

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF APRIL 10, 2008**

MEMBERS PRESENT

Don Crohan
Susan Fisher
Holli Givens
John Lackey
Robert Medaugh
Pete Mosley
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
Ann Haines, Planner
Aaron Holmes, Planner
Kristi Earwood, Attorney
Sheila Myers, Planning Assistant
Lori John, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, April 10, 2008, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, Murdic and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Letter from Deer Run Retreat stating they plan to submit their Final Site Plan review for the May, 2008 meeting.
2. Condolences extended to William Andrews, Assistant to County Engineer and his family on the loss of his father.
3. Item 29 and Item 31 have been withdrawn.
4. The analysis of the current Zoning Ordinance is scheduled to be complete in two to three weeks and then work can begin on the updating of the Ordinance.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the March 13, 2008 meeting.

A motion was made by Commissioner Sanders to approve, and seconded by Commissioner Givens. The motion passed by unanimous vote.

CONSENT AGENDA:

Chairman Lackey asked if anyone wished to pull an item from the Consent Agenda.

Commissioner Crohan stated he would like to pull Item 8, Belle Chase, Section 1, for separate consideration.

BONDS:

1. **2nd Addition at Legends Ridge** – Maintenance Bond for Landscaping - \$13,725.
Recommendation: Extend in the current amount for a period of six (6) months.
2. **Abington Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000.
Recommendation: Extend in the current amount for a period of six (6) months.

3. **Addition to Legends Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for a period of six (6) months.
4. **Addition to Legends Ridge, Section 2A, Lot 924** – Performance Bond for Roads, Drainage and Erosion Control - \$23,000.
Recommendation: Extend in the current amount for a period of six (6) months.
5. **Addition to Legends Ridge, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$38,000.
Recommendation: Extend in the current amount for a period of six (6) months.
6. **Addition to Legends Ridge, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$8,000.
Recommendation: Extend in the current amount for a period of six (6) months.
7. **Addition to McLemore Farms, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Convert to Maintenance in the amount of \$46,000 for a period of one (1) year.
8. **Belle Chase, Section 1** – Performance Bond for Landscaping - \$1,950.
Recommendation: Pulled from Consent Agenda at request of Commissioner Crohan for separate consideration.
9. **Belle Vista, Section 1** – Maintenance Bond for Landscaping - \$5,715.
Recommendation: Release the bond.
10. **Belle Vista, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000.
Recommendation: Extend in the current amount for a period of six (6) months.
11. **Black Hawk, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$70,000.
Recommendation: Extend in the current amount for a period of six (6) months.
12. **Brienz Valley, Section 1** – Maintenance Bond for Landscaping - \$1,200.
Recommendation: Extend in the current amount for a period of three (3) months.
13. **Cherry Valley** – Performance Bond for Roads, Drainage and Erosion Control - \$35,000.
Recommendation: Convert to Maintenance in the amount of \$12,000 for a period of one (1) year.
14. **Grace Church** – Maintenance Bond for Landscaping - \$6,795.
Recommendation: Release the bond.
15. **Grace Chapel Church** – Maintenance Bond for Landscaping - \$60,000.
Recommendation: Extend in the current amount for a period of thirty (30) days.
16. **Holy Cross Anglican Church**– Maintenance Bond for Landscaping - \$6,500.
Recommendation: Release the bond.

17. **Kings Chapel, Section 2A** – Maintenance Bond for Water (Milcrofton) - \$12,750
Recommendation: Release the bond.
18. **Laurelbrooke, Section 11-E** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of three (3) months.
19. **Laurelbrooke, Section 12-B** – Performance Bond for Roads, Drainage and Erosion Control - \$398,000.
Recommendation: Extend in the current amount for a period of three (3) months.
20. **Leipers Valley & Maudlin Woods** – Maintenance Bond for Water (HB & TS) - \$19,695.
Recommendation: Extend in the current amount for a period of six (6) months.
21. **Legends Ridge, Section 8** - Maintenance Bond for Roads, Drainage and Erosion Control - \$35,000.
Recommendation: Extend in the current amount for a period of six (6) months.
22. **Owendale** – Maintenance Bond for Landscaping - \$1,000.
Recommendation: Release the bond.
23. **River Landing, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Release the bond.
24. **River Landing, Section 9** - Maintenance Bond for Roads, Drainage and Erosion Control - \$81,000.
Recommendation: Release the bond.
25. **Silver Stream Farms, Section 1A & 1B** – Performance Bond for On & Off Site Sewer Improvements (Metro) - \$50,000.
Recommendation: Convert to Maintenance in the amount of \$5,000 for a period of one (1) year.
26. **Temple Hills, Section 16, Phase A** – Performance Bond for Water Improvements (HVUD) - \$142,640.
Recommendation: Reduce to the amount of \$28,528 for a period of one (1) year.
27. **Temple Hills, Section 16, Phase A** – Performance Bond for Roads, Drainage and Erosion Control - \$295,000.
Recommendation: Convert to Maintenance in the amount of \$125,000 for a period of one (1) year.
28. **Temple Hills, Section 16, Phase A** – Performance Bond for Sewer Improvements (HVUD) - \$615,051.
Recommendation: Convert to Maintenance in the amount of \$246,020 for a period of one (1) year.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation on the consent agenda items. Commissioner Mosley seconded the motion, which passed by unanimous vote.

