

MAURY COUNTY REGIONAL PLANNING COMMISSION
TOM PRIMM COUNTY COMMISSION ROOM - First Floor - Building #6
Monday, April 27, 2026 at 5:30 p.m.
Regular Meeting Minutes

I. Call to Order

With a quorum present, Vice-Chairman Sam Kennedy called the meeting to order. Commission members in attendance were Harold Delk, Quinton Jones, and Tracy Seiber. Debbie Notley, Meredith Hyjek, and Mike Diaz were absent.

Staff Present: Robert Caldiraro, Director of Building and Zoning; Kristi Ransom, Attorney for Building and Zoning; Jambally Mohammed, Building and Zoning Planner; Regina Crutcher, Zoning Clerk; Jay Cameli, Consulting Engineer with Civil & Environmental Consultants, Inc.; and Kayla Ferguson, Consulting Engineer with Burch Transportation.

Sam Kennedy announced the resignation of two Commission members, Peder Jensen and Bradley Wooldridge, and applauded their significant contributions to the Commission's work.

II. Approval of Agenda

Harold Delk made a motion to approve the agenda, which was seconded by Tracey Seiber. The motion carried unanimously.

III. Approval of March 23, 2026 Minutes

Quinton Jones made a motion to approve the minutes of March 23, 2026, which was seconded by Tracey Seiber. The motion carried unanimously.

Public comment was permitted for each agenda item, with sign-in required. The sign-in sheet was made available fifteen minutes prior to the start of the meeting.

Old Business:

IV. Final Site Plan - Maury County Fire Station 27 (District 8)

Applicant Maury County Fire Department and property owner, Maury County, Tennessee, are requesting approval of a Major Final Site Plan for Maury County Fire Station 27. The property is located at 4205 Highway 431, Columbia, Tennessee 38401, and is identified as Tax Map 094, Parcel 023.01.

Gerald Vick, with WES Engineers & Surveyors, and James Sloan, with 906 Studio Architects + Interiors, were present at the meeting to answer questions.

Tracey Seiber inquired why several of the staff recommendations had not yet been addressed. Mr. Vick stated that the only two outstanding items were related to the TDEC Notice of Intent, which was submitted but has not yet received approval. He further noted that a road submittal had been made, but no response had been received to date. Mr. Sloan stated that the project would utilize the existing water service.

Harold Delk made a motion to approve the Final Site Plan with the conditions outlined in the staff recommendations. Tracey Seiber seconded the motion. The motion carried unanimously.

Staff Recommendation - Conditions of Approval:

- 1) Add square footage of the existing structures and proposed fire station structure;
- 2) Submit a Notice of Coverage from TDEC prior to application for building permit;
- 3) Submit a letter from TDOT regarding approval for work in the right-of-way prior to issuance of any building permits;
- 4) Add required plantings in Type E Buffer on all applicable sheets of the Site Plan;
- 5) Note all items and structures to be demolished on the applicable plan sheets, including the existing pole shown in the proposed plans for the detention pond;
- 6) Provide proof of an access easement for a public ROW for Parcel 94 022.00. It's current access, the existing gravel drive is being removed/modified; therefore, an access easement is required to provide

legal access through the subject parcel to the existing single-family home to the east. The proof of recordation of the access easement shall be provided prior to issuance of any building permits; and

7) Provide updated water letter of availability prior to issuance of any building permits.

V. Final Site Plan - CPWS Downstream Intake and Pump Station (District 7)

Applicant and property owner, Columbia Power and Water Systems (CPWS), is requesting approval of a Major Final Site Plan for the CPWS Downstream Intake and Pump Station. The property is located at 4036 Foster Church Road, Williamsport, Tennessee 38487, and is identified as Tax Map 057, Parcel 001.00.

Heath Elder, Stantec Consulting, was present at the meeting to respond to questions. He addressed concerns regarding fire truck maneuverability, noting that there are a couple of places on both the property and along the county roadway. He also addressed concerns related to sound pollution, stating that the generators would meet OSHA minimums at the property lines and referred to a letter submitted to the Planning Commission addressing sound levels.

Dustin Kittle of Santa Fe, TN, stated that no equipment has been selected to date, making it difficult to accurately assess potential sound pollution impacts. He noted that his law firm represents the nearest property owner and expressed concern about noise from a generator located approximately 300 feet away. Mr. Kittle also discussed access easements, stating that his client would not grant a voluntary easement and that acquiring access from his client and other landowners along the 17-mile route would likely require the use of eminent domain. He questioned the viability of the intake station if the necessary land cannot be acquired and requested a deferral for the Final Site Plan.

Mr. Elder stated that an access easement has been secured from Mr. Mathis. He reiterated that generator noise would be minimal, as the generators are not intended to serve as the primary power source. Power will be provided by Duck River Electric, and the generators will operate only during maintenance cycles or in the event of a power outage.

Harold Delk stated that he had spent considerable time reviewing the distinction between major and minor utility classifications, noting that the current zoning ordinance did not anticipate this type of operation.

Mr. Delk made a motion to approve the Final Site Plan request, subject to the conditions outlined in the staff recommendations, as well as the requirement that no construction shall begin until all necessary easements have been obtained. Vice-Chairperson Sam Kenedy asked whether the motion included the conditions outlined in the staff comments from both the March 23, 2026 meeting and the current meeting, in addition to the requirement that all necessary easements be obtained. Mr. Delk confirmed that it did: Quinton Jones seconded the motion. The motion carried unanimously.

Staff Recommendations March 23, 2026 and current meeting - Conditions of Approval:

- 1) It is important to note that should the applicant wish to utilize any cellular equipment meeting the definition of a tower by the Maury County Zoning Ordinance, any proposed towers are not approved with this site plan and will be subject to separate site plan approval prior to issuance of a building permit for any proposed tower structure.

New Business:

VI. Final Plat - Firefly PUD, Phase 1 (District 8)

Applicant and property owner, Firefly Holdings Tennessee, LLC, is requesting approval of a Final Plat for Firefly PUD, Phase 1 (98 lots). The subject property is located at 3065 and 3071 Highway 431, Spring Hill, Tennessee 37174, and is identified as County Tax Map 045, Parcel 012.00.

Joey Wilson, with Wilson & Associates, Robert Knox and Mark Enderle, with Firefly Holdings Tennessee, LLC, and Joe Haddox, with Heritage Civil, LLC, were present at the meeting to answer questions.

Mr. Delk stated that the subdivision regulations require a right-of-way width of 50 feet and a pavement diameter of 40 feet. He noted that on all plats submitted, the cul-de-sacs were shown with a 45-foot easement, 45-foot pavement, and 45-foot radius, which would place the iron pins within the curb line. He stated that he did not recall the Planning Commission approving an amendment or granting an exception to

these regulations. Mr. Haddox informed that the preliminary plat was very similar to the final plat and also reflected a 45-foot right-of-way.

Quinton Jones asked about the status of the deeds and easements for the sewer plant. Mr. Knox stated that all documents have been signed and are currently with the attorney for recording.

Mr. Delk made a motion to approve the Final Plat request subject to the staff recommendations, with the additional condition that the cul-de-sac radius be revised to 50 feet. Mr. Jones seconded the motion. The motion carried unanimously.

Staff Recommendations - Conditions of Approval:

- 1) Sign the Registered Land Surveyor Stamp before Certificate of Approval for Recording is signed.

VII. Final Site Plan - The Boondox Project, 3543 US Highway 431, Columbia (District 8)

Applicant Nic Roberson, with Boss Brothers, Inc., and property owner Amishkumar Patel are requesting approval of a Major Final Site Plan for the Boondox project. The subject property is located at 3543 US Highway 431, Columbia 38401, and is further identified as Tax Map 048, Parcel 022.03.

