

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MAY 14, 2009**

**MEMBERS PRESENT**

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

**STAFF PRESENT**

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  
Debbie Smith, Administrative Assistant  
Lori John, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, May 14, 2009, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Cain and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Matteson made the following announcements:

1. Items 23 and 25 have been withdrawn;
2. The second module of the Zoning Ordinance Update is still under review by Staff and will be given back to the consultant for revisions. When the revised module is received a meeting date will be scheduled with the Steering Committee;
3. A draft of the College Grove Special Area Plan is almost nearing completion and a meeting will be held the first week in June to go over the draft with the Advisory Committee. A meeting will be held later in June to share the plan with the public.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the April 9, 2009 Planning Commission meeting.

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

**CONSENT AGENDA:**

**BONDS:**

1. **Belle Vista, Section 2** – Maintenance Bond for Landscaping - \$2,600.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
2. **Belle Vista, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$130,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
3. **Currey Ingram Academy** – Performance Bond for Sewer Treatment System - \$90,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.

4. **Grove Park** – Maintenance Bond for Roads, Drainage and Erosion Control - \$35,000.  
**Recommendation:** Release the Bond.
5. **Inns of the Cove, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$575,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
6. **Ivan Creek** – Performance Bond for Landscaping - \$53,550.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
7. **Ivan Creek** – Performance Bond for Off-Site Road Improvements - \$83,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
8. **Ivan Creek** – Performance Bond for Water (Milcrofton) - \$260,000.  
**Recommendation:** Convert to Maintenance in the amount of \$26,000 and extend for a period of one (1) year.
9. **Ivan Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$375,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
10. **King's Chapel, Section 2B** – Maintenance Bond for Water (Milcrofton) - \$3,000.  
**Recommendation:** Release the Bond.
11. **King's Chapel, Section 2B** – Performance Bond for Roads, Drainage and Erosion Control - \$75,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
12. **Legends Ridge, Section 7A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
13. **Owendale** – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
14. **Saddle Springs Estates, Phase 2A, Section 7** – Performance Bond for Landscaping - \$72,250.  
**Recommendation:** This project has recently changed ownership. The new owners have indicated they are in the process of bidding these improvements and hope to have them complete by the end of May. Under these circumstances, Staff recommends this bond be reviewed again at the June 2009 meeting.
15. **Stag's Leap, Section 1** – Maintenance Bond for Water (Milcrofton) - \$11,250.  
**Recommendation:** Release the Bond.
16. **Stag's Leap, Section 1** – Performance Bond for Off-Site Roads, Drainage and Erosion Control - \$35,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

17. **Stag's Leap, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$216,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
18. **Stockett Creek, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$180,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
19. **Stockett Creek, 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.
20. **Vale Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$200,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
21. **Watkins Creek, 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.

**Final Plats:**

30. **Stag's Leap, Section 2A (Re-Approval), containing 19 lots on 28.31 acres, located off Arno Road in the 4<sup>th</sup> Voting District (1-2009-400).**

This plat is in order. Approval is recommended pending:

1. The posting of a performance bond for roads, drainage and erosion control in the amount of \$206,000;
2. The posting of a performance bond for water improvements in the amount of \$45,000 as specified by Milcrofton Utility District;
3. The posting of a performance bond in the amount of \$48,400 for the wastewater collection system;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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 Murdic made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

**PUBLIC HEARINGS:**

**ITEM 22**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR ARNO STORAGE, (LIGHT INDUSTRIAL), ON 3.41 ACRES LOCATED AT 641 ARNO ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (5-2009-019).**

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

1. Execution of an Affidavit of Compliance to ensure continued adherence to Division 4520 (Z) of the Williamson County Zoning Ordinance, the applicant's Letter of Intent (Attachment 22-2), and the approved Site Plan (Attachment 22-1);
2. The applicant shall post signage indicating that the washing of stored vehicles or other machinery and equipment is prohibited;
3. Building foundations must be specified and inspected by a geotechnical engineer, with documentation provided to the Building Codes Department;
4. Posting of a Landscaping Bond in the amount of \$44,544; and
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Chairman Lackey opened the public hearing.

Mr. Carl Scott, 6213 McDaniel Road, stated he is concerned about safety due to the fact there have been numerous car wrecks at this location. He is also concerned about the water run-off from this site. He stated he has erosion control problems on his property that originate from this site.

