

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MARCH 12, 2015**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Pete Mosley  
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  
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, March 12, 2015 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 that a public meeting will be held at 6:00 p.m. on March 24, 2015 at Grassland Middle School to discuss the Grassland Village Standards.

A moment of silence was held for Commissioner Tom Murdic, who passed away on March 6, 2015.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the February 12, 2015 Planning Commission meeting.

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

**CONSENT AGENDA:**

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

3. **2<sup>nd</sup> Addition at Legends Ridge** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.  
**Recommendation:** Release the bond.
4. **Arrington Retreat, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$225,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
5. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.  
**Recommendation:** Review at the April 2015 meeting.
6. **Blackhawk, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.  
**Recommendation:** Release the bond.

7. **Blackhawk, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.  
**Recommendation:** Release the bond.
8. **Blackhawk, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$15,000.  
**Recommendation:** Release the bond.
9. **Delta Springs** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
10. **Dolan's Commercial Venue** – Performance Bond for Landscaping - \$8,000.  
**Recommendation:** Defer to the April 2015 meeting.
11. **Gainango Farms** – Performance Bond for Landscaping - \$17,985.  
**Recommendation:** Convert to Maintenance in the amount of \$5,400 and extend for a period of six (6) months.
12. **Hillsboro Cove** – Performance Bond for Water - \$189,000.  
**Recommendation:** Convert to Maintenance in the amount of \$20,000 and extend for a period of one (1) year.
13. **Hillsboro Cove** – Performance Bond for Landscaping - \$47,700.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
14. **Hillsboro Cove** – Performance Bond for Roads, Drainage and Erosion Control \$388,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
15. **King's Chapel, Section 3B** – Performance Bond for Wastewater Collection System - \$17,500.  
**Recommendation:** Extend in the current amount for a period of two (2) months.
16. **King's Chapel, Section 3B** – Performance Bond for Water - \$43,750.  
**Recommendation:** Convert to Maintenance in the amount of \$4,375 and extend for a period of one (1) year.
17. **King's Chapel, Section 3B** – Performance Bond for Roads, Drainage and Erosion Control - \$235,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
18. **Pepper Patch** – Performance Bond for Landscaping - \$8,965.  
**Recommendation:** Extend in the current amount for a period of six (6) months and require the landscaping to be installed before the next review.
19. **Silver Stream Farm, Section 4B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.  
**Recommendation:** This bond be reduced to the amount of \$70,000 and extended for a period of one (1) year.
20. **Silver Stream Farm, Section 4B** – Performance Bond for Sewer - \$20,000.  
**Recommendation:** Release the bond.

21. **Silver Stream Farm, Section 6A** – Maintenance Bond for Sewer – \$15,000.

**Recommendation:** Release the bond.

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

**Recommendation:** Release the bond.

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

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 23**

**SITE PLAN REVIEW FOR VINEYARD VALLEY NONTRADITIONAL TREATMENT AND DISPOSAL SYSTEM, ON 106 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

Mr. Matteson reviewed the background (see Staff Report) recommending approval. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed disposal system and storage pond. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating that the disposal system and storage pond were installed and are functioning;
2. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that the disposal system and storage pond were constructed in accordance with the approved construction plans and specifications;
3. A letter from the owner/utility provider indicating that it has accepted the disposal system and storage pond and is currently operating same; and
4. The posting of a Performance Bond in the amount of \$100,800 as specified by the County's wastewater consultant.

Mr. Jamie Reed, SEC, representing the applicant was in attendance for any questions.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan inquired about the gas easement appearing to be located in the soils area.

Mr. Reed stated when the plan was plotted out it apparently skewed off onto lot 72 but is actually located between the two areas.

Chairman Lackey told the applicant this error must be fixed before the next plat is brought before the Commission.

Mr. Reed stated it would be.

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

**ITEM 24**

**SITE PLAN REVIEW FOR COLLEGE GROVE ELEMENTARY SCHOOL FOR CLASSROOM ADDITIONS ON 32 ACRES LOCATED AT 6668 ARNO-COLLEGE GROVE ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

Mr. Holmes reviewed the background (see Staff Report) recommending approval.

Chairman Lackey asked for any comments from the Commission.

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

**PRELIMINARY PLATS:**

**ITEM 25**

**PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 5, CONTAINING 69 LOTS ON 67.71 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT**

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

1. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to 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 Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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 from the Commission.

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

**ITEM 26**

**CONTINUATION OF THE PRELIMINARY PLAT FOR MYSTIC RIDGE, PHASE 1 (AKA STILLWATER), CONTAINING 203 LOTS ON 570.49 ACRES LOCATED OFF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the continuation of this Preliminary Plat subject to the stipulations established in conjunction with the initial 2008 approval.

Chairman Lackey asked for any comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 7:30 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON APRIL 9, 2015**

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