Robert Caldiraro stated that the applicant submitted an email requesting a deferral, as they are awaiting an updated water availability letter from Maury County Water Systems. Harold Delk made a motion to approve the deferral request to the May meeting for the Final Site Plan, and Tracy Seiber seconded the motion. The motion carried unanimously.

VIII. Recommendation - Rezoning from RG to AP District: 2110 Dowell Branch Road, Columbia (District 6)

Applicants and property owners, Martin and Michele Metz, are requesting to rezone their entire 88.74-acre property, located at 2110 Dowell Branch Road, Columbia, Tennessee 38401, from RG (Residential General District) to AP (Agricultural Preservation District). The subject property is further identified as County Tax Map 053, Parcel 011.00.

Martin Metz was present at the meeting to answer questions. Harold Delk asked the applicant if he was aware that the request would downzone the property, and the applicant confirmed that he was.

Mr. Delk made a motion to recommend approval of the rezoning request, and Tracy Seiber seconded the motion. The motion carried unanimously.

IX. Recommendation - Rezoning from RG to AP District: 0 Mount Joy Road, Mount Pleasant (District 10)

Applicant Tory Hanna, with Davis Hill Development, LLC, and property owner Starlink Logistics, Inc., are requesting to rezone 184.51 acres of the property located at 0 Mount Joy Road, Mount Pleasant, Tennessee 38474 from RG (Residential General District) to AP (Agricultural Preservation District). The subject property is further identified as County Tax Map 151, Parcel 022.00.

Tory Hanna, Mike Bogdin and Chris Habil with Starlink Logistics, and Gerald Vick of WES Engineers & Surveyors, were present at the meeting to answer questions. Mr. Hanna provided a brief presentation outlining the purpose of the rezoning request, stating that the project is intended to develop a solar facility that will supply power to the City of Mount Pleasant.

Sam Kennedy asked the applicant if he was aware of the AP District requirements associated with the rezoning. Mr. Hanna confirmed that he was and stated that sheep would be used on the property for grazing to assist with weed and brush control. Harold Delk clarified that the Planning Commission's role is to make a positive or negative recommendation to the County Commission. Mr. Habil added that the site is classified as a brownfield and is not suitable for residential development. He also noted that a TVA substation is located across the street, making the proposed solar project a low-impact use for the area.

Public Comments

Gabe Howard, Columbia, TN and County Commissioner for District 8, expressed appreciation for the time and effort of the Planning Commission. He stated that he does not believe this is the appropriate process for approving a solar project, citing concerns about downzoning to the AP District and subsequently requesting a special exception. He emphasized that the AP District should be used to preserve farmland as intended and urged the Commission not to support the application, noting it could set a precedent.

Chris Gramlin, Sheepneck Road, District 9, stated that he does not believe a solar farm is an appropriate use within the AP District. He expressed concerns about solar panels affecting rainwater absorption and echoed broader concerns about solar farms displacing agricultural uses, referencing similar issues in New York. He suggested that such projects should be located in more appropriate areas.

Harold Delk made a motion to recommend approval of the Rezoning request to the County Commission. Sam Kennedy seconded the motion. The motion carried unanimously.

Mr. Kennedy added that preserving land is important whenever possible. He noted that solar farms offer several advantages, including clean energy, minimal traffic generation, and no water usage. He also stated that such projects can help families retain ownership of their land and that, at the conclusion of the lease, the solar installation can be easily decommissioned, allowing the property to remain within the AP District.

X. Recommendation - Rezoning from RG to AP District: 6849 Lick Creek Road, Primm Springs (District 6)

Applicant and property owner Karen Sullivan is requesting to rezone her entire 63.50-acre property located at 6849 Lick Creek Road, Primm Springs, Tennessee 38476 from RG (Residential General District) to AP (Agricultural Preservation District). The subject property is further identified as County Tax Map 001, Parcel 003.01.

Karen Sullivan and Greg Sullivan were present at the meeting to answer questions. Tracy Seiber asked whether the applicants were aware that the request would downzone the property, and they confirmed that they were.

