

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

***** **AGENDA – REGULAR MEETING** *****

- I. Call to Order**
- II. Approval of the Agenda**
- III. Approval of Minutes**
- IV. Approval of Meeting Dates for 2023**

Rezoning Requests:

- 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. Bottorf 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.
- 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).

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.

Regulatory Amendments

VIII. Proposed amendments 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

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.

Miscellaneous Business

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.

XIV. Adjournment