

MAURY COUNTY REGIONAL PLANNING COMMISSION
TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6
Monday May 23, 2022 at 5:30 p.m.

AGENDA – REGULAR MEETING

- I. Call to Order**
- II. Approval of the Agenda**
- III. Approval of Minutes**

Rezoning Requests:

IV. Rezoning Request: Chantilly Park PUD Kedron Rd. - Bates Ln. area

The Chantilly Park project includes multiple requests for changes to base zoning districts and a request for a PUD District. The requests are itemized as follows:

Base rezoning district changes

- (i). Applicant George Dean, Tune Entrekin & White, PC and property owner Millard F (Bud) Mitchum Jr. Rev. Trust, James Gary, Co-Trustee, Randy Lochridge, Co-Trustee and Pinnacle Bank Co-Trustee are requesting a positive recommendation for a **base rezoning district change** from A-2 to R-2 & C-2. 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; being approximately 267.9 acres.
- (ii). Applicant George Dean, Tune Entrekin & White, PC and property owners Marlin & Sharon Bates are requesting a positive recommendation for a **base rezoning district change** from A-2 to R-2. The property is located at 2233 Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 068 and Parcel 007.14 and being approximately 43.09 acres.
- (iii). Applicant George Dean, Tune Entrekin & White, PC and property owners Cecil & Ada Bridges are requesting a positive recommendation for a **base rezoning district change** from A-2 to R-2. The property is approximately 40.50 acres. The property is located at 2233 Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 069 and Parcels 038.01 & 038.02; being approximately 17 & 23.5 acres respectively.

Rezoning for an RPUD

- (iv). Applicant George Dean, Tune Entrekin & White, PC and property owner Millard F (Bud) Mitchum Jr. Rev. Trust, James Gary, Co-Trustee, Randy Lochridge, Co-Trustee and Pinnacle Bank Co-Trustee are requesting a positive recommendation for a **rezoning for a RPUD** to the proposed R-2 base zoning 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; being approximately 274 acres.
- (v). Applicant George Dean, Tune Entrekin & White, PC and property owners Marlin & Sharon Bates are requesting a positive recommendation for a **rezoning for a RPUD** to the proposed R-2 base zoning district. The property is located at 2233 Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 068 and Parcel 007.14; being approximately 43.09 acres.
- (vi). Applicant George Dean, Tune Entrekin & White, PC and property owners Cecil & Ada Bridges are requesting a positive recommendation for a **rezoning for a RPUD** to the proposed R-2 base zoning district. The property is located at the end of Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 069 and Parcels 038.01 & 038.02; being approximately 17 & 23.5 acres respectively.

V. Rezoning Request M-3 to M-1: Harlan Farm Rd. Brian & Michelle Talley

Applicant & property owners Brian & Michelle Talley are requesting approval. The property is located at 2617 Harlan Farm Rd. Columbia, TN and is further identified as being on County Tax Map 077 and Parcels 008.01 & 008.07.

Old Business: NONE

New Business

VI. Concept Plan: Sharp Manor at Spring Hill Subdivision Phase 2 (205-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.

VII. Concept Plan: Long Meadows Subdivision (5-lots)

Applicant and property owners Long Meadows LLC & Juan Gomez are requesting approval. The property is located on Lasea Rd west of Joe Brown Rd Spring Hill, TN and is further identified as being on Tax Map 069 and Parcels 046.01.

VIII. Final Plat: Jacob & Melanie Slaughenhaupt (4-lots)

Applicant & property owners Jacob & Melanie Slaughenhaupt are requesting approval. The property is located at 1380 Hardison Mill Rd. Columbia, TN and is further identified as being on County Tax Map 030 Parcel 003.05.

IX. Final Site Plan: Santa Fe School Auxiliary Gym

Applicant and property owner Maury County Public Schools is requesting approval. The property is located 2629 Santa Fe Pike, Santa Fe, TN and is further identified as being on County Tax Map 032 and Parcel 012.00.

X. Final Site Plan Revision: R&M Auto Repair

Applicant R&M Auto Repair and property owners William Randal Watkins & Jason Gilliam are requesting approval. The property is located at 718 New Lewisburg Hwy., Columbia, TN and is further identified as being on County Tax Map 114 and Parcel 067.02.

Regulatory Amendments

XI. Development Impacts to Existing County Roads and Required Improvements

XII. 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.

Miscellaneous Business

XIII. Letters of Credit:

XIV. Reports of officers, committees and staff:

XV. Public Comment:

XVI. Other Business:

XVII. Adjournment