Public Comments

Ryan Dugger, Santa Fe, stated that the property contains a cemetery where some of his distant grandparents are buried and noted that the Sullivans have been good stewards of the land. He added that the property is located in a remote, isolated area on a dead-end road and expressed support for the rezoning request.

Sam Kennedy made a motion to recommend approval to the County Commission, and Tracy Seiber seconded the motion. The motion carried unanimously.

XI. Recommendation - Rezoning and PUD Preliminary Master Development Plan, Crosswaters Reserve Project (District 7)

Applicant and property owner Crosswaters Reserve, LLC, is requesting approval for:

- 1) Rezoning 959.44 acres of the property located at 2200 New Highway 7, Columbia, Tennessee 38401 from M-2 (Heavy Industrial District) to A-2 (Rural Residential District), to be designated as a R-PUD (Residential Planned Unit Development District).
- 2) Rezoning 379.75 acres of the same above property from M-2 and A-2 to C-2 (General Commercial District), to be designated as a CG-PUD (Commercial Planned Unit Development – General District).
- 3) Preliminary Master Development Plan for the Crosswaters Reserve project.

The subject property is further identified as County Tax Map 054, Parcel 004.00.

Reed Martz with Freeland Martz, PLLC, Ron Yearwood with Barge Design Solutions, and Chelsey Williams with Barge Design Solutions were present at the meeting to answer questions. Mr. Martz stated that there is a significant amount of misinformation regarding the property. He explained that Pond 15, also known as Monsanto Lake, was used as a tailings pond. He described the process by which mined phosphate ore was separated: the ore was directed one way, while the washed soil was deposited into the tailings pond, located approximately one mile north of the Duck River. He stated that the purpose of the pond was to allow the material to dewater and emphasized that the only material present in Pond 15 is washed soil. He further explained that all chemical processes used to produce elemental phosphorus occurred later and at a different location, not near Pond 15. He stated that any chemicals associated with phosphorus production were introduced at those separate facilities.

Mr. Martz noted that, over the weekend, a letter from the Tennessee Department of Environment and Conservation (TDEC) to a County Commissioner was identified. He provided a copy of that letter, along with an additional letter containing his response and comments regarding the issues raised, to the Planning

Commission members at the meeting. In that correspondence, the County Commissioner inquired whether the Monsanto property, specifically the area around Monsanto Lake, had ever been considered a Superfund site. Evan Spann, Deputy Director of the Division of Remediation, responded that it had not. He clarified that only the phosphorus production areas and associated waste disposal areas, located south of the Duck River, were investigated. He further stated that the entire Monsanto site was never designated as a Superfund site.

Mr. Martz reiterated that Pond 15, located north of the Duck River, was not associated with phosphorus processing and was not included in the investigated areas. However, it was included in the Notice of Land Use Restrictions recorded in 2007 because the restrictions applied broadly to the entire site, which encompasses approximately 5,300 acres. He stated that TDEC has since removed these land use restrictions, as documented in a letter dated October 2025. He also stated that chemicals such as Agent Orange or Roundup were never present on the site. He explained that elemental phosphorus was the primary product of the facility and noted that, while it can become extremely hot under certain conditions, it is not radioactive. He emphasized that the material in Pond 15 consists only of washed soil.

Mr. Martz stated that all sampling results indicated concentrations below EPA screening levels for residential development and below maximum contaminant levels. He explained that the material was placed in the pond due to its soft, unstable consistency, which he compared to quicksand, making it unsafe to walk on. He concluded by stating that all testing has determined the site to be safe, with no contamination identified, and emphasized the desire to focus on the proposed project and its potential benefits to the community.

Vice Chairperson Kennedy stated that 20 speakers had signed up to speak regarding the rezoning request. According to Planning Commission procedures, only 15 minutes are typically allotted for public speaking on an agenda item. He suggested extending the public comment period to 60 minutes, allowing each speaker up to 3 minutes. Harold Delk made a motion to extend the public speaking time for this item to 60 minutes. Tracy Seiber seconded the motion. The motion passed unanimously.

