

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 14, 2013**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Holli Givens
John Lackey
Pete Mosley
Tom Murdic
Brian Richter
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant County Engineer
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Katy Rucker, Planner
Kristi Ransom, Attorney
Sheila Myers, Administrative Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, November 14, 2013 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Fisher, Lane, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced that Item 21 has been withdrawn.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the October 10, 2013 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted and was seconded by Commissioner Givens. The motion passed by unanimous vote.

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to pull an item for separate discussion from the Consent Agenda. There were none.

BONDS:

3. **Arrington Retreat, Section 1** – Maintenance Bond for Wastewater Treatment & Disposal System - \$137,800.
Recommendation: Release the bond.
4. **Bell Pond** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Extend in the current amount for six (6) months.
5. **Black Hawk, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Extend in the current amount for six (6) months and the developer be allowed to place the asphalt surface mix.
6. **Black Hawk, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Extend in the current amount for six (6) months and the developer be allowed to place the asphalt surface mix.
7. **Black Hawk, Section 4** - Maintenance Bond for Roads, Drainage and Erosion Control - \$15,000.
Recommendation: Extend in the current amount for six (6) months and the developer be allowed to place the asphalt surface mix.

8. **Brienz Valley Addition, Section 2** – Maintenance Bond for Landscaping - \$1,500.
Recommendation: Release the bond.
9. **Brienz Valley, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for six (6) months.
10. **Brienz Valley, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control \$45,000.
Recommendation: Extend in the current amount for six (6) months.
11. **Chardonnay, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control - \$220,000.
Recommendation: Release the bond.
12. **Estates of Gallant Ridge** – Performance Bond for Landscaping - \$7,000
Recommendation: Extend in the current amount for six (6) months and require the landscaping be installed before the next review period.
13. **Estates of Gallant Ridge** – Maintenance Bond for Water - \$8,850.
Recommendation: Release the bond.
14. **Grace Chapel and Academy** – Maintenance Bond for Landscaping - \$10,200.
Recommendation: Release the bond.
15. **Ivan Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$375,000.
Recommendation: Extend in the current amount for six (6) months.
16. **Ivan Creek** – Performance Bond for Off-Site Road Improvements - \$83,000.
Recommendation: Extend in the current amount for six (6) months.
17. **Owendale** - Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000.
Recommendation: Extend in the current amount for six (6) months.
18. **Silver Stream Farm, Section 6B** – Maintenance Bond for Water - \$3,000.
Recommendation: Release the bond.
19. **The Grove, Section 1** – Maintenance Bond for Golf Course Improvements - \$1,122,734.
Recommendation: Release the bond.

FINAL PLATS:

ITEM 26

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 4B, CONTAINING 27 LOTS ON 17.43 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT

Staff recommends approval with the following stipulations:

1. The payment of \$51,705 (\$1,915 per lot) as traffic mitigation funds to the appropriate traffic shed escrow account;
2. The posting of a Performance Bond in the amount of \$310,000 for roads, drainage and erosion control. This is a reduced Performance amount based on work completed;
3. The posting of a Performance Bond in the amount of \$15,000 for water improvements as specified by Milcrofton Utility District;

4. The posting of a Performance Bond in the amount of \$67,500 for the wastewater collection system;
5. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. That the applicant provides two copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

ITEM 27

FINAL PLAT REVIEW FOR SILVER STREAM FARM SECTION 4C, CONTAINING 11 LOTS ON 3.57 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT

Staff recommends approval subject to the following:

1. Posting of a Performance Bond in the amount of \$25,000 for roads, drainage, and erosion control;
2. Posting of a Performance Bond for water improvements in the amount of \$27,500 as specified by the Nolensville/College Grove Utility District;
3. Posting of a Performance Bond for sewer improvements in the amount of \$5,000 as specified by Metro Nashville Water and Sewerage Services;
4. Posting of a Performance Bond for landscaping improvements in the amount of \$9,000;
5. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Submission of two copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the Plat.

