

MAURY COUNTY REGIONAL PLANNING COMMISSION
TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6
Monday September 25, 2023 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, Randall Webster, Gwynne Evans, Peder Jensen, David Horwath, Meredith Hyjek, Mike Diaz and Sam D. Kennedy.

Staff Present: Robert Caldiraro, Director of Building & Zoning
Deborah J. Boehms, Zoning Coordinator
Kristi Ransom, Attorney for Building & Zoning
Nathan Couch, Consulting Engineer, Collier Engineering
Reed Hillen, Consulting Land Planner, Collier Engineering

II. Approval of the Agenda

A motion was made by Mike Diaz 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 Mark Cook. The motion carried unanimously.

IV. Public Comment is permitted for each Agenda item – sign-in required:

(The sign-in sheet will be made available fifteen minutes prior to the start of the meeting)

Planning Commissioner David Horwath arrived at 5:40 p.m.

V. Preliminary Site Plan: LA Scapes LLC - Lasea Road

Applicant: Chastain Skillman, Jeff Conar, PE - and property owner Letisia Smit, LA Scapes LLC are requesting approval of a Preliminary Site Plan. The property is located at 1571 Lasea Road, Columbia TN and is further identified as being on County Tax Map 073 and Parcel 021.00.

Jeff Conar P.E. Civil Site Engineer with Chastain Skillman was present to answer questions.

L. Bruce Peden, Attorney for the property owner was present to answer questions.

A motion was made by Peder Jensen to approve with conditions:

(1). The applicant will need to go before the Maury County Board of Zoning Appeals in November to apply for a new variance which will include the front setback for the existing porch. (2). The 2 drain lines coming off the house cross the overflow septic field lines, this layout was not approved by the Tennessee Department of Environment and Conservation. Provide documentation of approval from TDEC for the Final Site Plan

approval. (3). The ADA ramps must be shown on the Final Site Plan which meet current standards. The motion was seconded by Mike Diaz. The motion carried unanimously.

VI. Preliminary Plat: Forest Trails Subdivision 82 Lots

Applicant Anderson, Delk, Epps, & Associates, Inc. and property owner Woodland Trails, LLC and Allan M. and Deena Stalnaker are requesting approval. The properties are located at 5124 Ollie Chunn Rd. and off of US Highway 431 and are further identified as being on County Tax Map 048 Parcels 023.05, 024.00, 024.01, and 024.02. Joe Epps, P.E. was present to answer questions.

A motion was made by Peder Jensen to approve with conditions: Construction Plans must address any roadway flooding on existing roadways. Improvement plans must be shown on construction plans before any additional phases can proceed. A traffic study was requested, but this is just a request and cannot be required on this Phase. The motion was seconded by Mike Diaz. The motion passed with a vote of 8 ayes. Gwynne Evans voted nay.

VII. Text Amendments

Agricultural Support – Proposed Text Amendments to Zoning Resolution

Article II – Definitions

Article IV – Temporary Use Standards

Article IV – New Sec. 4.500 Addressing Standards for Agricultural Support Uses

Article V – Revised Uses in Agricultural Zoning Districts

Public Comments were made by:

Samuel Holcomb-2257 Arthur Hutcherson Rd. Columbia, TN.

Jonathan Cannon-Southern Ridge Farm, 2402 Gene Fitzgerald Rd, Columbia, TN.

Family operates a retail butcher shop, the family would like to be able to expand their services and offer their services to other farmers. They are proposing a zoning amendment which would allow for a limited quantity of butchering services to other farmers. This location is not a slaughter house. This discussion is to find clear definition of Agricultural exemptions.

Kevin Hensley-1064 Pretender Way, Columbia, TN-Tennessee Farm Bureau submitting recommendations for value added activities for farmers.

Janette Norman-7219 Polk Lane, Columbia, TN-Retired Farm Services Agency after 30 years. I am here to support Mr. Cannon.

There was much discussion about this Text Amendment, no action was taken at this meeting.

VIII. Letters of Credit: none

IX. Reports of officers, committees and staff:

X. Other business: Proposed revised fee schedule-no discussion at this time. Staff will bring this back for discussion at a future meeting.

XI. Other business: 2024 Planning Commission meeting schedule

A motion was made by Peder Jensen to approve 2024 meeting schedule. The motion was seconded by David Horwath. The motion carried unanimously.

XI. Other business: 2024 Planning Commission meeting schedule

A motion was made by Peder Jensen to approve 2024 meeting schedule. The motion was seconded by David Horwath. The motion carried unanimously.

XII. Public Comment-None

XIII. Adjournment-A motion was made by Mike Diaz to adjourn the meeting at 7:10 p.m.
The motion was seconded by Randall Webster. The motion carried unanimously.

Respectfully,


Mike Diaz
Secretary

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