Public Comments

Carol Pennington, Santa Fe, TN, stated that she did not receive any notice from TDEC. She expressed concern that sampling conducted previously was insufficient and should be conducted at the bottom of the pond to fully understand its contents. She also requested a written clause prohibiting the development of a landfill on the site.

Jordan Rouden, Culleoka, TN, raised concerns about water safety, the character of the proposed development, and the covenants listed in the application. He stated that he does not believe the reservoir water is safe for drinking or recreational use and emphasized that it is the government's responsibility to protect public health.

Dustin Kittle, Santa Fe, TN, stated that cypress trees were originally planted to aid in chemical remediation. He noted that trees have recently been removed and questioned whether those handling or purchasing them are aware of their origin. He also pointed out that neither TDEC nor the EPA existed when Monsanto began operations. Mr. Kittle expressed concerns about land disturbance, particularly noting that underground tunnels were excavated on the site during Monsanto's operations. He raised the possibility that these conditions could contribute to contamination of the drinking water supply for the planned 1,300 homes on the site. He also questioned the circumstances surrounding the removal of the brownfield restrictions, stating that at least 30 adjacent property owners were not notified by certified mail. He requested that Mr. Martz provide the Planning Commission with proof of service.

Ashley Posey, Santa Fe, TN, stated that there has been legal correspondence between herself and Mr. Martz regarding allegations of defamation by both parties, as well as his failure to provide requested technical information, including test results related to the site. She also indicated that testing for PCP was not conducted. Ms. Posey further asserted that landowners were not properly notified when the land use restrictions were lifted. She presented to the Planning Commission the findings and conclusions section of a Phase I Environmental Site Assessment report for the Solutia property (2007), located at 2262 Monsanto Road, Columbia, Tennessee 38401. She also provided a map identifying adjoining property owners to the subject site, who were not notified about the restrictions lifting.

Kathy Overstreet, Mount Pleasant, TN, presented to the Commission a literature document summarizing radioactive slag and its components. She shared that she grew up on a farm adjacent to Stauffer Chemical Company. She recalled an irrigation line in their pasture that ran directly from the facility, and noted that a supervisor frequently warned her and her siblings to stay out of the water. Ms. Overstreet stated that she later worked as an employee at Stauffer and observed a phosphorus removal process similar to that described at Monsanto. She indicated that residual phosphorus remained in the tailings, affecting both soil and pond areas. She also expressed concern that slag materials may be radioactive and persist for extremely long periods and mentioned having a family member affected by Agent Orange exposure.

Denise Roddey, Columbia, TN, expressed concerns about the project's affordability, water usage, and the potential impact of chemicals associated with a proposed golf course. She also raised concerns about the lack of necessary infrastructure, particularly schools, to support the anticipated number of children expected to live in the development.

Kimberly Smyser stated that she was born and raised on property adjacent to Monsanto. She voiced concerns about potential health risks from previously buried materials and the impact of development on local wildlife, agriculture, and livestock.

Stefani Sparks Newland, District 6, expressed opposition to transforming the land into a large-scale development and raised concerns about the safety of the property due to its industrial history. She cited research indicating that industrial waste remains buried on the site and is managed under long-term institutional controls. She referenced a number of chemicals believed to be present in Pond 15 and expressed concern about potential risks associated with anticipated excavation activities. She also referred to a large number of legal cases and financial compensations related to chemical impacts involving Monsanto Corporation in the United States.

Ryan Dugger, Santa Fe, TN, stated he is a lifelong resident of Santa Fe and wishes to preserve its rural character. He expressed that the proposed development is not appropriate for the location. He noted that the local school would not be able to accommodate the number of students generated by the development. He also raised concerns about increased traffic on rural roads and the potential for residents to be priced out of the area.

Kim Pierson, Santa Fe, TN, expressed concern about the potential health impacts that development of the former Monsanto property could have on current and future residents.