Commissioner Murdic made a motion to accept Staff's recommendation on the Consent Agenda items. Commissioner Crohan seconded the motion, which passed by unanimous vote.

PUBLIC HEARING

ITEM 20

AMENDMENT TO THE 2013 OFFICIAL ZONING MAP TO CORRECT A MAPPING ERROR AT 2121 NORTH BERRY'S CHAPEL ROAD, REFERENCED BY MAP 37, PARCEL 32.00 (6-2013-011)

Mr. Holmes reviewed the background (see Staff report) recommending the rezoning of this property from Neighborhood Conservation (NC) to Suburban Infill and Conservation (SIC), and that the 2013 Official Zoning Map be revised to reflect this change. Staff also recommended that the attached Resolution be forwarded to the County Commission for adoption.

Chairman Lackey opened the public hearing.

There being no one wishing to speak, Chairman Lackey closed the public hearing

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation to forward the amendment to the County Commission with a recommendation for adoption. Commissioner Crohan seconded the motion, which passed by unanimous vote.

ITEM 21

AMENDMENT TO THE OFFICIAL ZONING MAP REGARDING THE FOLLOWING TAX MAPS, PARCELS AND ZONING DISTRICTS:

TO REZONE FROM RURAL PRESERVATION-1 (RP-1) TO RURAL PRESERVATION-5 (RP-5): TAX MAP 51, PARCELS 12.03, 12.05, 12.06, 12.09, 12.10, 12.11, 12.12, 12.17, 12.19, 12.20 AND 12.21

This item was withdrawn.

PRELIMINARY PLATS:

ITEM 22

PRELIMINARY PLAT REVIEW FOR ARRINGTON RETREAT, PHASE 3, CONTAINING 65 LOTS ON 59.84 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (1-2013-316)

Mr. Holmes reviewed the background (see Staff report) recommending approval of the request, and the requested variances. In conjunction with Final Plat consideration, the following items will need to be addressed:

1. Prior to Final Plat submittal, HOA documents shall be submitted for review and approval by the County Attorney for Planning and Environment. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;
2. Establishment of a Performance Bond for roads, drainage and erosion control;
3. Establishment of a Performance Bond for water improvements in favor of Nolensville/College Grove Utility District;
4. Establishment of a performance bond for the wastewater collection system;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
6. Providing two (2) copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the Final Plat.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 23

PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 1 (REVISED), CONTAINING 112 LOTS ON 544 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2013-306)

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Preliminary Plat, including the requested roadway variances, with the same stipulations of approval that were established in conjunction with the September 2012 approval (See Attachment 23-3).

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

ITEM 24

PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 3 (REVISED), CONTAINING 39 LOTS ON 53 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2013-307)

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Preliminary Plat, including the requested roadway variances, with the same stipulations of approval that were established in conjunction with the August 2013 approval (See Attachment 24-3).

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 25

FINAL PLAT REVIEW FOR THE GROVE, SECTION 1 (REVISED), CONTAINING 2 LOTS ON 458 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2013-415)

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Final Plat with the stipulation that the applicant must submit two (2) copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the Plat.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 26

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 4B, CONTAINING 27 LOTS ON 17.43 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2013-417)

This item was on Consent.

ITEM 27

FINAL PLAT REVIEW FOR SILVER STREAM FARM SECTION 4C, CONTAINING 11 LOTS ON 3.57 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2013-418)

This item was on Consent.

ITEM 28

FINAL PLAT REVIEW FOR WINDY HILL FARM, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 1 LOT ON 5.006 ACRES LOCATED OFF S. HARPETH ROAD IN THE 1ST VOTING DISTRICT (1-2013-415)

Mr. Sweet reviewed the background (see Staff report) recommending approval of this request.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 7:19 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL
PLANNING COMMISSION ON DECEMBER 12, 2013**

_____ CHAIRMAN JOHN LACKEY