

**MAURY COUNTY REGIONAL PLANNING COMMISSION**

**Monday May 22, 2023 at 5:30 p.m.**

**MINUTES – REGULAR MEETING**

**I. Call to Order**

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

Absent: Harold Delk, Peder Jensen and Mike Diaz

Staff Present: Robert Caldiraro, Director of Building & Zoning  
Deborah J. Boehms, Zoning Coordinator  
Mike Delvizi, Consulting Engineer  
Reed Hillen, Consultant with Collier Engineering  
Kristi Ransom, Attorney for Building & Zoning  
Nathan Couch, Maury County Highway Consulting Engineer

**II. Approval of the Agenda**

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

**III. Approval of Minutes**

A motion was made by Matt Poag to approve the Minutes. The motion was seconded by Mark Cook. The motion carried unanimously.

**IV. A. Rezoning Request A-2 to C-3: Anglin Septic Service - 5095 Kedron Road**

**B. Preliminary Site Plan: Anglin Septic Service - 5095 Kedron Road**

Applicant Anglin Septic Service - and property owners John & Paula Gray are requesting approval of: (A) a positive recommendation for rezoning and (B) a Preliminary Site Plan. The property being requested for rezoning is approximately 2 acres, which is a portion of the property, is located at 5095 Kedron Road Columbia TN and is further identified as being a portion of County Tax Map 070 and Parcel 015.27.

A. **Rezoning Request:** A motion was made by Matt Poag to forward to the County Commission with a favorable recommendation to rezone 2 acres from A-2 Rural Residential to C-3 Special Commercial District. The motion was seconded by Mark Cook. A roll call vote was taken, the motion passed with 5 ayes, Meredith Hyjek voted nay.

B. **Preliminary Site Plan:** A motion was made by Matt Poag to approve with the following conditions:

1. Gravel parking is permitted for the on-site parking areas with following exceptions that must be constructed with asphalt or concrete designed to carry the weight of the vehicles:

- a. The driveway currently located within the road right-of-way must be constructed with asphalt or concrete for the entire width of the existing driveway.
  - b. The driveway located a minimum of 50-feet beyond the road right-of-way within the site must be constructed with asphalt concrete. The minimum width is 24-feet.
  - c. On-site buildings must have parking stalls for handicap access and they must be constructed with asphalt or concrete. Sidewalk access shall be constructed to the buildings for handicap access with concrete. All handicap access shall be to ADA Standards (to include but not limited to the preceding plus ramps, pavement markings and signage). The buildings that will be required handicap access shall be coordinated with Robert Caldiraro, Director of Building and Zoning Office.
  - d. Engineer to add typical pavement and sidewalk sections to the plans.
2. On the plans show the locations, dimensions and types of surfaces of all driveways, entrances, handicap parking spaces and sidewalks.
- The motion was seconded by David Horwath. The motion passed with 5 ayes and 1 nay.

**V. Final Plat:                      Dustin Ray                      2-Lots**

Applicant and property owners Dustin & Katherine Ray are requesting approval. The property is located off of Hopewell Road and Pulaski Hwy (north of General Lee Rd) Culleoka, TN and is further identified as being on Tax Map 158 Parcel 024.01. A motion was made by Matt Poag to approve. The motion was seconded by Gwynne Evans. The motion passed unanimously.

**I. Maury County's Unified Development Plan Project**

- A. 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.
- B. **Workshop Study Session Dates** are 4:30 pm on May 24, 2023 and May 25, 2023

**Miscellaneous Business**

**VI. Letters of Credit: Oakwood Section 3 Ph. 5A & 5B - Reduction & Transition to Maintenance**

A motion was made by Matt Poag to approve the reduced Letter of Credit amount to \$195,000.00 for Oakwood Section 3, Phase 5A. The motion was seconded by Gwynne Evans. The motion carried unanimously.

A motion was made by Matt Poag to approve the reduced Letter of Credit amount to \$105,000.00 for Oakwood Section 3, Phase 5B. The motion was seconded by Gwynne Evans. The motion carried unanimously.

**VII. Reports of officers, committees and staff:**

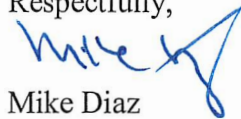
**VIII. Public Comment:** Roger Mashburn, 2116 Stafford Court, Columbia, Tennessee. Mr.

Mashburn spoke on the Maury County Unified Development Plan, he stated he would like to see a buffer between Agricultural land and Subdivisions, as well as, to keep corridors like Carters Creek Pike scenic.

**IX. Other Business:** Discussion of incorporating a required public comment period in all Planning Commission meeting agendas in accordance with Public Chapter 300.

**X. Adjournment-**A motion was made by Gwynne Evans to adjourn the meeting at 6:28 p.m. The motion was seconded by Mark Cook. The motion carried unanimously.

Respectfully,



Mike Diaz  
Secretary