

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JANUARY 15, 2009**

**MEMBERS PRESENT**

Robin Baldree  
John Cain  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Pete Mosley  
Tom Murdic  
Paul Pratt, Jr.  
Brian Sanders  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Mike Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant to County Engineer  
Robbie Hayes, Planner  
Aaron Holmes, Planner  
Lincoln Sweet, Planner  
Kristi Earwood, Attorney  
Sheila Myers, Planning Assistant  
Lori John, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, January 15, 2009, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioner Lane was unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Welcome new Planner, Lincoln Sweet.
2. Tuesday, January 20, 2009 @ 6:30 p.m. a public meeting of the "Small Area Plan" for the College Grove Community will be held at the College Grove Parks & Rec. Center in the Cafeteria.
3. A meeting was held this week to go over the administrative module of the update to the Zoning Ordinance. Staff intends to have a Steering Committee meeting scheduled by next month's Planning Commission meeting. The next module is currently being prepared.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the December 11, 2008 Planning Commission meeting.

A motion was made by Commissioner Pratt to approve and was seconded by Commissioner Crohan. The motion passed by unanimous vote.

**CONSENT AGENDA:**

**BONDS:**

1. **2<sup>nd</sup> Addition at Legends Ridge** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
2. **Abington Ridge, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
3. **Abington Ridge, Section 3A** - Maintenance Bond for Roads, Drainage and Erosion Control - \$80,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

4. **Addition to McLemore Farms, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$90,000.  
**Recommendation:** Extend in the current amount for a period of 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 a period of six (6) months.
6. **Black Hawk, Section 3** - Performance Bond for Roads, Drainage and Erosion Control - \$90,000.  
**Recommendation:** Convert to Maintenance in the amount of \$50,000 for a period of one (1) year.
7. **Black Hawk, Section 4** - Performance Bond for Roads, Drainage and Erosion Control - \$25,000.  
**Recommendation:** Convert to Maintenance in the amount of \$15,000 for a period of one (1) year.
8. **Laurelbrooke, Section 11-E** - Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
9. **Laurelbrooke, Section 12-B** – Performance Bond for Roads, Drainage and Erosion Control - \$398,000.  
**Recommendation:** Convert to Maintenance in the amount of \$250,000 for a period of one (1) year.
10. **Laurelbrooke, Section 13** - Maintenance Bond for Roads, Drainage and Erosion Control - \$55,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
11. **Stockett Creek, Section 3** - Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
12. **Two Rivers** - Maintenance Bond for Roads, Drainage and Erosion Control \$100,000.  
**Recommendation:** Increase to an amount of \$150,000, due to increase in oil prices and extend for a period of six (6) months.

**FINAL PLATS:**

15. **Final Plat Review for Silver Stream Farm, Section 5 (Revised), containing 32 lots on 15.82 acres located off Rocky Fork Road in the 5<sup>th</sup> Voting District (1-2007-418).**

This revised plat is in order. Approval is recommended pending:

1. 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.

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

**PUBLIC HEARINGS:**

**ITEM 13**

**SITE PLAN & CONDITIONAL USE REVIEW FOR SOUTHSIDE ANIMAL HOSPITAL, ON 3.02 ACRES LOCATED AT 4180 CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (5-2008-063).**

Mr. Holmes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. All signage be approved per Ordinance requirements;
2. Recording of the revised plat prior to issuance of building permits;
3. Execution of a Storm Water Maintenance Agreement and submission of an Operation and Maintenance Plan for storm water improvements; and
4. Posting of a Landscaping Bond in the amount of \$27,710.

Chairman Lackey opened the Public Hearing.

Ms. Natalie Dodd, 4179 Clovercroft Road, stated she lives directly across from this site and that she was speaking on behalf of several residents of the Clovercroft Community. She stated that while they love the community the way it is currently, they know change is inevitable. She stated the community is impressed with the applicant's concept and the applicant has kept the community informed of the plans. Ms. Dodd stated that on behalf of the neighbors and herself, they feel this type of use will fit in well with their community.

Mr. Roger Kash, 4176 Clovercroft Road, stated he came before the Planning Commission in November, 2004 requesting a dog boarding kennel, and was denied because it was within one thousand (1,000) feet of a subdivision and also was in view of historical property (Mr. Kash supplied a copy of the November, 2004 minutes for the record). He believes this request should also be denied for the same reasons.