Mr. Mike Noland, 6334 Arno Road, stated he is also concerned about traffic and water and chemical run-off from this location.

Ms. Linda Cotton, 6262 Cox Road, stated she is concerned about the traffic.

Mr. Gary Hastings, 6415 Arno Road, stated his main concern is the safety with trucks and trailers in and out of the site on the curve.

Ms. Lanetta Heyen, 6042 Stag's Leap Way, stated she is concerned about the safety of RV's and trailers within the proximity of this location to Page Middle and High School with school buses.

There being no one else wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments.

Commissioner Mosley stated he has been contacted by several individuals concerned about this proposal and the traffic issue. He stated that this is a very dangerous intersection. His other concern was that this facility would have no bathroom and he feels that any commercial business should have a bathroom. He also stated the landscaping should be outside of the fencing as well as inside.

Commissioner Baldree asked what time the Highway Department conducted their study because she is concerned about the traffic and the proximity to the school.

Chairman Lackey asked if the Highway Department only reviewed the sight distance adequacy.

Mr. Heflin stated that Staff and the Highway Department looked at sight distance from both directions and found it adequate for the posted speed. The

traffic shed methodology in the Zoning Ordinance did not require a detailed traffic impact study and indicated that Arno Road had adequate volume for this use.

Commissioner Walton expressed concern about the lack of a bathroom facility. He also asked the applicant how someone would be contacted if there was a problem at the site.

Mr. Gerald Bucy, representing the applicant, stated there would be a sign with a number to call for any problems. He also stated the existing septic system has been removed and that a new one is not proposed.

Commissioner Fisher stated she is familiar with the area and feels this will be an unsafe use for this area due to the road conditions and the traffic.

Commissioner Crohan asked if this use is approved is there a way to have a pull-off area before turning into the site.

Mr. Heflin stated it would be a major undertaking to locate a deceleration lane at this location due to a step embankment. He also asked Mr. Bucy for clarification that at the time the applicant originally submitted a plan for this site when they contacted the Highway Department to find the best location for the driveway and whether this is where the driveway is currently located.

Mr. Bucy stated that was correct.

Commissioner Baldree stated there is no room for a pull-off at this location that a motor home or boat would take up both lanes.

Commissioner Murdic asked if the applicant is going to be required to correct the run-off problem that was created by the fill at this location.

Mr. Heflin stated this is why there will be a detention pond. Any water run-off currently going across McDaniel Road should be diverted and caught by the detention pond.

Commissioner Crohan asked if the General Standards, Section D address the issue of bathroom facilities.

Mr. Matteson stated the General Standards apply to any conditional use. It would be up to the Planning Commission to decide if they feel this proposal meets the criteria of Section 9310, General Standards.

Chairman Lackey read Section 9310 (C) of the Zoning Ordinance, which states the proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, including environmental impacts.

There being no other comments, Commissioner Mosley made a motion to deny this request based on General Standards, Section 9310 (C). Commissioner Crohan seconded the motion, which passed by unanimous vote.

### **ITEM 23**

#### **SITE PLAN AND CONDITIONAL USE REVIEW FOR BEECH CREEK STUDIOS, (RESIDENTIAL BUSINESS), ON 7.56 ACRES LOCATED AT 600 BEECH CREEK ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (5-2009-012).**

This item was withdrawn.

**ITEM 24**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR BIERLY STABLES, (COMMERCIAL), ON 42.31 ACRES LOCATED AT 7305 BAHNE ROAD IN THE 1<sup>ST</sup> VOTING DISTRICT (5-2009-004).**

Mr. Sweet reviewed the background (see Staff report) recommending approval with the condition that the applicant complete an Affidavit of Compliance to ensure continued adherence to Division 4400 (V) of the Williamson County Zoning Ordinance, the applicant's Letter of Intent, and the approved Site Plan.

Chairman Lackey stated the public hearing for this item was held at the April 9, 2009 meeting.

Chairman Lackey asked for any comments.

Commission Crohan asked for clarification regarding the sight distance from the north.

Mr. Heflin stated he believed the Highway Department said it should be approximately one-hundred and fifty (150) feet. Staff's number was a little different from the Highway Department's, but the difference was marginal. However, by posting a curve advisory sign, the sight distance is not adequately addressed.

Commissioner Mosley stated there should be some type of bathroom facility available for this proposal.

Mr. Bierly, the applicant, stated he has a bathroom facility in his home that the visitors can use if needed.

