

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MARCH 11, 2010**

MEMBERS PRESENT

John Cain
Don Crohan
Holli Givens
John Lackey
Steve Lane
Pete Mosley
Tom Murdic
Jack Walton

STAFF PRESENT

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

The Williamson County Regional Planning Commission met in regular session Thursday, March 11, 2010, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Fisher, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 17 has been withdrawn.
2. Staff is still reviewing Module 3 of the Williamson County Zoning Ordinance Update and hope to have the review completed by next month's meeting.
3. Commissioner Fisher and Commissioner Baldree have been reappointed to the Planning Commission.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the February 11, 2010 Planning Commission meeting.

A motion was made by Commissioner Walton to approve the minutes as submitted and was seconded by Commissioner Murdic. The motion passed by unanimous vote.

CONSENT AGENDA:

1. **Abington Ridge, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Reduce to the amount of \$70,000 and extend for a period of three (3) months.
2. **Belle Chase, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of six (6) months.
3. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.
Recommendation: Extend in the current amount for a period of six (6) months.
4. **Cartwright Close** – Performance Bond for Water (Mallory Valley) - \$333,050.
Recommendation: Extend in the current amount for a period of one (1) year.

5. **Cartwright Close** – Performance Bond for Roads, Drainage and Erosion Control - \$654,000.
Recommendation: Extend in the current amount for a period of six (6) months.
6. **Delta Springs** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.
Recommendation: Extend in the current amount for a period of six (6) months.
7. **King's Chapel, Section 2C** – Performance Bond for Roads, Drainage and Erosion Control - \$145,000.
Recommendation: Extend in the current amount for a period of six (6) months.
8. **Laurelbrooke, Section 11-A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$65,000.
Recommendation: Extend in the current amount for a period of thirty (30) days to allow the developer time to secure the needed signature.
9. **Saddle Springs Estates, Phase 2A, Section 5** – Affidavit of Compliance for Landscaping - \$1,650.
Recommendation: Extend in the current amount for a period of six (6) months.
10. **Silver Stream Farm, Section 1B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$120,000.
Recommendation: Extend in the current amount for a period of six (6) months.
11. **Silver Stream Farm, Section 3** – Maintenance Bond for Sewer Improvements - \$19,000.
Recommendation: Extend in the current amount for a period of one (1) year from the expiration date of March 24, 2010.
12. **Temple Hills, Section 16, Phase A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.
Recommendation: Extend in the current amount for a period of six (6) months.
13. **Triune Baptist Church Addition** – Performance Bond for Landscaping - \$2,000.
Recommendation: Convert to Maintenance in the amount of \$600 for a period of six (6) months.

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

PUBLIC HEARINGS:

ITEM 14

SITE PLAN AND CONDITIONAL USE REVIEW FOR TRACTORS-N-MORE, LLC (RESIDENTIAL BUSINESS), ON 8.63 ACRES LOCATED AT 5769 PEACH HOLLOW ROAD IN THE 2ND VOTING DISTRICT (5-2010-006)

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

1. Continued adherence to Section 4520 (M) of the Williamson County Zoning Ordinance and the approved Site Plan (Attachment 14-1);

2. Adherence to the applicant's Letter of Intent (Attachment 14-2);
3. The use of only 1,793 square feet of the existing building as illustrated on Attachment 14-3; and
4. That the property is subject to periodic inspections to ensure compliance with the terms of approval.

Chairman Lackey opened the public hearing.

There being no comments Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments by Commissioners.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 15

SITE PLAN REVIEW FOR CLOVERCROFT ELEMENTARY SCHOOL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 28.3 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (5- 2010-001)

Mr. Matteson reviewed the background (see Staff report) recommending approval of the Site Plan.

The following items must be addressed in conjunction with Final Site Plan submittal for the school:

1. Construction of the wastewater treatment and disposal system shall be completed and approved by TDEC prior to Final Site Plan submittal;
2. Establishment of a performance bond for the wastewater treatment and disposal system; and
3. The following items shall be filed along with the Final Site Plan submittal;
 - a. An Operating Permit issued by TDEC;
 - b. A letter from TDEC stating that the wastewater treatment and disposal system was installed and is functioning;
 - c. A sealed certification from the design engineer that the wastewater treatment and disposal system was constructed in accordance with the approved construction plans and specifications; and
 - d. A letter from the owner/utility provider stating it has accepted the wastewater treatment and disposal system and is currently operating same.

Chairman Lackey asked for any comments.

Commissioner Mosley stated he has received several phone calls concerning this project. The main concern seems to be the proximity of this proposed location to the City of Franklin's sewer system. He stated he understood that the City of Franklin's Mayor had been approached about the school utilizing the cities sewer, and he is in favor of this idea, along with the

Alderman in that area. By doing this, the school can be more centered on the property and will not be as close to the adjacent properties. He also stated that he understood that Mayor Anderson has also been approached about the school utilizing sewer. He concluded that approval of this site is premature at this time.

Mr. Matteson stated it was his understanding the applicant did approach the City but was told that connection would not be feasible.

Mr. Dickie Sullivan, Sullivan Engineering, representing the applicant, stated a pump station was the preferred option, but after looking into this, there were issues concerning the capacity of the pump stations at this time. Also, the City was approached about utilizing its sewer, but the applicant was told because this property is located outside the City of Franklin's Urban Growth Boundary; current policy precluded sewer extension beyond the UGB. Mr. Sullivan suggested that additional study would have to be conducted to show that there is capacity in the system.

Chairman Lackey stated, speaking as the Chairman of the Water and Wastewater Authority, it is encouraged to seize every opportunity to go to public sewer. He stated if the applicant waited a month to find out if public sewer would be financially feasible and that the City of Franklin would allow this, the school system would be well served. He then asked if Mr. Sullivan had figured the hydraulics and the cost of the public sewer option.

Mr. Sullivan stated the estimates were calculated to the Avalon Pump Station, which is considered undersized. He stated he did not know a final cost, which would be for the City of Franklin to determine.

Commissioner Murdic stated he has been involved in discussions with the City concerning providing public sewer for those outside of the Urban Growth Boundary, and he understands the applicant's dilemma. He stated he would be in favor of supporting this project, allowing Mayor Anderson and Mayor Schorer to discuss this issue; were it found that public sewer is not an option, then there would be no delay in the project.

Commissioner Crohan stated if this plan is approved, the location of the wastewater treatment facility needs to be considered. It is his opinion it is located too close to the road.

Chairman Lackey asked for the side setbacks for the disposal fields contiguous to the subdivision.

Mr. Matteson stated the disposal fields have a small setback requirement, but the setback for treatment facility is three-hundred (300) feet and this proposal is in compliance with that requirement.

Commissioner Mosley asked if a major developer would be allowed to place a treatment facility this close to the road.

Mr. Matteson stated there are some additional requirements for residential systems in terms of them being regional systems, but the buffer regulations are consistent across the board.

Commissioner Walton asked what the timeline is for this school.

Mr. Sullivan stated the School Board wanted the school open for the 2012 school year, so the treatment facility would need to complete by 2011. He also stated the applicant looked at locating the school in the center of this site, but due to topographical issues, this is not feasible even if they are able to utilize public sewer.

Commissioner Walton asked how many acres would be needed for the wastewater facility and fields.

Mr. Sullivan stated that 1.3 acres and a back up area of 1.3 acres for a total of 2.6 acres. He stated there is an existing tree line that the facility will be located behind approximately five-hundred (500) feet from the road. The building will be a ten-by-ten building and will be brick that matches the school. The treatment system itself will be underground.

Commissioner Walton asked if the site plan is approved what will be the next step.

Mr. Sullivan stated the applicant would need to submit to the Tennessee Department of Environment and Conservation (TDEC) for approval. He continued that TDEC is aware of this project, and the applicant is comfortable that the application will be approved.

Commissioner Walton stated could this be passed tonight with an amendment that the applicant contacts the City of Franklin to see if public sewer is allowable and feasible.

Chairman Lackey stated he felt a better option would be for the applicant to ask for a deferral of this item until the next meeting so they can approach the City to see if this would be allowed and would be financially feasible.

Mr. Horne asked Mr. Sullivan realistically when the construction of this facility would need to be started to be completed on time.

Mr. Sullivan stated they could probably get state approval within thirty (30) days for the wastewater facility. He also stated County regulations require the wastewater facility must be up and running before construction can start on the school.

Commissioner Lane asked if the location of the wastewater treatment facility was dictated by the soils or by where the school should be located for the most cost effective solution.

Mr. Sullivan stated it was a combination. The school was sited to be located as far away from the road as possible and also placing the wastewater treatment facility behind the tree line which is a great natural buffer.

Commissioner Lane then asked if the school is able to obtain sewer, would the location of the school be changed?

Mr. Sullivan stated it may be possible to move it over a little bit, but not much. He stated it would be more advantageous to move it over to the west because it would reduce the amount of road improvements that would have to be done to Clovercroft Road, however due to the topography and geological constraints this will not work. He also stated he is afraid it will take the City longer than thirty (30) days in order to figure the cost of tying into the sewer. He would estimate two (2) or three (3) months for such to occur.

Commissioner Lane stated the dilemma the applicant is facing is if the City of Franklin grants use of city sewer, what the cost would be to upgrade the system to provide sewer service in conjunction with all of the other improvements that would be necessary and if this would be financially feasible compared with building an on-site system.

