconded by Wesley Bryant. A motion was made by Wesley Bryant to close the nomination and Gwynne Evans be elected by acclamation. The motion was seconded by Mike Diaz. The motion carried unanimously.

Secretary-A motion was made by Peder Jensen to nominate Wesley Bryant for Secretary. Wesley Bryant stated he would not serve unless Mike Diaz did not want to continue. A motion was made by Peder Jensen to nominate Mike Diaz for Secretary. Wesley Bryant made a motion to close the nomination and Mike Diaz be elected by acclamation. The motion carried unanimously.

Vice-Secretary-A motion was made by Peder Jensen to nominate Wesley Bryant. The motion was seconded by Mark Cook. Peder Jensen made a motion to close the nomination and that Wesley Bryant be elected by acclamation. The motion was seconded by Mike Diaz. The motion carried unanimously.

- V. Rezoning Request A-2 to R-2: Mitchum Property (James Gary) 4392 Kedron Rd.** Applicant T-Square Engineering and property owners James Gary, Co-Trustee, Randy Lochridge, Co-Trustee and Pinnacle Bank Co-Trustee are requesting a positive recommendation for the purpose of Rezoning approximately 274 acres that is currently an A-2 Rural Residential District to the R-2 Urban Fringe Residential District. The property is located at 4392 Kedron Rd. Spring Hill, TN and is further identified as being on County Tax Map 049, Parcel 034.00. Applicant Nathan McVey with T-Square Engineering made a presentation.

Public Comments from:

Gerald Morgan Attorney in Spring Hill, spoke on behalf of Beth Norwood, an adjacent property owner located at 4304 Kedron Rd., Spring Hill, Tennessee. Mr. Morgan ask to handout a packet of information to each Planning Commission member.

Davis Burkhalter, 4371 Kedron Rd., Spring Hill

Sharon Fuller, 4744 Kedron Rd., Spring Hill

Graham Perry, 7105 Grammer Rd., Fairview, Tennessee with the Tennessee Historical Commission, Historical Cemetery Preservation Specialist

Matt Macrander, 3629 Chunn Valley Drive, Spring Hill, adjacent property owner.

Some of the comments made were inquiries about traffic, safety of the roads, road improvements, water and availability of school classroom space.

Casey Warner with Suncrest Development answered questions

After much discussion Wesley Bryant made a motion of non-favorable. The motion was seconded by Sue Stephenson. The motion passed with 8 non-favorable votes. Matt Poag voted nay.

VI. Preliminary Plat: Taylor Farms Subdivision (29-lots)

Applicant and property owner James Prince is requesting approval. The property is located at the intersection of Mooresville Pike and Morrow Lane Columbia, TN and is further identified as being on County Tax Map 123 and Parcel 004.01. Staff comments by Mike Delvizi, Maury County Consulting Engineer, stated that the resubmittal was labeled Construction Plans. The Construction Plans do not comply with Maury County Subdivision Regulations. The Planning Commission still needs a Traffic Study to determine if a turn lane is warranted which has been previously discussed with the developer and their engineers.. This Preliminary Plat is still a work in progress. Robert Caldinaro, Director of Building and Zoning, stated that he had met with Mr. Damien Prince regarding the requirement made by the Planning Commission in regards to a turn lane on Mooresville Pike. The Maury County Highway Department is not comfortable with approving the requirement for turn lanes made by the Planning Commission due to the turn lane design as presented does not meet current design standards. The developer is here today to discuss the turn lane requirement. Seth Francis with Crunk Engineering answered questions from the Planning Commissioners. Mr. Francis stated that they have hired someone to conduct a Traffic Study. There is progress being made in those endeavors. Mr. Francis stated he was hoping to gain conditional approval tonight.

A motion was made by Peder Jensen to postpone in order to give the developer and Crunk Engineering time to correct errors and omissions and finalize the traffic study. The motion was seconded by Matt Poag.

Seth Francis with Crunk Engineering agreed to the motion by asking for a deferral. The motion carried with 8 ayes, Wesley Bryant voted nay on the postponement.

Bruce Peden, a local Attorney introduce himself.

Planning Commission member Mike Diaz left the meeting at 7:15 p.m.

VII. Final Plat & Variance: Golf Club Rd. Lauren & Taylor Eastep (2-lots)

Applicant Green Land Surveying & property owners Lauren & Taylor Eastep are requesting approval. The property is located at 8077 Golf Club Rd. Mt. Pleasant, TN and is further identified as being on County Tax Map 155 Parcel 006.30.

Daniel Green with Green Land Surveying was present to answer questions.

A motion was made by Wesley Bryant to deny the variance and lot configuration. The motion was seconded by Sue Stephenson. The motion carried unanimously.

Stanley Eastep, Lauren and Taylor Eastep were present to answer any questions.

VIII. Final Plat: Pulaski Hwy. Jeffrey & Jessica Williams (2-lots)

Applicant & property owners Jeffrey & Jessica Williams are requesting approval. The property is located at 4167 Pulaski Hwy Culleoka, TN and is further identified as being on County Tax Map 167 Parcel 013.25. This item was removed from the agenda.

IX. Final Plat: East Sheepneck Rd. Hope & Mike Yuhas (2-lots)

Applicant Alexander Surveying & property owners Hope & Mike Yuhas are requesting approval. The property is located at 2740 East Sheepneck Rd., Culleoka, TN and is further identified as being on County Tax Map 180 Parcel 007.00.

A motion was made by Sue Stephenson to postpone because no one was present to answer questions. The motion was seconded by Matt Poag. The motion carried unanimously.

Regulatory Amendments

None this month

Miscellaneous Business

- X. Letters of Credit:
- XI. Reports of officers, committees and staff:
- XII. Public Comment:
- XIII. Other Business:

XIV. Adjournment-A motion was made by Matt Poag to adjourn the meeting at 8:10 p.m. The motion was seconded by Gwynne Evans. The motion carried unanimously.

Respectfully,

A handwritten signature in cursive script, appearing to read "Mike" followed by a stylized flourish.

Mike Diaz
Secretary