ITEM 8

BELLE CHASE, SECTION 1, MAINTENANCE BOND FOR LANDSCAPING

Mr. Heflin reviewed the background (see Staff report) recommending the bond be extended in the current amount of \$1,950 for a period of three (3) months.

Commissioner Crohan asked if it would be better to extend this bond for six (6) months to be sure that the landscaping survives.

Mr. Horne stated that this is a Performance Bond which would ensure the landscaping is installed, whereas a Maintenance Bond is to ensure the survival of the landscaping.

Mr. Heflin stated the owner was out of town and needed at least until April 30th to complete the requirements.

Commissioner Walton made a motion to extend this bond in the current amount of \$1,950 for one (1) month. Commissioner Mosley seconded the motion, which passed by unanimous voice vote.

PUBLIC HEARINGS:

ITEM 29

SITE PLAN AND CONDITIONAL USE REVIEW FOR THOMAS LANDSCAPING, (RESIDENTIAL BUSINESS), ON 19.07 ACRES LOCATED AT 2825 SANFORD ROAD IN THE 5TH VOTING DISTRICT (5-2008-016)

This item was withdrawn.

ITEM 30

SITE PLAN AND CONDITIONAL USE REVIEW FOR RAINEY KIRK ILLUSTRATOR, (RESIDENTIAL BUSINESS), ON 5 ACRES LOCATED AT 3121 CARL ROAD IN THE 2ND VOTING DISTRICT (5-2008-015).

Mr. Holmes reviewed the background (see Staff report) recommending approval of this Site Plan with the following stipulation:

1. Completion of an Affidavit of Compliance to ensure continued adherence to Division 4520 (M) of the Williamson County Zoning Ordinance, the approved site plan, the use of only 800 square feet of the barn as illustrated on the approved site plan, and the applicant's Letter of Intent.

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 Crohan made a motion to accept Staff's recommendation. Commissioner Sanders seconded the motion, which passed by unanimous vote.

NON-RESIDENTIAL SITE PLANS:

ITEM 31

NON-RESIDENTIAL SITE PLAN REVIEW FOR TRIUNE BAPTIST CHURCH, (ADDITION), ON 19.71 ACRES LOCATED AT 8094 HORTON HWY, IN THE 5TH VOTING DISTRICT (5-2008-006)

This item was withdrawn.

PRELIMINARY PLATS:

ITEM 32

PRELIMINARY PLAT REVIEW FOR STAG'S LEAP, PHASE 2, CONTAINING 31 LOTS ON 35.18 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2008-303).

Mr. Matteson reviewed the background (see Staff report) recommending approval of this request. The following items must be addressed in conjunction with Final Plat consideration:

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 sewer collection system;
4. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
5. Dedication of right-of-way 30 feet off the centerline of Meeks Road;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Submission of 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 other comments, Commissioner Givens made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 33

FINAL PLAT REVIEW FOR IVAN CREEK, CONTAINING 59 LOTS ON 127.76 ACRES LOCATED OFF PEYTONSVILLE ROAD IN THE 3RD VOTING DISTRICT (1-2008-045).

Mr. Matteson reviewed the background (see Staff report) recommending approval subject to the following:

1. The approved Homeowner's Association documents must be recorded at the same time as the recording of the Final Plat;
2. The posting of a performance bond in the amount of \$375,000 for roads, drainage and erosion control improvements;

3. The posting of any surety for turn lane improvements as required by and through the Highway Department;
4. The posting of a performance bond for water improvements in the amount of \$260,000 as specified by Milcrofton Utility District;
5. The posting of a performance bond for landscaping in the amount of \$53,550;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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.

Commissioner Mosley asked if the turn lane improvements have been approved.

Mr. Matteson stated the turn lane improvements have been approved by the Highway Commission. There will be a left turn lane and a deceleration lane.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Mosley seconded the motion, which passed seven (7) to one (1) with Commissioner Crohan voting "No".

ITEM 34

FINAL PLAT REVIEW FOR LAURELBROOKE, SECTION 11F, CONTAINING 22 LOTS ON 77.90 ACRES LOCATED OFF SNEED ROAD IN THE 8TH VOTING DISTRICT (1-2008-406).

Mr. Matteson reviewed the background (see Staff report) recommending approval subject to the following:

1. Signature of all owners within Section 11F. (The Planning Commission, at its discretion, may require signatures from other property owners that may be impacted by the proposed revision.)

Chairman Lackey asked for any comments.

Mr. Doug Sharp, Southern Land Company, representing the applicant, was in attendance for any questions. Also in attendance was Rob Mulchin. Mr. Sharp stated he would like to ask that the stipulation for the signatures not be required as a condition of approval due to the fact the proposed boundary adjustment does not affect the lot owners in Section 11F.

Ms. Earwood stated that a variance of the Subdivision Regulation would be required if the Planning Commission decides to not require the signatures.

Commissioner Crohan asked if the applicant foresees a problem with getting the signatures of the homeowners.

Mr. Sharp stated there was always the possibility but to his knowledge they have not discussed this with the homeowners.

Commissioner Crohan stated if the applicant has not attempted to contact the owners in this section to see if this could cause a problem, then he would not be in favor of granting a variance until this has been done.

Commissioner Givens stated she also felt the homeowners should be contacted to be sure this request is not a problem.

Mr. Sharp asked whether the request could be changed to require signatures from the owners of the actual lots that would be affected by this boundary change, rather than the entire section.

Commissioner Medaugh asked if the applicant has notified the property owners about this change and if this variance is granted would it set a precedent.

Ms. Earwood stated, that this circumstance does not come up very often and in the instances that it has, the property owners within the revised plat have been required to sign the plat. The difference in this case is that the owners in this section are not near the location of the boundary swap because of the way the section was laid out by the developer. The Planning Commission could require the signatures of owners that are affected by this swap, who are in another section.

Commissioner Mosley stated the owners that are affected should be the ones to sign the plat, instead of requiring everyone in the section.

Commissioner Walton asked if there could be some kind of community meeting to get feedback from the owners in this section.

Commissioner Crohan suggested to the applicant that this item be withdrawn and brought back to the May, 2008 meeting in order for them to see if the owners have a problem with this request and at that time a variance can be discussed, if necessary.

Mr. Sharp requested this item be withdrawn until next month's meeting in order to get feedback from the owners in this section.

There were no other comments.

ITEM 35

FINAL PLAT REVIEW FOR ROCKY FORK ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 73.74 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2007-431).

Ms. Haines reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Approval of individual septic systems on all lots;
2. Issuance of a Land Disturbance Permit; and
3. Recordation of the certified letter (as Page 2 of this plat) by Christopher Blake Sexton, a registered surveyor in the State of Tennessee, in regard to the location of the county line between Williamson and Rutherford County.

Chairman Lackey asked for any comments.

Commissioner Walton asked if Williamson County was taxing this entire parcel now.

Ms. Haines stated yes. The plat that was first submitted depicting a county line running east to west through this property between Williamson and Rutherford Counties.

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

ITEM 36

FINAL PLAT REVIEW FOR SOUTHALL HEIGHTS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 31.92 ACRES LOCATED OFF SOUTHALL ROAD IN THE 2ND VOTING DISTRICT (2-2008-012)

Ms. Haines reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Approval of individual septic systems on all lots;
2. Add an asterisk beside lot numbers 2, 3, and 4; and
3. Add the following note to the face of the plat: "Prior to permitting, all denoted lots shall provide a geotechnical assessment due to slop and / or colluvial soil conditions. Additionally, engineered footings and inspection reports will be required for these lots."

Chairman Lackey asked for any comments.

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

ITEM 37

FINAL PLAT REVIEW FOR TOMLIN ACRES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 42.94 ACRES LOCATED OFF CAMPBELL ROAD IN THE 3RD VOTING DISTRICT (2-2008-013).

Ms. Haines reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Approval of individual septic systems on all lots; and
2. Removal or relocation of the old farm house on proposed lot #3 prior to signature of this plat.

Chairman Lackey asked for any comments.

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

OTHER BUSINESS:

Mr. Horne stated a memo regarding the waiver of early review fees for Waste Water and Land Treatment Systems (see file) has been placed before the Commission. In the coming months Staff is anticipating a number of requests either to reduce or release bonds as a result of recent amendments to the bonding requirements for alternative wastewater systems. A \$500.00 fee is required for early review per Section 4.1.2.b of the Williamson County Subdivision Regulations. It is requested that the Planning Commission instruct Staff to waive the early inspection fees as they relate to the reduction/elimination

of the bonds for waste water and land treatment systems, because these request are a direct result of the amendments.

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

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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 MAY 8, 2008.**

CHAIRMAN JOHN LACKEY