

MAURY COUNTY REGIONAL PLANNING COMMISSION

Monday, April 25, 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, Mike Diaz, Sue Stephenson, Meredith Hyjek, Peder Jensen, Matt Poag, Gwynne Evans, Mark Cook

Absent: Wesley Bryant

Staff Present:

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvizi, Consulting Engineer

Kristi Ransom, Consulting Attorney

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

The motion was seconded by Sue Stephenson. The motion carried unanimously.

III. Approval of Minutes-A motion was made by Matt Poag to approve the minutes.

The motion was seconded by Meredith Hyjek. The motion carried unanimously.

Old Business

IV. Final Plat: Bryant Rd. Davis-Besserman (2-lots)

Applicant James Terry RLS & property owners Georgia & Jimmy Davis and Denise Besserman are requesting approval. The property is located at 1958 & 1962 Bryant Rd. Columbia, TN and is further identified as being on County Tax Map 138 Parcel 042.03 & 042.21. A motion was made by Sue Stephenson to grant conditional approval based on Maury County Water approving. The motion was seconded by Peder Jensen. The motion carried unanimously.

New Business

V. Final Plat: Jacobs Run Subdivision (5-lots)

Applicant T-Square Engineering and property owner Turn 2 Investments LLC are requesting approval. The property is located on Jacobs Rd near Roy Sellers Rd. Columbia, TN and is further identified as being on Tax Map 031 and Parcels 031.04.

Mike Diaz arrived at 5:50 p.m.

A motion was made by Peder Jensen to approve with the following approval condition.

(1) The barn located on Lot 1 will need to be removed prior to the recording of the plat. The motion was seconded by Mark Cook. The motion carried unanimously.

VI. Final Plat: Everett Renfro (5-lots)

Applicant and property owner Everett Renfro is requesting approval. The property is located at 1906 Buck Daniels Rd. Culleoka, TN and is further identified as being on

County Tax Map 146 Parcels 012.09, 012.10 & 012.11. A motion was made by Mark Cook to approve with the following approval condition.

(1) Recording of the plat is subject to E911 approval of the subdivision name

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

Regulatory Amendments

VII. Zoning Resolution Amendments: Article 2.020 Definitions of General Terms
Amendments to clarify and improve wording regarding the definition on how to determine Building Height. A motion was made by Peder Jensen to forward to the County Commission with a favorable recommendation. The motion was seconded by Sue Stephenson. The motion carried with 7 ayes, Mark Cook voted nay.

VIII. Development Impacts to Existing County Roads and Required Improvements
No action was taken after discussion.

IX. 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 provided the following summary status report:

- The Code Assessment of the Zoning Resolution and Subdivision Regulations (Task 2) is being reviewed by staff.
- The Code Assessment was discussed by video conference by staff with the Clarion Team
- Staff anticipates completing their review and providing comments to Clarion within 2-3 weeks
- Subsequent step will be to hold a Work Session which probably be June 2022 or later.

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 7:10 p.m. The motion was seconded by Mike Diaz. The motion carried unanimously.

Respectfully,


Mike Diaz
Secretary