

**MAURY COUNTY REGIONAL PLANNING COMMISSION**  
CONFERENCE ROOM AREA - Third Floor - Building #1  
**August 26, 2019 at 5:30 p.m.**

The Maury County Regional Planning Commission (MCRPC) regular meeting was held on Monday, August 26, 2019 at 5:30 p.m. in the Third Floor Conference room of Building #1. With a quorum present, Chairman, Stephen Worley called the meeting to order.

The following members were in attendance:

Harold Delk	Mark Cook	Mike Diaz	Stan Napier	
Tim Thomas	Stephen Worley	Brian Vick	Gwynne Evans	Sue Stephenson

Robert Caldiraro, Director of Building & Zoning

Daniel Murphy, County Attorney

Deborah J. Boehms, Zoning Coordinator

Mike Delvizio, Consulting Engineer

**Approval of the agenda-**A motion was made by Stan Napier to approve the agenda. The motion was seconded by Brian Vick. The motion carried unanimously.

**Approval of Minutes** - The minutes of the Maury County Regional Planning Commission were mailed to each member for review and consideration. A motion was made by Stan Napier to approve the minutes. The motion was seconded by Sue Stephenson. The motion carried unanimously.

**Subdivision Change of Name:** Applicant and property owner Clayton Properties Group, Inc. are requesting approval to change the name of the subdivision from Berkshire Estates Section 1 to Churchill Estates Section 1. The property (15 Single Family lots) is located off of Clara Mathis Rd., Spring Hill, TN and is further identified as being on County Tax Map 68, Parcel 8.08. A motion was made by Tim Thomas to approve the name change. The motion was seconded by Brian Vick. The motion carried unanimously.

**Final Plat:** Applicant James Webb and property owner William Crowe are requesting approval of a Final Subdivision Plat revision affecting 3 Single Family lots. The property is located near 3800 & 3814 Hwy 431 Columbia, TN and is further identified as being on County Tax Map 071, Parcels 004.00, 004.06 & 004.07. A motion was made by Brian Vick to approve with the following conditions:

1. Any sheds within the required setback shall be removed from the setback before the plat is recorded.
2. The certificate for water system approval shall be removed.

The motion was seconded by Sue Stephenson. The motion carried unanimously.

**Preliminary Plat Revision:** Owner and property owners, Edward Harmon, Gene Alley, Therese Griggs, Brian Griggs are requesting a revision to the Ora Acres Subdivision Preliminary Plat approval conditions made by the MCRPC at its March 25, 2019 meeting. The property is located on Clara Mathis Rd., Spring Hill, TN and is further identified as being on County Tax Map 068,

Parcel 008.09. A motion was made by Harold Delk to rescind the following approval condition for Lot 9 as made at the May 25, 2019 planning commission meeting.

- 1(c): In keeping with the Policy and Purpose of the Subdivision Regulations: The existing home on proposed Lot 9 shall be modified or construction added such that the future front façade (existing north façade) that will front toward Ora Lane has the appearance of a front façade that emulates the facades of other future homes.  
(Therefore subsequent staff comments asking for the submittal of drawings to show how the façade will be modified are not required.)

The motion was seconded by Mike Diaz. The motion carried unanimously.

**Final Plat:** Applicant and property owner Zeke Swindle is requesting approval of a Final Subdivision Plat (2 Single Family lots). The property is located near Garner Rd. and Gina Lane Mt. Pleasant, TN and is further identified as being on County Tax Map 108, Parcel 030.00. A motion was made by Harold Delk to approve. The motion was seconded by Brian Vick. The motion carried unanimously.

**Concept Plan:** Applicant Crunk Engineering and property owner Suellen Lee are requesting approval of a Concept Plan for Zion Ridge Estates Subdivision. The property (102 Single Family lots) is located near the intersection of State Route 43 and Old Zion Rd. Columbia, Tennessee and is further identified as being on County Tax Map 112, Parcels 010.01 & 010.07. A motion was made by Sue Stephenson to postpone the vote based on the initial items of concern that are listed as follows:

- (1) Improvement will be required at the intersection of Old Zion Rd. and proposed Abram St.
  - Should the intersection be reconfigured to a three way stop or maintain through traffic on Old Zion Rd.?
- (2) Clarity needs to be provided regarding Map 112 Parcel 013.03. The connection of proposed Abram Street to the existing Old Zion Rd. will cross the Map 112 Parcel 013.03 property. The deed (DB 1349 Pg 527) for this property also references a property corner located at the center of Old Zion Rd.
  - Confirmation of property ownership of the portion of this property needed to access Old Zion Road must be provided.
  - Show all ROW dedication areas
- (3) Add a cul-de-sac at Lot 91 & Lot 95 area.
- (4) Provide draft documents regarding the Homeowners Association to include information regarding responsibilities & maintenance of the landscape buffer strips, the open space and stormwater facilities.
- (5) Provide a Water Availability Letter from Columbia Water regarding their determinations regarding water system infrastructure. The availability letter must define the availability of domestic water service, fire flows, and if there are any off-site improvements required of the developer.
- (6) A lot must be defined for the existing home. Label it as Lot 108.
- (7) Confirm the City Limits line in the vicinity of Lots 72, 73, & 74.
- (8) The portions of the development property that are located between the CSX ROW and Lawrenceburg Hwy are to be defined by metes and bounds and labeled.
- (9) Lawrenceburg Hwy must be labeled as US Hwy 43 (SR-6) in all locations

- (10) The subdivision road intersection near Lot 1 needs to be moved to the vicinity of Lot 5.
- (11) The Yeatman Lane and Curley Court roads need to be connected to create a loop road. The road names will need to be reviewed based on the revised layout.
- (12) Rodacker Way needs to be extended to Parcel 9.00
- (13) A right-turn lane from Old Zion Rd. into the subdivision near Lot 5 should be included with a two-car stack and taper.
- (14) The applicant should contact the railroad to obtain information regarding pending and proposed improvements that the railroad has for this area.
- (15) The applicant will need to coordinate with the USPS regarding the Cluster Box mailbox standards required by the USPS. The location of the Cluster Box mailboxes need to be shown.

The motion was seconded by Gwynne Evans. The motion carried unanimously.

**Letters of Credit**-no action taken

**Reports of officers, committees and staff:** United States postal service requirements for Cluster Box units to replace individual mailboxes was generally discussed.

**Public Comment-**

**Other Business-**

Adjournment-A motion was made by Mike Diaz to adjourn the meeting at 6:50 p.m. The motion was seconded by Tim Thomas. The motion carried unanimously.

Respectfully,

  
Mike Diaz  
Secretary