

Maury County Board of Zoning Appeals

Wednesday

October 11, 2023 – 4:30 p.m.

Minutes

A meeting of the Maury County Board of Zoning Appeals was held on Wednesday, October 11, 2023 at 4:30 p.m. in Building #1, 3rd Floor Conference room. With a quorum being present the meeting was called to order by Chairman Robert (Bob) Morgan. The following members were in attendance:

Robert (Bob) Morgan, Mike Sharpton and Ivan Jones.

Absent: Roger Kelly and Kim Willis

Staff present: Deborah J. Boehms, Zoning Coordinator

Robert Caldiraro, Director of Building and Zoning

Kristi Ransom, Attorney for Building and Zoning

Approval of the Agenda: A motion was made by Mike Sharpton to approve the agenda. The motion was seconded by Ivan Jones. The motion carried unanimously.

Approval of the Minutes: A motion was made by Ivan Jones to approve the minutes. The motion was seconded by Mike Sharpton. The motion carried unanimously.

Applicant: Lisa Hanson, property owner is requesting approval of a Special Exception Use in order to establish a church, place of worship in an A-2 Rural Residential District at 3171 New Highway 7, Santa Fe, Tennessee. The property (54 acres) is further identified as being on County Tax Map 020, Parcel 054.03. Lisa Hanson and Chad Hanson were present to answer questions.

Public Comment: Gayla Lee, 2246 Hampshire Pike, Columbia, TN in favor of Special Exception Use.

A motion was made by Mike Sharpton to approve. The motion was seconded by Ivan Jones. The motion carried unanimously.

Applicant: CitySwitch II-A, LLC, Kendall Lotze, Ignite Wireless as Authorized Agent-is requesting approval of a Special Exception Use in an A-2 Rural Residential District in order to construct a 265 foot monopole Wireless Communication Tower facility at 1230 Old Highway 50A, Columbia, Tennessee. The applicant is also requesting a setback variance of 137 feet, 2 inches from the northern property line, 77 feet, 9 inches to the western property line and a variance to Section 4.152 of the Maury County Zoning Resolution regarding the fall radius. The property (21.18 acres) is further identified as being on County Tax Map 137, Parcel 012.02.

W. Patton Hahn, Attorney with Baker, Donelson, Bearman, Caldwell & Berkowitz, PC on behalf of CitySwitch II-A, LLC was present to answer questions.

Richard Graves, Attorney with Frantz, McConnell and Seymour on behalf of SBA Properties, LLC sent in a letter in opposition on October 10, 2023.

Shawn Duncan, 1257 Old Hwy 50A, Columbia, Tennessee sent in a letter of opposition on September 19, 2023.

A motion was made by Robert (Bob) Morgan to postpone any action until the November 8, 2023 meeting, the motion included asking the applicant to send test data regarding the fall radius and how the structure collapses. The postponement was also due to information being submitted by the applicant too late for review by staff and board members. The motion was seconded by Mike Sharpton. The motion carried unanimously.

Applicant: Soulmates and Sawdust LLC- property owners, Pamela Jordan and William (Bill) Walsh are requesting the board to reverse the administrative decision of the Building and Zoning Office regarding a Type II Home Occupation use for Woodworking classes and custom furniture making from an accessory structure in an A-2 Rural Residential District. The property (6.9 acres) is located at 1515 Center Star Road, Columbia, Tennessee and is further identified as being on County Tax Map 074, Parcel 002.04. Pamela Jordan and William Walsh were both present to answer questions.

A motion was made a Mike Sharpton to vote to overturn the Administrative decision regarding the interpretation of woodworking classes and furniture manufacturing as a Type II Home Occupation. The motion was seconded by Ivan Jones. The motion carried unanimously.

Public comments of support were made by Cindy Nunn, 1549 Center Star Road, Columbia, TN.

Jill Baxter, 1823 Wendy Blvd. Columbia, TN.

Terrilyn Craig, 723 Cheairs Circle, Columbia, TN.

Annie Dehnert, 2089 Longhunter Chase Drive, Spring Hill, TN.

General Public Comment-None

Other business-None

Adjournment- A motion was made by Mike Sharpton to adjourn the meeting at 5:20 p.m. The motion was seconded by Ivan Jones. The motion carried unanimously.

Respectfully,



Robert H. (Bob) Morgan
Chairman