There being no other comments, Commissioner Givens made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed nine (9) to one (1) with Commissioner Crohan voting "No".

**ITEM 25**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR PEPOPS FIREWORKS, (TEMPORARY FIREWORKS STAND), ON 1 ACRE LOCATED AT 1883 LEWISBURG PIKE IN THE 3<sup>RD</sup> VOTING DISTRICT (5-2009-018)**

This item was withdrawn.

**ITEM 26**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR PEPOPS FIREWORKS, (TEMPORARY FIREWORKS STAND), ON 6.03 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (5-20096-017).**

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

1. The time period for this conditional use shall be limited to sixteen (16) days annually, specifically from June 20 to July 5;
2. Any signs shall be approved by the Williamson County Codes Compliance Department prior to June 20, 2009 and June 20, 2010;
3. All lighting shall meet the Williamson County Zoning Ordinance requirements;

4. This approval shall be valid for two (2) years unless the site plan is amended, per the criteria set forth in Division 4200 (D) (2) of the Williamson County Zoning Ordinance;
5. Provide proof of insurance in the amount of \$1,000,000 for each occurrence for bodily injury liability and property damage liability prior to the first day of each period of operation, indicating Williamson County as an additional insured; and
6. The applicant shall obtain an approved Zoning Certificate prior to the approved operating dates. The Zoning Certificate shall not be issued until proof of insurance is provided and any proposed signs are approved by the Codes Compliance Department.

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

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 27**

**SITE PLAN REVIEW FOR GRACE CHAPEL, ON 42.27 ACRES LOCATED AT 3279 SOUTHALL ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2009-011).**

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request.

Chairman Lackey asked for any comments.

Commissioner Walton asked if the applicant was upgrading the septic system to sewer.

Mr. Matteson stated the applicant has received a variance from the Board of Health in order to utilize the existing septic system for a period of time until they can upgrade to an alternative system. The applicant is proposing to utilize the church building for a school in the future and that change of use as well as a site plan for the alternative system would have to be approved by the Planning Commission.

Commissioner Walton asked about the timeframe for the alternative system to be installed and if the system is not installed by this timeframe, is this followed up by the Codes Department.

Ms. Earwood stated the applicant was allowed approximately an eight (8) month time period to get the alternative system in place. The Department of Sewage Disposal Management would follow up to be sure the system is in place.

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

**RESIDENTIAL SITE PLANS:**

**ITEM 28**

**SITE PLAN REVIEW FOR MYSTIC RIDGE, PRCD, (REVISED), CONTAINING 482 LOTS ON 736.35 ACRES LOCATED OFF COX ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2009-200).**

Mr. Matteson reviewed the background (see Staff report) recommending approval of the revised Site Plan with the stipulations of approval that were established at the September 2008 meeting (See Attachment 28-3).

Chairman Lackey asked for any comments.

Commissioner Fisher asked about the letter Staff sent to the Tennessee Department of Environment and Conservation (TDEC) with concerns about odor from the wastewater system and whether a reply from TDEC was received.

Mr. Matteson stated a reply regarding the odor issue has not been received from TDEC. Staff wanted to make the Department aware of the concern because County regulations do not address this issue.

Mr. Dan Strebel, with Atwell-Hicks who is designing the system, stated they have met with TDEC to specifically go over this issue and they believe they have a very good operational plan to minimize odor.

Commissioner Mosley asked about the distance between the lots and the system.

Mr. Strebel stated the nearest lot would be approximately five-hundred (500) feet from the system.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed eight (8) to one (1) with Commissioner Mosley voting "No", and Commissioner Pratt "Abstaining".

**FINAL PLATS:**

**ITEM 29**

**FINAL PLAT REVIEW FOR MEADOWWOOD FARMS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 136.50 ACRES LOCATED OFF BARKER ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2009-401)**

Mr. Hayes reviewed the background (see Staff report) recommending approval of this request subject to the issuance of a Land Disturbance Permit.

Chairman Lackey asked for any comments.

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

**ITEM 30**

**FINAL PLAT REVIEW FOR STAG'S LEAP, SECTION 2A (RE-APPROVAL), CONTAINING 19 LOTS, ON 28.31 ACRES LOCATED OFF ARNO ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2009-400).**

This item was on the Consent Agenda.

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There being no further business, the meeting was adjourned at approximately 8:00 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON JUNE 11, 2009**

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CHAIRMAN JOHN LACKEY