

MAURY COUNTY REGIONAL PLANNING COMMISSION
Monday, February 28, 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, Meredith Hyjek

Absent: Wesley Bryant and Matt Poag

Staff Present:

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvizi, Consulting Engineer

II. Approval of the Agenda-A motion was made by Mark Cook to approve the agenda.

The motion was seconded by Mike Diaz. The motion carried unanimously.

III. Approval of Minutes-A motion was made by Peder Jensen to approve the minutes.

The motion was seconded by Mike Diaz. The motion carried unanimously.

Rezoning Requests:

IV. Rezoning Request & Preliminary Site Plan: Hubert Cheek

Applicant Mid-TN Builders LLC (Mike Hartley) and property owner Hubert Cheek are requesting approval. The property is located adjacent to 1686 Luther Sharp Rd. Columbia, TN and is further identified as being on County Tax Map 092 and Parcel 032.00.

A motion was made by Peder Jensen to postpone until the March 28, 2022 meeting.

The motion was seconded by Sue Stephenson. The motion carried with 6 ayes. Chairman Harold Delk voted nay.

New Business

V. 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 Mark Cook to approve. The motion was seconded by Sue Stephenson. The motion carried unanimously. Glen Alexander surveyor was present to answer questions.

VI. Final Plat: Double Branch Rd. Margaret Cathey (2-lots)

Applicant & property owner Margaret Cathey is requesting approval. The property is located at 2188 Double Branch Rd. Spring Hill, TN and is further identified as being on County Tax Map 067 Parcels 022.01. A motion was made by Peder Jensen to give conditional approval, the Final Plat should be changed to reflect the zoning district as A-2A not A-2. The motion was seconded by Mike Diaz. The motion carried unanimously.

Glen Alexander was present to answer any questions.

VII. Final Site Plan: Hampshire Pike Maury County Hampshire Fire Hall

Applicant & property owner Maury County Government is requesting approval. The property is located along Hwy 412 Hampshire Pike, Hampshire, TN and is further identified as being on County Tax Map 105 Parcels 047.20. A motion was made by Peder Jensen to approve with the following conditions.

1. Provide copy of TDOT approval for the driveway access connection to Hwy 412
2. "Wheel Stops" should be added in the vicinity of the proposed concrete pad for the propane tanks to provide separation from vehicular overhanging or the pad should be relocated to provide adequate separation, or it could be placed underground. The motion was seconded by Sue Stephenson.

The motion carried unanimously. Gerald Vick, Engineer with W.E.S. was present to answer questions.

VIII. Final Site Plan: Carters Creek Station Rd. Ralph Alexander Backhoe

Applicant & property owner Ralph Alexander is requesting approval. The property is located along 2848 Carters Creek Station Rd., TN and is further identified as being on County Tax Map 042 Parcels 003.06. A motion was made by Mike Diaz to approve. The motion was seconded by Gwynne Evans. The motion carried with 6 ayes, Sue Stephenson abstained.

IX. Revisions to the Building & Zoning Office Application Fees-A motion was made by Peder Jensen to postpone until the March 28, 2022 meeting. The motion was seconded by Sue Stephenson. The motion carried unanimously. Local Attorney, L. Bruce Peden stated that the proposed Building and Zoning fees are not meant to be a revenue source. He wanted to know if the Building and Zoning office could justify the increase of fees.

X. 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. Robert Caldiraro stated that the work continued and remains in progress.

Miscellaneous Business

XI. Letters of Credit:

XII. Reports of officers, committees and staff:

XIII. Public Comment:

XIV. Other Business:

XV. Adjournment- A motion was made by Gwynne Evans to adjourn the meeting at 7:07 p.m. The motion was seconded by Sue Stephenson. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary