

MAURY COUNTY REGIONAL PLANNING COMMISSION
TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6
Monday November 28, 2022 at 5:30 p.m.

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

- I. Call to Order**
- II. Approval of the Agenda**
- III. Approval of Minutes**

Rezoning Requests:

- IV. Rezoning Request A-2 to C-1: Survival Flight - Bear Creek Pike (Hwy 99)**
Applicant Alfred Benesch & Company and property owner Chris Millard are requesting approval. The property being approximately 55.00 acres is located at Bear Creek Pike (Hwy 99) Columbia, TN (surrounding and adjacent to 2165 Bear Creek Pike) and is further identified as being on County Tax Map 071 and Parcel 018.00.

Old Business:

NONE

New Business

- V. 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.
- VI. Concept Plan: Kedron Corner Subdivision Kedron Rd. - Bates Ln. area 293-lots**
Applicant WES Engineers and Surveyors and the following property owners are requesting approval. The property owners and properties included are listed as follows:
 - Carol Dee Blackwood and SSVN MITCHUM TN LP: 4392 Kedron Rd. Spring Hill, TN and is further identified as being on County Tax Map 049, Parcel 034.00; being approximately 267.9 acres.
 - Marlin Ray and Sharon Ann Bates: 2233 Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 068 and Parcel 007.14.; being approximately 43.09 acres.
 - Cecil and Ada Bridges: 2233 Bates Ln Spring Hill, TN and is further identified as being on County Tax Map 069 and Parcels 038.01 & 038.02; being approximately 17 & 23.5 acres respectively.
 - Donna Joan Miller: 2327 Pumpkin Creek, Spring Hill, TN and is further identified as being on County Tax Map 068 and Parcel 007.12; being approximately 4.17 acres.

VII. Final Site Plan: Maury County Judicial Center South Main Street

Applicant Bell & Associates Construction & property owner Maury County Government are requesting approval. The property is located at 1115 South Main Street Columbia, TN and is further identified as being on County Tax Map 99H Parcel 008.00 & 009.00.

Regulatory Amendments

VIII. Proposed Amendments to Maury County Zoning Resolution for M-2 and M-3 Zoning District Uses and Standards

Proposed modifications regarding uses permitted, buffers, setbacks and development standards. Amendments are proposed for the following articles: Section 5.062 – M-2 Heavy Industrial District; Section 5.063 – M-3 Special Industrial District; Section 4.302 – Setbacks for Stormwater and Water Bodies & Features.

IX. Proposed Amendments to Maury County Zoning Resolution: Addition to Article 4.030

Proposed modifications to add new Article 4.030 K. Temporary Extractive Uses and new definition for a Borrow Pit.

X. 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

XI. Letters of Credit:

XII. Reports of officers, committees and staff:

XIII. Public Comment:

XIV. Other Business:

XV. Adjournment