Mr. Sullivan stated it would cost as much or more to utilize the pump station at Avalon than it will to build the on-site system.

Commissioner Lane stated it will be hard for him to support this item until the applicant has a definitive answer from the City of Franklin.

Commissioner Cain asked what upgrades are going to be made to Clovercroft Road.

Mr. Sullivan stated there would have to be three lanes in front of the school entrance and there are some curves that will need to be straightened out. It will cost approximately One million dollars for the improvements.

Chairman Lackey asked if the improvements to Clovercroft Road would be reduced if the location of the school is moved.

Mr. Sullivan stated it would be reduced a little bit but there would be other costs that would be required, which would probably result in approximately the same cost.

Commissioner Crohan suggested the applicant withdraw this item and contact the City to see if public sewer would be an option and bring this back next month with that information.

Mr. Sullivan asked if he could defer this item to the April meeting.

Chairman Lackey stated the applicant could request a deferral but the Planning Commission will want something definitive in writing from the City of Franklin stating either that sewer service can be provided and the cost of providing it or that it can not be provided.

Commissioner Lane stated the Avalon Pump Station does have limitations and there would have to be upgrades.

Chairman Lackey asked what the timeframe is for bringing the site plan in for the school.

Mr. Sullivan stated approximately sixty (60) days, but that the site plan for the school can not be submitted until the site plan for the wastewater treatment facility is approved.

Ms. Earwood stated the new Wastewater Regulations require that an application can not be considered until the wastewater site plan is approved. Therefore, they would not be able to be on the same agenda.

Chairman Lackey asked if the applicant can submit this site plan to the state without the approval of the Planning Commission.

Mr. Sullivan stated that he believed he could move forward with getting approval from the state.

Commissioner Givens stated she agrees with Commissioner Walton that this item should be passed tonight with an amendment that the applicant contacts the City of Franklin to see if it is allowable and feasible to get public sewer and if not no time has been lost.

Commissioner Crohan asked if the applicant could not find out within thirty (30) days whether or not the City will allow access to the public sewer and whether or not it will be financially feasible.

Mr. Sullivan stated the problem will be figuring out the cost. If the City says they will allow access to public sewer, waiting for the cost will delay the building of the school and the deadline will not be met for the opening of the school. If the pump station option is the financially feasible option, this is the option the School Board will go with, but when they approached the City at the beginning of this endeavor the answer was "No".

Ms. Earwood stated she would like to point out to Commissioners Walton and Givens that placing a condition or statement on the site plan that something be sought from the City of Franklin would be a recommendation, not a requirement, due to the fact it would otherwise essentially be akin to a contingent approval with no end date or time and she does not recommend this.

Commissioner Walton asked if it would be feasible to defer this until next month's meeting and have the applicant go forward with getting approval from the state.

Mr. Sullivan asked for a deferral to the April 8, 2010 meeting.

There being no other comments, Commissioner Walton made a motion to defer this item to the April 8, 2010 meeting. Commissioner Givens seconded the motion, which passed by unanimous vote.

PRELIMINARY PLATS:

ITEM 16

REQUEST FOR CONTINUATION OF THE PRELIMINARY PLAT FOR HART'S LANDMARK, CONTAINING 26 LOTS ON 125.59 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2010-300)

Mr. Matteson reviewed the background (see Staff report) recommending approval of the continuation of this plat subject to the stipulations established in conjunction with the September 2007 approval. The continuation of the Preliminary Plat approval will be valid until September 13, 2011.

Mr. Matteson noted that several of the Commissioners, if not all, had received a letter from Ryan McMasters, a consultant with Littlejohn Engineering Associates. The letter is requesting a fifty (50) foot public right-of-way be provided through the Hart's Landmark property to an adjacent parcel. There has for many years been a twenty-five (25) foot access easement to this parcel. He also stated the plat that was submitted previously improves this easement to a fifty (50) foot easement. This request was evaluated two (2) years ago when the original Preliminary Plat was approved, and it was not recommended to make this a public right-of-way at that time.

Chairman Lackey asked for any comments.

Mr. Joseph Petrosky, representing the applicant, was in attendance for any questions. He also stated the reason for this request is due to economic circumstances.

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

OTHER:

ITEM 17

PRESENTATION BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (1-2009-003)

This item was withdrawn.

ITEM 18

RESOLUTION IN SUPPORT OF THE TOWN OF NOLENSVILLE'S TRANSPORTATION ENHANCEMENT GRANT APPLICATION (6-2010-002)

Chairman Lackey stated he asked Staff to draft this Resolution because he received a letter from the Mayor of Nolensville requesting support of the Town's grant application.

Chairman Lackey asked for any comments.

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

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There being no further business, the meeting was adjourned at approximately 8:15 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON APRIL 8, 2010**

_____ CHAIRMAN JOHN LACKEY