Cheyenne Martin, Santa Fe, TN, stated there are multiple reasons the development is not appropriate, including traffic, water availability, and potential chemical residue.

Gabe Howard, Columbia, TN; County Commissioner for District 8, spoke in opposition to the development, stating that a development of this density does not align with the character of land and the Comprehensive Plan. He also expressed concerns regarding water availability compared to current capacity, as well as the proposed use of the site in relation to potential environmental impacts and health risks. He made concerns about the true intentions of the development on the former Monsanto site and how the land restriction restrictions have been removed. He emphasized his opposition to overburdening existing public infrastructure and thus to the two rezoning requests.

Chris Gramlin, District 9, stated that he believes the development would result in a negative outcome especially in terms of environmental impacts and health risks and place additional strain on infrastructure, water resources, law enforcement, and emergency services.

Colin Haynes, Columbia, TN, a student at Columbia Central High School, stated he conducted a research project on the former Monsanto plant. He reported finding elevated pH levels in soil surrounding the site and suggested runoff may be contributing to elevated pH levels in the Duck River, which could lead to harmful algal blooms. He noted that his findings were from outside the property and questioned what additional findings might be discovered through professional sampling within the site.

Amy White, Mount Pleasant, TN, expressed concern about whether testing for heavy metals has been conducted and requested that any results, if available, be made publicly accessible.

Patty (Patricia) Hollingsworth, County Commissioner for District 2, stated that her father worked at Monsanto and later developed bone cancer. She also noted that several of his coworkers developed cancer and respiratory illnesses. She expressed concern that potential underground contamination could be disturbed by the proposed development and raised broader health concerns regarding the project.

Tracy Seiber questioned the stability of the dam and whether any recent testing or recommended improvements had been completed. Chelsey Williams stated the dam was evaluated in 2024 and assessed at its current operating capacity, which is approximately one-third of full capacity. She reported no observed alignment, deflection, or displacement issues since construction. She also stated that drainage pipes and spillways have not yet been improved. Ms. Williams confirmed there has been no blasting, only tree clearing above the root line. She further stated that weekly inspections have shown no issues. Regarding water availability, Ron Yearwood stated that if water cannot be obtained from CPWS, the alternative plan is to source water from the reservoir.

Mr. Seiber asked about documentation of landowner notifications. Kristi Ransom stated that the staff summary recommends documentation be provided to the County Commission. She added that, because TDEC approved removing the land use restrictions, the presumption is that the required procedures were likely followed but recommended that the Planning Commission formally request documentation be submitted for the County Commission's review.

Harold Delk asked whether any samples had been taken from the bottom of the lake. Ms. Williams stated that approximately 347 soil samples have been collected and all results were below residential standards. Mr. Delk also asked about a water treatment plant, and Ms. Williams confirmed that one would be included. Mr. Delk stated that he does not believe the project is compatible with the Comprehensive Development Plan or surrounding area. He cited subdivision regulations emphasizing compatibility with surrounding areas. He requested a 40-foot vegetative buffer along property lines and additional buffering for adjacent property owners. He also requested a traffic study reviewed by a qualified traffic engineer, extending analysis to Highway 7, Highway 73, Highway 412, and Interstate 65. He further expressed concern about impacts on local schools and suggested that additional schools may be needed.

Quinton Jones asked for additional information regarding chemicals present in the ground. Ms. Williams stated that all information has been submitted to TDEC, which has confirmed testing results meet residential standards. She also noted that the EPA previously evaluated the separate Monsanto site for Superfund consideration but did not include it due to insufficient contamination levels, after which the State assumed oversight. Mr. Jones referenced a past explosion at the plant and expressed concern about potential chemical reactions from disturbing the site. Ms. Williams explained that original operations involved extracting ore from bedrock and soil, washing it with Duck River water, and sending residual soil to Pond 15. She stated that chemical additions occurred later in the process and that no slag was sent to Pond 15.

Mr. Seiber asked whether additional reports would be submitted during ongoing disturbance. Ms. Williams confirmed that visual inspections and monthly and quarterly analytical testing would continue. Vice-Chairman Kennedy asked whether heavy metals were included in testing, and Ms. Williams confirmed they were included in initial testing.

Mr. Kennedy asked the applicant whether there had been any communication with neighboring property owners regarding the advantages of a Planned Unit Development (PUD). Mr. Martz responded that nobody approached them on this aspect. Mr. Kennedy stated that the proposed development does not align with the Comprehensive Plan requirement of one dwelling unit per five acres and indicated that, for this reason, he would not support the request.

Harold Delk made a motion for a negative recommendation on the zoning requests to the County Commission. Quinton Jones seconded the motion. The motion carried unanimously. Mr. Delk then made a motion regarding conditions of approval for the Master Development Plan, including Conditions 1-6 as listed by staff. Additional conditions included: providing of letter of water availability, limiting construction to available water capacity, requiring approval of a water treatment plan meeting drinking water standards before using the reservoir as a water source, establishing a 40-foot no-clear buffer with existing vegetation

along adjacent properties; requiring a comprehensive traffic study extending to Highway 43 and Interstate 65; requiring completion of dam repairs; and requiring documentation of TDEC notifications be provided. Mr. Seiber seconded the motion. The motion carried unanimously.

As requested by Reed Martz, Mr. Delk stated that additional bases for the negative recommendation on the rezoning requests included incompatibility with surrounding properties, inconsistency with the Maury County Comprehensive Land Use Plan, and concerns regarding dam safety.

Staff Recommendations – Additional Conditions of Approval:

- 1) Show the limits of requested A-2 and C-2 zoning on Preliminary Master Development Plans;
- 2) Revise roadway classifications (minor local, local, arterial, etc.) called out on sheet C2.05 appropriately based on road length, lots served, and average daily traffic;
- 3) Complete offsite roadway improvements and onsite roadway improvements as listed in the Traffic Impact Study;
- 4) Full Compliance with the TN Safe Dams Act;
- 5) Provide documentation of Release of Land Use Restriction for the subject property; and
- 6) Provision of a Letter of Water Availability. Only a conditional Letter of Water Availability was provided.

XII. Recommendation - Zoning Ordinance Text Amendment

Recommendation for the deletion of Section 5.12.4(H), Standards for Unmapped Streams, from the Maury County Zoning Ordinance.

Robert Caldiraro explained that standards for unmapped stream studies have been incorporated into the Floodplain Model Ordinance and must be enforced accordingly. He noted that the ordinance was adopted as a model provided by the State, but it has proven difficult to enforce consistently. He stated that the requirement places a significant financial burden on private property owners, who may be required to spend between \$10,000 and \$15,000 on flood studies simply to obtain approval for a driveway crossing over a stream. Mr. Caldiraro further noted that there is a lack of clear guidance regarding how stream determinations should be made, and that enforcement has varied at the State level. He emphasized that these requirements create a substantial burden on property owners and described the situation as an overreach.

Harold Delk made a motion for a positive recommendation of the proposed Zoning Text Amendment. Tracy Seiber seconded the motion. The motion carried unanimously.

XIII. Letters of Credit: None

XIV. Reports of Officers, committees, and staff

Sam Kennedy requested an update on the progress of the Comprehensive Land Use Plan. Robert Caldiraro stated that he will notify Commission members and the advisory committee of the next meeting once information is received from the consultant, and that a public notice will also be issued.

XV. Other Business

XVI. Public Comments (Non-Agenda Items)

Scott Sumners (Spring Hill, TN; County Commissioner) expressed appreciation for the time and effort of the Planning Commission members and suggested coordinating with the County Attorney to amend the current bylaws regarding limits on public comment time.

XVII. Adjournment

Tracy Seiber made a motion to adjourn, and Sam Kennedy seconded the motion. The motion carried unanimously. The meeting adjourned at 7:56 p.m.

Respectfully,


Debbie Notley

Secretary