Kathleen Jackson, 4176 Clovercroft Road, asked where the animals would relieve themselves if they were never let outside.

Dr. Jim Phillips, 9725 Concord Road, the applicant, stated that the animals would be walked on a leash to relieve themselves, but this would be cleaned up afterwards.

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

Chairman Lackey asked for any comments.

Commissioner Pratt asked if there would be grooming at this facility.

Mr. Tom King, Clifton & King, representing the applicant, stated the sinks would be used to prepare animals for surgery, not for grooming.

Commissioner Mosley stated Staff needs to be sure that the landscaping will be placed so that it will help obstruct the view of this facility from the roadway and the adjacent historical property.

Mr. Holmes stated the landscaping plan meets or exceeds the requirements.

Commissioner Crohan asked how many kennels the facility will have.

Mr. King stated there will be no outside kennels. There will be kennels inside where animals will recuperate after surgery.

Dr. Phillips stated the facility will have six (6) inside runs. He would estimate that there will be fifteen (15) to twenty-five (25) cages to house animals that have had surgery or illness. These cages would all be located inside the facility.

Commissioner Givens pointed out that this property is zoned for commercial use and there could be other types of businesses proposed for this location.

Chairman Lackey stated that was correct.

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

#### **ITEM 14**

#### **AMENDMENT TO THE ZONING ORDINANCE REGARDING NON-TRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS 6-2008-007)**

Mr. Matteson reviewed the background (see Staff report) recommending deferral of this item to incorporate input that the public, Planning Commission or Wastewater Authority may have.

Chairman Lackey opened the Public Hearing.

Mr. Charles Hiem, CEO Adenus Group, asked for clarification as to the definition of non-traditional systems.

Ms. Earwood stated it is defined by state statute; it does not include individual on-site septic systems or systems that are operated by a government entity.

Mr. Hiem asked what the alternative would be if a development is not in proximity to a regional system. Would they be forced to use septic systems which would require more land?

Mr. Horne stated the intent is for the developer to set aside land for a regional treatment system. They would not be penalized in the loss of density.

Ms. Earwood stated if a subdivision is developed within specified proximity to a regional system then they would utilize the regional system; if not, then the developer would create a regional system. They would be required to set aside the land for a three-thousand (3,000) unit treatment system but only the treatment capacity for a minimum of two-hundred (200) units would be required to be constructed and the developer would not be penalized for setting this land aside because they will not lose density.

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

Chairman Lackey asked for any comments.

Commissioner Walton asked if a developer wanted to build a subdivision approximately three (3) miles from a regional system, would they be required to run the sewer lines from their development to the regional system?

Chairman Lackey stated this was to encourage a minimization of these types of facilities in the County. Also it is calculated using a four (4) mile

diameter and a two (2) mile radius, so the maximum a developer would have to run sewer would be two (2) miles. The intent is to encourage developers to create regional facilities but not penalizing them for setting aside land for the facility and allowing them to keep the same density or lot yield.

Commissioner Walton then asked what the process would be for a developer who wanted to tie into a regional system.

Chairman Lackey stated the developer would be responsible for running lines to the regional system and setting aside land for the disposal area. The original developer would only be responsible for setting aside land for the treatment area and his own development's disposal area.

Commissioner Pratt asked who would acquire the easements from one property to another.

Chairman Lackey stated he would assume it would go through the County right-of-way.

Commissioner Mosley wanted clarification that any new development in the Urban Growth Boundary (UGB) or rural districts, would be on septic or annexed into the city.

Ms. Earwood stated that this is an interim step and right now these facilities are only proposed to be allowed in the IC and SE districts, but as the Zoning Ordinance is updated, these policies will be carried over into the new Ordinance and it will be potentially expanded to also include Conservation Subdivisions in some of the other districts.

Commissioner Pratt asked if utility companies could condemn land for rights of way.

Ms. Earwood stated that utility districts can but that she does not believe private utility companies regulated by TRA have that authority.

There being no other comments, Commissioner Murdic made a motion to defer this item to the February 12, 2009 meeting. Commissioner Crohan seconded the motion, which passed by unanimous vote.

**FINAL PLATS:**

**ITEM 15**

**FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 5, (REVISED), CONTAINING 32 LOTS ON 15.82 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2008-418)**

This item was on the Consent Agenda.

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There being no further business, the meeting was adjourned at approximately 7:40 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON FEBRUARY 12, 2009**

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CHAIRMAN JOHN LACKEY