

**MAURY COUNTY REGIONAL PLANNING COMMISSION**  
**TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6**  
**Monday December 28, 2020 at 5:30 p.m.**

**MINUTES**

**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   Stan Napier   Tim Thomas  
Gwynne Evans   Brian Vick

Absent: Peder Jensen   Sue Stephenson

Robert Caldiraro, Director of Building & Zoning

Deborah J. Boehms, Zoning Coordinator   Mike Delvzizis, Consulting Engineer

**II. Approval of the Agenda:** A motion was made by Stan Napier to approve the agenda.  
The motion was seconded by Mark Cook. The motion carried unanimously.

**III. Approval of Minutes**

A motion was made by Mike Diaz to approve the minutes with the correction of a typo; the approval should read “minutes” instead of “agenda”. The motion was seconded by Mark Cook. The motion carried unanimously.

**Old Business**

**IV. Rezoning:            4550 Kedron Rd.            Hit City “Baseball Farm”**

Applicant Bobby Pinson and property owner Paul Stechyn are requesting a positive recommendation for the purpose of Rezoning 69.9 acres that is currently an A-2 (Rural Residential) District to a CG-PUD (Commercial Planned Unit Development-General) District. The property is located on Cammuse Road with a mailing address of 4550 Kedron Rd. Spring Hill, TN and is further identified as being on County Tax Map 069 Parcel 004.00.

No action taken; the applicant requested this be heard at the January 25, 2021 meeting.

**New Business**

**V. Letter of Credit Reduction:    Oakwood Subdivision Phase 3 Section 5B**

Applicant and property owner Echo Development is requesting a reduction in the amount. The property is located at an extension of Oak Trail Dr. Columbia, TN and is further identified as being on County Tax Map 030, and Parcel 002.07.

Staff recommended that the reduced amount be established at \$115,000.00. A motion was made by Stan Napier to approve the reduced amount. The motion was seconded by Mike Diaz. The motion carried unanimously.

**VI. Rezoning: 9130 New Lawrenceburg Hwy Celestial Body Healing LLC**  
Applicant and property owner Katrina Tsacrios is requesting a positive recommendation for the purpose of Rezoning 1.04 acres that is currently an A-2 (Rural Residential) District to a C-1 Rural Center District. The property is located at 9130 New Lawrenceburg Hwy Mt. Pleasant, TN and is further identified as being on County Tax Map 173 Parcel 010.01.

A motion was made by Tim Thomas to forward to the County Commission with a favorable recommendation. The motion was seconded by Brian Vick. The motion carried unanimously.

**VII. Final Site Plan: McCanless Trucking**  
Applicant McCanless Trucking and property owner Steven McCanless are requesting approval. The property is located at 874 Blue Springs Rd. Columbia, TN and is further identified as being on County Tax Map 114 Parcel 095.01. Gerald Vick Engineer  
A motion was made by Mark Cook to approve with the following conditions:

1. Provide the TDEC approval letter regarding on-site sewage disposal systems
2. Provide a copy of the TDEC NOC (Notice of Coverage) and insert the "TDEC Tracking # \_\_\_\_\_"

The motion was seconded by Tim Thomas. The motion carried unanimously.

**VIII. Final Plat: Strain Subdivision (3-lots)**  
Applicant J.L. Strain Homebuilders LLC and property owner Tom Kakac (True Innovation LLC) are requesting approval. The property is located at 2115 Roberts Bend Road Columbia, TN and is further identified as being on County Tax Map 064, and Parcel 007.00.

A motion was made by Tim Thomas to approve the final plat and the variance to use water wells for these lots that are not 5-acres or larger per the subdivision regulations with the following conditions:

1. County Attorney Daniel Murphy providing an opinion that Maury County will not be held responsible and where Maury County would not be required to and not be responsible for the installation of public water lines should the water wells fail.
2. The wells are drilled and reports provided that the wells produce adequate water quantity and water quality.

The motion was seconded by Mike Diaz. The motion failed with the variance and approval of the final plat being disapproved with 5-Nays and 2-Ayes.

**IX. Final Site Plan: 1009 Santa Fe Pike**

Applicant TKC Architecture & Engineering and property owner Cole Investments LLC are requesting approval. The property is located at 1009 Santa Fe Pike, Columbia, TN and is further identified as being on County Tax Map 076 Parcel 057.00.

Cole Newton Engineer

A motion was made by Gwynne Evans to approve. The motion was seconded by Brian Vick. The motion carried unanimously.

**X. Final Plat: Trace Side Subdivision – Section 1 (3-lots)**

Applicant TKC Architecture & Engineering and property owner Flat Creek Development LLC are requesting approval. The property is located at 3480 Hwy 431 Columbia, TN and is further identified as being on County Tax Map 048 Parcel 019.00.

Cole Newton Engineer

A motion was made by Gwynne Evans to disapprove. The motion was seconded by Brian Vick. The motion carried unanimously; the Final Plat was disapproved.

Commission member Mike Diaz left the meeting at 6:20 p.m.

**XI. Concept Plan: Golden Fields Subdivision (14-lots)**

Applicant TKC Architecture & Engineering and property owner Arlington Heights GP are requesting approval. The property is located on Tom Fitzgerald Rd. east of Roy Dodson Rd. Columbia, TN and is further identified as being on a portion of County Tax Map 032 Parcel 059.00. Cole Newton Engineer

A. A motion was made by Mark Cook to disapprove the request for the following variance requests.

1. Variance to use 15% slope for roads
2. Variance to use and increased length of cul-de-sac
3. Variance to use a typical road section with ditches with notation that Road Superintendent Van Boshers provided a statement he was not in favor.

The motion was seconded by Gwynne Evans. The motion carried unanimously.

B. A motion was made by Gwynne Evans to postpone further consideration of this application until the January 25, 2021 meeting. The motion was seconded Tim Thomas. The motion carried unanimously.

Public comments and concerns were made by Attorney Dustin Kittle, 2310 Santa Fe Pike, Attorney Ashley Posey, 2279 Santa Fe Pike, Tommy Anderson 2469 Tom Fitzgerald Road

**Regulatory Amendments      NONE**

**Miscellaneous Business**

**XII. Letters of Credit**

The Retreat Subdivision Section 2: Staff recommended that the reduced amount be established at \$376,000.00. A motion was made by Tim Thomas to approve the reduced amount. The motion was seconded by Stan Napier. The motion carried unanimously.

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

The following 2020 Annual Report was presented for information purposes only.

Concept Plans presented - 7

Forest Trails, The Retreat Sec 2, Glenn Subdivision, Carters Cove Revision  
The Hideaway at Culleoka, Trace Side, Golden Fields

Administrative Plats - 45

New Subdivisions - 26

New Site Plans - 10

Rezoning applications - 9

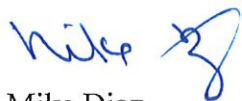
Maury County Board of Zoning Appeals - 21 applications

**XIV. Public Comment**

**XV. Other Business**

**XVI. Adjournment:** A motion was made by Gwynne Evans to adjourn the meeting at 7:25 p.m. The motion was seconded by Tim Thomas. The motion carried unanimously.

Respectfully,



Mike Diaz  
Secretary