

Legal Notice of Public Hearing

Maury County Legislative Body

Notice is hereby given that the Maury County Legislative Body will hold a Public hearing on November 21, 2022 at 6:00 p.m. in the Tom Primm County Commissioner's meeting room located on the first floor of the Hunter Matthews Complex, Building #6 Public Square for the purpose of receiving public comment on the following:

Applicant Cave Auto and Truck Repair, LLC (Clint and Laurie Billings) is requesting a zoning map amendment (rezoning) of approximately 3.13 acres to add an overlay zone— Commercial Planned Unit Development-Convenience District (CC-PUD) to the existing A-2 (Rural Residential) base zoning district. The property is located at 3041 Jim Warren Road, Spring Hill, Tennessee and is further identified as County Tax Map 045, Parcels 001.02 and 003.00. The Maury County Regional Planning Commission (MCRPC) gave a favorable recommendation at their October 24, 2022 regular meeting.

After the public hearing the Maury County Commission will consider the Resolution requesting the Zoning Map Amendment at the regular meeting scheduled to begin at 6:30 p.m. on November 21, 2022.

A copy of the proposed Zoning Map Amendment is available for review from today's date until the date of the meeting, in the Maury County Building and Zoning Office, located on the first floor of the Walter Harlan Building, (Building #5) Public Square, Columbia, TN 38401, during normal office hours of 7:30 a.m. to 4:00 p.m.

Legal Notice approved by Kristi Dunlap Ransom, Attorney for Maury County Building and Zoning

LOCATION MAP
NTS

NOTES:
OWNER: CLINTON T. BILLINGS AND WIFE
ADRE L. BILLINGS
ADDRESS: 3023 AND 3041 JIM WARREN ROAD
SPRING HILL, TN 37174
PROPERTY LOCATION: 3023 AND 3041 JIM WARREN ROAD
3RD CIVIL DISTRICT
MAURY CO., TENNESSEE
DEED: DEED BOOK 0056, PAGE 153, R.O.M.C., TENNESSEE
DEED BOOK R2272, PAGE 321, R.O.M.C., TENNESSEE
DEED BOOK R2835, PAGE 1326, R.O.M.C., TENNESSEE
TAX MAP 046, PARCELS 00102 & 00300
CURRENT ZONING: A-2
SETBACKS FOR ZONING A-2: 47' FRONT; 30' REAR; 20' SIDE
ACCESSORY STRUCTURES 10' REAR,
20' SIDE
TOTAL ACREAGE AFTER CONSOLIDATION: 3.13 ACRES (136,176.0 SQ.
FT.) MORE OR LESS
SURVEY DATED 03/15/2022
BASIS OF BEARING: TN STATE PLANE COORDS (NAD 83)
THIS PROPERTY IS LOCATED IN ZONE "X" (NOT LOCATED IN A SPECIAL
FLOOD HAZARD
AREA) PER FLOOD INSURANCE RATE MAP NO. 47119 C 0205 E DATED
4-18-2007.
FRONT SETBACK VARIANCE APPROVED BY BOARD OF ZONING
APPEALS DATED APRIL 13, 2022 FOR THE METAL BUILDING OF 18.83:

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE
GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM PUBLIC
APPURTENANCES AT THE SITE, PUBLIC RECORD, AND/OR MAPS PREPARED BY OTHERS.
THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN
COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES
SHOWN ARE IN THE EXACT LOCATION INDICATED. THE FIELD CREW, RELIANCE UPON THE TYPE,
SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CAUTIONANCE
CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD
ALSO BE MADE PRIOR TO ANY EXCAVATION. THE FIELD CREW, AVAILABILITY,
AND COST OF SERVICE SHOULD BE CONSULTED WITH THE APPROPRIATE UTILITY COMPANY.
TENNESSEE REGULATIONS, PER THE UNDERGROUND UTILITY CONSTRUCTION ACT THAT
ANYONE WHO EXCAVES OR REPAIRS MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY
COMPANIES (NO LESS THAN 144 HOURS PRIOR TO THE DATE OF THEIR BEHAT TO EXCAVATE) AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONTACT.
CONTACT TENNESSEE ONE CALL AT 1-800-368-1111.

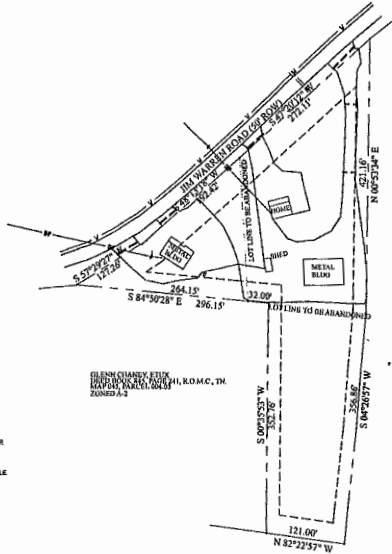
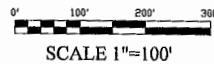
THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER
AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS
RECERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SEAL.

THIS SURVEY IS PREPARED FROM CURRENT DEED OR RECORD AND DOES NOT REPRESENT A TITLE
SEARCH OR GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT
AND ACCURATE TITLE SEARCH WILL REVEAL.

LEGEND

- ▲ PK NAIL FOUND
- IRON PIN FOUND
- IRON PIN SET
- ⊙ EXISTING SEWER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊖ EXISTING WATER METER
- ⊕ TEMPORARY ELECTRIC METER
- EXISTING LIGHT POLE
- ⊕ EXISTING POWER POLE
- ROAD CENTER LINE
- WATER SERVICE
- OVERHEAD ELECTRIC SERVICE
- EASEMENT LINE
- SETBACK LINE
- - - PROPERTY LINE
- - - EXISTING FENCE
- ⊕ CATCH BASIN
- ⊕ GAS VALVE

136176.0 SQ. FT.
3.13 ACRES



ALVIN D. SMITHSON, ETUX
DEED BOOK 0056, PAGE 153, R.O.M.C., TN
DEED BOOK R2272, PAGE 321, R.O.M.C., TN
DEED BOOK R2835, PAGE 1326, R.O.M.C., TN
ZONING A-2

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ZONING A-2

GENERAL NOTES
1. MAILBOXES AND OTHER STRUCTURES ON COUNTY
RIGHT-OF-WAY SHALL BE NO LARGER THAN A SINGLE
4-INCH WOOD POST OR A 2-INCH SINGLE DIAMETER
METAL POST EMBEDDED NO MORE THAN 24" INTO THE
GROUND.
2. DRIVEWAY PIPES SHALL BE A MINIMUM OF 18" RCP
WITHIN THE PUBLIC RIGHT OF WAY AND SHALL
INCLUDE HEADWALLS. THE CURVE SIZE AND
HEADWALLS SHALL BE DESIGNED AND CONSTRUCTED
IN ACCORDANCE WITH THE LATEST REVISION OF THE
MAURY COUNTY SUBDIVISION REGULATIONS.
3. THE PURPOSE OF THIS FINAL PLAT IS TO
CONSOLIDATE
THREE TRACTS INTO A SINGLE 3.13 ACRE TRACT.
4. ALL DRIVEWAYS AND CONNECTIONS TO EXISTING
COUNTY ROADS ARE SUBJECT TO APPLICABLE
PERMITS,
FEES, APPROVALS, AND STANDARDS/SPECIFICATIONS
SET
FORTH THE MAURY COUNTY SUBDIVISION
REGULATIONS AND THE MAURY COUNTY HIGHWAY
DEPARTMENT.



REV. 6/07/2022

CERTIFICATE OF DESIGN AND DIVISION
I hereby certify that I am the owner of the property shown and described herein,
as shown on the plat hereon, and that the same is in accordance with the provisions of
the laws of Tennessee, and that I have no other claims or interests in the same
which would affect the same in any way, and that I have no other claims or interests
in the same which would affect the same in any way, and that I have no other
claims or interests in the same which would affect the same in any way.

DATE: 3-1-2022
Clint T. Billings
OWNER
Adre L. Billings
OWNER
Clint T. Billings
OWNER

CERTIFICATE OF ACCURACY
I hereby certify that the plat above and described herein is a true and correct survey to the
accuracy required by the Maury County, Tennessee Regional Planning Commission, and
that the measurements herein are to be placed on the ground in accordance with the
requirements of the said Commission. I hereby certify that this is a true and correct
survey to the accuracy of a single survey, the method of precision
of the said survey is greater than 1 part in 10,000 parts of the whole length.

DATE: 3-1-2022
Alvin D. Smithson
REGISTERED PROFESSIONAL SURVEYOR
STATE OF TENNESSEE
LICENSE NO. 1485

PROPERTY MAP REFERENCE
Plat No. 102 of the 102nd Edition of the Maury County Property Map No. 102

08/10/2022 - 08:37 AM

22018517
PERSONALITY
NANDY BACH: 28851
PLAT BOOK: P23
PAGE: 57
RES FILE: 4.88
CP FILE: 2.06
TOTAL: 6.94
DATE OF BIRTH: 08/10/2022
JOHN FLEMING
REGISTERED PROFESSIONAL SURVEYOR

FINAL PLAT
3041 AND 3033 JIM WARREN ROAD
THIRD CIVIL DISTRICT
SPRING HILL, MAURY CO., TN.

A Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS

SURVEYING
PLANNING
DESIGN
CIVIL

P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.481.3106
FAX: 615.523.1517