

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF AUGUST 14, 2014**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Pete Mosley  
Tom Murdic  
Bryan Richter  
Jack Walton

**STAFF PRESENT**

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

The Williamson County Regional Planning Commission met in regular session Thursday, August 14, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, Pratt, and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 16 has been withdrawn.
2. TAPA/TRB Annual Conference is being held August 28, 2014 for any who would like to attend. Please let the Planning office know by August 20, 2014 if you would like to attend.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the July 10, 2014 Planning Commission meeting.

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

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to pull an item for separate discussion from the Consent Agenda. None of the Commissioners requested an item pulled for separate discussion.

**BONDS:**

3. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
4. **Brienz Valley, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$20,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
5. **Glen's Grocery** – Performance Bond for Landscaping \$5,115.  
**Recommendation:** Convert to Maintenance in the amount of \$2,000 and extend for a period of eight (8) months.
6. **Ivan Creek** – Maintenance Bond for Landscaping - \$16,065.

**Recommendation:** Extend in the current amount for a period of eight (8) months.

7. **King's Chapel, Section 4A** – Maintenance Bond for Wastewater Collection System - \$12,000.

**Recommendation:** Extend in the current amount for a period of one (1) year.

8. **Silver Stream Farm, Section 4A** – Performance Bond for Roads, Drainage and Erosion Control - \$10,000.

**Recommendation:** Convert to Maintenance in the amount of \$7,000 and extend for a period of one (1) year.

9. **Silver Stream Farm, Section 6A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.

**Recommendation:** Extend in the current amount for a period of one (1) year.

10. **Silver Stream Farm, Section 6B** – Performance Bond for Sewer - \$15,000.

**Recommendation:** Extend in the current amount for a period of one (1) year.

11. **Silver Stream Farm, Section 6B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.

**Recommendation:** Extend in the current amount for a period of one (1) year.

12. **Stockett Creek, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.

**Recommendation:** Extend in the current amount for a period of one (1) year.

13. **Stockett Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.

**Recommendation:** Extend in the current amount for a period of one (1) year.

## **FINAL PLATS:**

### **ITEM 18**

#### **FINAL PLAT REVIEW FOR THE GROVE, SECTION 5, CONTAINING 39 LOTS ON 53.26 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

Staff recommends approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$600,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$158,100 for the wastewater collection system;
3. The posting of a Maintenance Bond in the amount of \$42,500 for water improvements as specified by Milcrofton Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. Submission 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.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Consent Agenda Items. Commissioner Fisher seconded the motion, which passed by unanimous voice vote.

**PUBLIC HEARINGS:**

**ITEM 14**

**AMENDMENT TO ARTICLES 11 AND 23 OF THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING SPECIAL EVENTS (6-2014-002)**

Ms. Rucker reviewed the background (see Staff report) recommending approval of the amendment and that the attached Resolution be forwarded to the County Board of Commissioners with a recommendation for its 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.

Commissioner Murdic asked for clarification concerning the stipulation allowing no more than one- thousand (1,000) attendees over the entire period of the event.

Ms. Rucker stated that was correct and if the event exceeds one-thousand (1,000) people or is more than two days it would fall into the extensive event category and would have to go to the Board of Zoning Appeals (BZA) for approval.

Ms Ransom stated that if an event appears to be extensive Staff will send the applicants to the BZA.

Mr. Horne stated that we have had numerous events since 2008 and only two have generated some amount of controversy and they were artisan sales which would now fall into the extensive category and would go to the BZA.

Commissioner Crohan stated the BZA requires an event to sell tickets or have some way of keeping track of the number of attendees.

Commissioner Crohan asked the difference between extensive and limited impact events.

Ms. Rucker stated it was the number of attendees, number of days, and whether or not there will be overnight camping.

Commissioner Givens stated she worked with Staff on this and believes this is a good plan. She encouraged the passage of amendment.

Commissioner Mosley asked if this would have any effect on charity events in the County.

Ms. Rucker stated that the same application and approval process would be utilized for any event.

Commissioner Mosley asked how do you police an event if it exceeds limited impact.

Mr. Horne stated the applicant would be cited as a violation of the Zoning Ordinance.

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

**NON-RESIDENTIAL SITE PLAN:**

**ITEM 15**

**NON-RESIDENTIAL SITE PLAN FOR FALLS GROVE AMENITY CENTER LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2014-015)**

Ms. Rucker reviewed the background (see Staff report) recommending approval subject to the following:

1. The posting of a Performance Bond for landscaping improvements in the amount of \$72,700.
2. The posting of a Collection Bond for wastewater in the amount of \$27,200.

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 voice vote.

**CONCEPT PLAN:**

**ITEM 16**

**CONCEPT PLAN FOR WEATHERFORD ESTATES, CONTAINING 17 LOTS ON 48.67 ACRES LOCATED OFF ARNO ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2014-201)**

This item was withdrawn.

**PRELIMINARY PLATS:**

**ITEM 17**

**PRELIMINARY PLAT REVIEW FOR FALLS GROVE, PHASE 2 (AKA GUFFEE FARMS, AKA INNS OF THE COVE), CONTAINING 85 LOTS ON 67.93 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2014-302)**

Ms Rucker reviewed the background (see Staff report) recommending approval of the Preliminary Plat as well as the requested variances. In conjunction with Final Plat consideration, the following items must be addressed:

1. Establishment of a performance bond for roads, drainage and erosion control;
2. Establishment of a performance bond for water improvements as specified by Milcrofton Utility District;
3. Establishment of a performance bond for the wastewater collection system;
4. Submission and approval of landscaping plans, and establishment of a performance bond for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

6. Submission 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 Fisher seconded the motion, which passed by unanimous voice vote.

**FINAL PLATS:**

**ITEM 18**

**FINAL PLAT REVIEW FOR THE GROVE, SECTION 5, CONTAINING 39 LOTS ON 53.26 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

This item was on Consent.

**ITEM 19**

**FINAL PLAT REVIEW FOR KEVIN AND JANET LEE SUBDIVISION, SMALL MAJOR SUBDIVISION, CONTAINING 4 LOTS ON 12.11 ACRES LOCATED OFF GILES HILL ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

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

1. Access to Lot 1 shall be from Giles Hill Road rather than from Arno-Allisona Road; and
2. Submission 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 voice vote.

**ITEM 20**

**ELECTION OF OFFICERS**

Chairman Lackey asked if there was a nomination for the Chairman of the Planning Commission.

Commissioner Walton made a motion to nominate Commissioner Lackey. Commissioner Givens seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Vice Chairman of the Planning Commission.

Commissioner Walton made a motion to nominate Commissioner Crohan. Commissioner Murdic seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary of the Planning Commission.

Commissioner Walton made a motion to nominate Mr. Matteson. Commissioner Murdic seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary Pro-Tempore.

Commissioner Crohan made a motion to nominate Mr. Holmes. Commissioner Givens seconded the motion, which passed by unanimous voice vote.

**CLOSED SESSION:**

**SAVE RURAL FRANKLIN AND SAVE OLD HILLSBORO ROAD V. WILLIAMSON COUNTY BY AND THROUGH ITS REGIONAL PLANNING COMMISSION, WILLIAMSON COUNTY CHANCERY COURT, DOCKET NUMBER 43237**

The session was closed for approximately fifteen (15) minutes.

The session was re-opened. No action was required by the Commission.

Vice Chairman Crohan asked for a motion to adjourn.

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There being no further business, the meeting was adjourned at approximately 7:50 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON SEPTEMBER 11, 2014**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY