

**MAURY COUNTY REGIONAL PLANNING COMMISSION**  
**Tom Primm County Commission Room – First Floor – Building #6**  
**Monday October 24, 2022 at 5:30 p.m.**

\*\*\*\*\* **PUBLIC HEARING** \*\*\*\*\*

**Public Hearing regarding Amendment to the Subdivision Regulations**

The Maury County Regional Planning Commission is proposing the following amendments to the Subdivision Regulations:

**A.** Delete Article 4-103.3 in its entirety and replace with the following: 4-103.3 Traffic Study Requirements and Right-of-Way Dedication/Reservation The purpose and intent being to address recent changes to state law and add text to improve clarity and implementation regarding the requirements for developer required traffic studies.

**B.** Add Appendix C - Traffic study Procedures

The Public Hearing was opened at 5:30 p.m. by Vice-Chairman Gwynne Evans. With there being no public comments, the Public Hearing was closed.

**MINUTES – REGULAR MEETING**

**I. Call to Order**

With a quorum present, Vice-Chairman, Gwynne Evans called the meeting to order. The following members were in attendance: Mark Cook, Mike Diaz, Gwynne Evans, Peder Jensen, Meredith Hyjek, Matt Poag and Randall Webster.

Absent: Harold Delk

Staff Present:

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator

Mike Delvizis, Consulting Engineer

Kristi Ransom, Attorney for Building & Zoning

**II. Approval of the Agenda**

A motion was made by Matt Poag to approve the agenda. The motion was seconded by Meredith Hyjek. The motion carried unanimously.

**III. Approval of Minutes**

A motion was made by Mike Diaz to approve the minutes. The motion was seconded by Matt Poag. The motion carried unanimously.

**IV. Approval of Meeting Dates for 2023**

A motion was made by Peder Jensen to approve. The motion was seconded by Randall Webster. The motion carried unanimously.

**V. Rezoning Request A-2 to CPUD: Second Nature Lawn Care - 2337 Sugar Ridge Rd.**

Applicant Second Nature Lawn Care and property owners Don T. Summers & Ron G. Bottorff are requesting approval. The property being approximately 5.02 acres is located at 2337 Sugar Ridge Rd. Spring Hill, TN and is further identified as being on County Tax Map 025 Parcel 001.03. Joe Ahler, Engineer for the applicant was present to answer questions. Huntly Gordon, Attorney was present to answer questions. Steve White, with Second Nature Lawn Care was present to answer questions. Public comments were made from Alice and Kirk Brown, 2340 Sugar Ridge Road, Spring Hill.

A motion was made by Matt Poag to give a favorable recommendation. The motion was seconded by Mark Cook. After a roll call vote, the motion failed, 5 nays, and 2 ayes.

**VI. Rezoning Request A-2 to CPUD: Clint & Laurie Billings - 3041 Jim Warren Rd.**

Applicant Ahler & Associates, LLC and property owners Clint & Laurie Billings are requesting approval. The property being approximately 2.3 acres is located at 3041 Jim Warren Rd. Spring Hill, TN and is further identified as being on County Tax Map 045 Parcels 001.02 and 003.00 (parcel numbers prior to lot consolidation).

Joe Ahler, the applicants Engineer was present to answer questions.

Gabe Howard, District 8 County Commission was present to speak in favor of the rezoning. A motion was made by Matt Poag to give a favorable recommendation with the following conditions:

- (1) Provide coordination and documentation from the Maury County Highway Department regarding required roadway improvements that may be required.
- (2) Label with numbers the parking spaces on the plans
- (3) Define HC spaces to have paved parking and paved/concrete walkway access to the buildings to meet ADA standards.
- (4) Provide TDEC documentation (permits & documents) regarding existing on-site sewage disposal systems for this property. The documentation is to confirm the systems can serve the current and proposed uses.
- (5) Provide a Water Availability letter from Water Utility Company stating that service is available for this property and proposed uses. The water availability letter will need to state if fire flows are available and define the fire flow rate available at the near-by fire hydrant.

The applicant's resubmittal letter states they requested this information but have not yet received a response.

The motion was seconded by Mike Diaz. After a roll call vote was taken, the motion passed by receiving six ayes. Meredith Hyjek voted nay.

**Old Business:**

NONE

**New Business**

- VII. Final Plat: Davis-Besserman FP Bryant Rd 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. This item was not discussed because it was removed from the agenda.

**Regulatory Amendments**

- VIII. Proposed amendments to the Subdivision Regulations –**  
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B. Add Appendix C - Traffic study Procedures  
A motion was made by Matt Poag to approve. The motion was seconded by Mike Diaz. The motion carried unanimously.
- 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.
- X. Letters of Credit**
- XI. Reports of officers, committees and staff**
- XII. Public Comment:**
- XIII. Other Business:**
- a. Approval of 2.0 hours of Continuing Education for Harold Delk, Mark Cook, Meredith Hyjek, Peder Jensen, Matt Poag, Sue Stephenson, Robert Caldiraro and Deborah Boehms for attending the Maury County's Unified Development Plan workshop and educational session held on September 15, 2022.
  - b. Approval of 2.0 hours of Continuing Education for Harold Delk, Mark Cook, Meredith Hyjek, Matt Poag, Randall Webster, Robert Caldiraro and Deborah Boehms for attending the Maury County's Unified Development Plan workshop and educational session held on September 29, 2022. A motion was made by Matt Poag to approve.  
The motion was seconded by Meredith Hyjek. The motion carried unanimously.

**XIV. Adjournment:** A motion was made by Mike Diaz to adjourn the meeting at 7:35 p.m. The motion was seconded by Matt Poag. The motion carried unanimously.

Respectfully,



Mike Diaz  
Secretary