

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 8, 2016**

MEMBERS PRESENT

Don Crohan
Holli Givens
Sharon Hatcher
John Lackey
Sammie McCoy
Pete Mosley
Paul Pratt Jr.
Bryan Richter
Eddie Sanders
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, Planning Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, December 8, 2016 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Revised report related to Item 15 has been provided; and
2. Planner Katy Rucker has given her resignation. Her last day will be December 22, 2016. Her presence will be missed.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the November 10, 2016 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 consider an item for separate discussion from the Consent Agenda. There being none, Mr. Horne read the following into the record:

3. **Arrington Retreat, Section 4** – Maintenance Bond for Water - \$3,600.
Recommendation: Release the bond.
4. **Arrington Retreat, Section 4** – Performance Bond for Roads, Drainage and Erosion Control - \$695,000.
Recommendation: Convert to Maintenance in the amount of \$348,000 and extend for a period of one (1) year.
5. **Hillsboro Cove** – Performance Bond for Landscaping - \$47,700.
Recommendation: Convert to Maintenance in the amount of \$14,400 and extend for a period of six (6) months.
6. **King's Chapel, Section 3A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$126,000.
Recommendation: Extend in the current amount for a period one (1) year.
7. **King's Chapel, Section 3C** – Maintenance Bond for Water - \$3,125.
Recommendation: Extend in the current amount for a period one (1) year.
8. **King's Chapel, Section 5** – Maintenance Bond for Water - \$13,795.
Recommendation: Extend in the current amount for a period one (1) year.
9. **King's Chapel, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$267,000.
Recommendation: Extend in the current amount for a period one (1) year.

10. **King's Chapel, Section 7** – Performance Bond for Roads, Drainage and Erosion Control - \$240,000.
Recommendation: Extend in the current amount for a period one (1) year.
11. **King's Chapel, Section 7** – Maintenance Bond for Water - \$11,205.
Recommendation: Extend in the current amount for a period one (1) year.
12. **On-Track Studios** – Performance Bond for Landscaping - \$32,065.
Recommendation: Convert to Maintenance in the amount of \$9,620 and extend for a period of six (6) months.
13. **Silver Stream Farm, Section 4E** – Maintenance Bond for Water - \$10,125.
Recommendation: Release the bond.
14. **Silver Stream Farm, Section 4E** – Maintenance Bond for Sewer - \$25,000.
Recommendation: Extend in the current amount for a period one (1) year.
15. **The Grove, Section 6** – Performance Bond for Wastewater Collection System - \$393,200.
Recommendation: Convert to Maintenance in the amount of \$117,960 and extend for a period of two (2) years.
16. **The Grove, Section 6** – Performance Bond for Roads, Drainage and Erosion Control - \$600,000.
Recommendation: Convert to Maintenance in the amount of \$300,000 and extend for a period of one (1) year.
17. **Vulcan Materials** – Performance Bond for Landscaping/Revegetation - \$63,350.
Recommendation: Extend in the current amount for a period one (1) year.

FINAL PLATS:

ITEM 19

FINAL PLAT REVIEW FOR HIDEAWAY AT ARRINGTON SECTION 3, CONTAINING 39 LOTS ON 19.7 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2016-430)

The Plat is in order, and Staff recommended approval of the Final Plat with the following stipulations:

1. The Posting of a Performance Bond in the amount of \$451,000 for roads, drainage and erosion control. This is a reduced amount based on work completed;
2. The posting of a Performance Bond in the amount of \$87,750 for the wastewater collection system as specified by the County's wastewater consultant;
3. The posting of a Maintenance Bond in the amount of \$19,672.20 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. 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 Plat.

Chairman Lackey asked for comments from the Commission.

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.

PUBLIC HEARINGS:

ITEM 18

**AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING
RELOCATION OF NON-CONFORMING ACCESSORY STRUCTURES (6-2016-005)**

Mr. Matteson reviewed the background (see Staff Report) recommending that the Resolution be forwarded to the County Commission for adoption.

Chairman Lackey opened the Public Hearing.

Commissioner Todd Kaestner, 9th District, 3210 Del Rio Pike, stated he would like to show his support for this amendment.

There being no one else wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for comments from the Commission.

Chairman Lackey asked for clarification of the amendment.

Mr. Matteson stated the amendment would allow a non-conforming accessory structure to be relocated to another location on the parcel, provided it decreases the nonconformity and does not create a new nonconformity.

Commissioner Mosley stated he believes the amendment is a good idea.

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

FINAL PLATS:

ITEM 19

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39 LOTS ON 19.7 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT
(1-2016-430)**

This item was consent.

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There being no further business, the meeting was adjourned at approximately 5:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL
PLANNING COMMISSION ON JANUARY 12, 2017**

_____ CHAIRMAN JOHN LACKEY