RESOLUTION NO. 11-26-44

RESOLUTION OF THE MAURY COUNTY BOARD OF COMMISSIONERS TO AMEND SECTION 4.2.4(A)(1) OF THE ZONING ORDINANCE REGARDING FAMILY SUBDIVISIONS

WHEREAS, currently the use "Family Subdivision" states that the lots shall take access from a public road or an easement with a width of fifty (50) feet; and

WHEREAS, the intent of the original provisions was for the original parent parcel to have the required public road frontage with the new lot(s) created via Family Subdivision also either having 1.) road frontage or 2.) access via easement; and

WHEREAS, based on the language in the Zoning Ordinance, it is unclear that a parent parcel is required to have public road frontage; and

WHEREAS, it was determined by Building and Zoning Staff that a Family Subdivision lot should not be created with access via easement from a parent parcel that is also access via easement; and

WHEREAS, the proposed amendments would specify that a lot created via Family Subdivision could only be created if the parent parcel has sufficient frontage on a public road; and

WHEREAS, based upon its consideration of the information received and public comment, the Maury County Regional Planning Commission has recommended the adoption of the proposed amendments to the Maury County Zoning Ordinance Section 4.2.4(A)(1) as attached; and

WHEREAS, the Board of County Commissioners finds and determines that the best interests of Maury County and its citizens will be served by the adoption of the amendments to the Zoning Ordinance as recommended by the Regional Planning Commission; and

WHEREAS, due notice has been published and a public hearing has been held as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT RESOLVED, that the Maury County Board of Commissioners at its regular meeting on this the 16th day of November, 2026, after conducting the public hearing as required by law, hereby adopts the amendments to the Maury County Zoning Ordinance Section 4.2.4(A)(1), which are attached hereto and incorporated herein as if included verbatim, in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the amendments will be effective and enforced on this the 16th day of November, 2026.

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Sheila K. Butt, County Mayor

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Date