

Maury County Board of Zoning Appeals
Wednesday
February 8, 2023 – 4:30 p.m.

Minutes

A meeting of the Maury County Board of Zoning Appeals was held on Wednesday, February 8, 2023 at 4:30 p.m. in Building #1, 3rd Floor Conference room. With a quorum being present the meeting was called to order by Vice-Chairman Mike Sharpton.

The following members were in attendance: Mike Sharpton, Roger Kelley and Ivan Jones.

Absent: Robert (Bob) Morgan, Kim Willis

Staff present: Deborah J. Boehms, Zoning Coordinator
Robert Caldiraro, Director of Building and Zoning
Kristi Dunlap Ransom, Attorney for Building and Zoning

Approval of the Agenda-A motion was made by Roger Kelly to approve the agenda. The motion was seconded by Ivan Jones. The motion carried unanimously

Approval of the Minutes-A motion was made by Roger Kelly to approve the minutes from the January 11, 2023 meeting. The motion was seconded by Ivan Jones. The motion carried unanimously.

Applicant: Betty Jo Stinnett-Applicant is requesting approval of side setbacks, 11.24 feet on the west side and 6.02 feet on the east side of the property line. The property (0.19 acres) is zoned C-1 Rural Center District, located at 2310 Quality Street, Culleoka, Tennessee and is further identified as being on County Tax Map 165H Parcel 021.00. A motion was made by Roger Kelly to approve the variance request due to the narrowness of the lot. The motion was seconded by Ivan Jones. The motion carried unanimously.

Applicant: L. Bruce Peden, Attorney with Moore and Peden P. C. is requesting approval of a “Special Exception Use” and a lot size variance to establish a Landscape business for LA Scapes LLC. The property (1.37 acres) is located at 1571 Lasea Road, Columbia, Tennessee and is further identified as being on County Tax Map 073, Parcel 021.00. Attorney Bruce Peden ask for a postponement until the March 8, 2023 meeting in order to complete the required submittal documents. A motion was made by Roger Kelly to approve the request for postponement. The motion was seconded by Ivan Jones. The motion carried unanimously.

Applicant: IMI Concrete (Scott Nichols) and property owner Steven McCanless are requesting approval of a “Special Exception Use” to locate a concrete batch plant. The property (11.89 acres) is located at 874 Blue Springs Road, Columbia, Tennessee and is further identified as being on County Tax Map 114 Parcel 095.01. A portion of this property (4.75 acres) is currently zoned C-3 Special Commercial District, the request is to obtain a “Special Exception Use” in

order to change the zoning from C-3 to M-3 Special Industrial District. Comments were received from the public and there was discussion between the applicant and the board.

Allen O'Leary with W.E.S. Engineering was present to answer any questions. After discussion, Allen O'Leary ask for a postponement until the April 12, 2023 meeting. A motion was made by Ivan Jones to approve the postponement request. The motion was seconded by Roger Kelly. The motion carried unanimously.

Applicant: Charles Raines Construction LLC, owner Charles Raines is requesting approval of a "Special Exception Use" for a vehicle storage lot facility on approximately 5.69 acres. The property is located at 4152 Joe Peay Rd., Spring Hill, Tennessee (19.01 acres) is zoned C-3 Special Commercial District and is further identified as being on County Tax Map 049, Parcel 023.00. A motion was made by Ivan Jones to approve the "Special Exception Use." The motion was seconded by Roger Kelly. The motion carried unanimously.

Allen O'Leary with W.E.S. Engineering was present to answer any questions. Paul Varney was present on behalf of Charles Raines to answer any questions.

Applicant: Jack Gray-Property Owners, John and Paula Gray-Applicant and property owners are requesting approval of a "Special Exception Use" for the purpose of rezoning approximately 2 acres to a C-3 Special Commercial District for a mixed use storage building and to allow outdoor parking of Commercial Trucks. The property is located at 5095 Kedron Road, Columbia, Tennessee and is further identified as being on County Tax Map 070 Parcel 015.27.

A motion was made by Roger Kelly to approve the "Special Exception Use." The motion was seconded by Ivan Jones. The motion carried unanimously.

Public Comment-

Other business-

Adjournment: A motion was made by Roger Kelly to adjourn the meeting at 5:50 p.m. The motion was seconded by Ivan Jones. The motion carried unanimously.

Respectfully,



Mike Sharpton
Vice-Chairman