

MAURY COUNTY REGIONAL PLANNING COMMISSION

Tom Primm County Commission Room – First Floor – Building #6

Monday August 22, 2022 at 5:30 p.m.

Minutes – Regular Meeting

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, Gwynne Evans, Meredith Hyjek, Peder Jensen, Matt Poag and Sue Stephenson.

Absent: Wesley Bryant

Staff Present:

Robert Caldiraro, Director of Building and Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvizi, Consulting Engineer

Kristi Ransom, Attorney for Building and Zoning

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 Mike Diaz to approve the minutes as mailed. The motion was seconded by Meredith Hyjek. The motion carried unanimously.

Rezoning Requests:

IV. Rezoning Request M-2 to A-2: RDK Trust – Harlan Farm Rd

Applicant Bill Elam and property owner RDK Trust (Richie & Deborah Keith) are requesting approval. The property being approximately 70.32 acres is located at 2659 Harlan Farm Rd, Columbia, TN and is further identified as being a portion of County Tax Map 077 and Parcel 001.07.

After much discussion between the Planning Commission, the applicant and staff, a motion was made by Peder Jensen for this rezoning request to be postponed as additional information and documents need to be submitted regarding the testing and evaluations of the site that need to be accomplished and approved by the Tennessee Department of Environment and Conservation (TDEC). The applicant stated the development of the evaluation & testing plan is ongoing and will be dependent on TDEC approval. The applicant agreed to the postponement and also stated that their contract to purchase the property is likewise contingent on the yet to be accomplished evaluation & testing and subsequent approval by TDEC. The motion was seconded by Gwynne Evans. The motion carried unanimously. The applicant Bill Elam was present to answer questions.

Public Comment by Tracey Bethune.

V. Rezoning Request A-2 to M-2: Willson Excavation & Land Clearing-Hwy 431

Applicant Willson Excavation & Land Clearing and property owners Melissa & Chris Willson are request approval. The property being approximately 17.98 acres is located at 3100 Hwy

431, Spring Hill, Tennessee and is further identified as being on County Tax Map 045 and Parcel 010.08.

After much discussion between the Planning Commission, the applicant and staff, a motion was made by Sue Stephenson to forward to the County Commission with a negative recommendation. The motion was seconded by Meredith Hyjek. The motion carried unanimously. Chris Willson was present to answer questions.

Public Comments in opposition to the rezoning:

Gordon Harper at 3180 Hwy 431, Spring Hill, TN

Donnie Clemons at 3205 Hwy 431, Spring Hill, TN

James I. Thurber at 3088 Hwy 431, Spring Hill, TN

District 8 County Commissioner, Debbie Turner

Old Business: None

New Business

VI. Final Plat: Donald & Cynthia Jones 2 –lots

Applicant and property owners Donald & Cynthia Jones are requesting approval. The property is located at 3532 Greens Mill Road, Spring Hill, Tennessee and is further identified as being on Tax Map 050 and Parcel 039.00. A motion was made by Mike Diaz to approve. The motion was seconded by Matt Poag. The motion carried unanimously.

VII. Final Plat: Mathis Valley Subdivision Section 5 Phase 1-Consolidation 3 lots to 2 lots

Applicant and property owners Joseph & Grace Jacob are requesting approval. The properties are located on Olga Drive, Spring Hill, Tennessee and is further identified as being on Tax Map 073 Parcels 007.85, 007.90 and 007.91.

A motion was made by Peder Jenson to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

VIII. Final Site Plan: GM Stamping Plant Addition

Applicant General Motors (GM) and property owner Industrial Development Board of Maury County are requesting approval. The property is located at 100 Saturn Parkway, Spring Hill, Tennessee and is further identified as being on County Tax Map 042 and Parcel 011.00.

A motion was made by Mike Diaz to approve. The motion was seconded by Matt Poag.

The motion carried unanimously. Greg Spears was present to answer any questions.

Regulatory Amendments

IX. Proposed amendments to the Subdivision Regulations in accordance with Public Chapter 1128, which was approved by the General Assembly and effective upon signature by Governor Lee on July 1, 2022.

Status, discussion and actions regarding the state law amendments related to the regulation of property development and real property dedications by Regional Planning Commissions.

After discussion, Chairman Delk instructed the staff to prepare a draft to be presented at a Public Hearing after the appropriate advertisement period.

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.

A special called Planning Commission Meeting was scheduled for September 15, 2022 at 4:30 p.m. the purpose being for the Planning Commission to discuss and provide input regarding the content for the comprehensive updates.

Miscellaneous Business

XI. Letter of Credit:

XII. Reports of officers, committees and staff:

XIII. Public Comment:

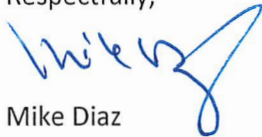
XIV. Other Business:

Approval of 2.5 hours of Continuing Education for Sue Stephenson and Deborah J. Boehms for attending the seminar presented by TDOT Office of Community Transportation regarding "Access Management, Transportation & Land Use" hosted by the City of Columbia, Tennessee on July 26, 2022.

A motion was made by Peder Jensen to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.

XV. Adjournment: A motion was made by Peder Jensen to adjourn the meeting at 7:15 p.m. The motion was seconded by Mark Cook. The motion carried unanimously.

Respectfully,



Mike Diaz
Secretary