

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JUNE 10, 2010**

**MEMBERS PRESENT**

Robin Baldree  
John Cain  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Tom Murdic

**STAFF PRESENT**

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

The Williamson County Regional Planning Commission met in regular session Thursday, June 10, 2010, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, Mosley, Pratt, Sanders and Walton were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. The applicant has requested a deferral of Item 26, Franklin Christian Academy.
2. Module III of the revised Zoning Ordinance Update is still being reviewed and a public outreach meeting is being planned for the last week of August to present Module I and Module II.
3. Mr. Lincoln Sweet recently passed an examination to become an accredited member of the American Institute of Certified Planners (AICP).

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the May 13, 2010 Planning Commission meeting.

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

**CONSENT AGENDA:**

**BONDS:**

1. **Abington Ridge, Section 3B** – Maintenance Bond for Wastewater Collection System - \$4,840.  
**Recommendation:** Release the bond.
2. **Bell Pond** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
3. **Belle Vista, Section 2** – Maintenance Bond for Water (HB & TS) - \$9,600.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
4. **Chardonnay, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$590,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

5. **Laurelbrooke, Section 12B** – Maintenance Bond for Roads, Drainage and Erosion Control -\$250,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
6. **Saddle Springs, Section 1** – Maintenance Bond for Wastewater Collection System - \$34,500.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
7. **Saddle Springs, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System - \$66,657.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
8. **Saddle Springs, Phase 2A, Section 4** – Maintenance Bond for Wastewater Collection System - \$4,928.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
9. **Saddle Springs, Phase 2A, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$102,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
10. **Saddle Springs, Phase 2A, Section 5** – Maintenance Bond for Wastewater Collection System - \$14,800.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
11. **Saddle Springs, Phase 2A, Section 6** – Maintenance Bond for Wastewater Collection System - \$6,600.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
12. **Saddle Springs, Phase 2A, Section 7** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
13. **Saddle Springs, Phase 2A, Section 7** – Maintenance Bond for Wastewater Collection System - \$14,800.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
14. **Silver Stream Farm, Section 5** – Performance Bond for Landscaping - \$21,200.  
**Recommendation:** Extend in the current amount for a period of nine (9) months.
15. **Stag's Leap, Section 1** – Performance Bond for Off-Site Road, Drainage and Erosion Control - \$35,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
16. **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.
17. **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.

18. **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.

19. **Watkins Creek, Section 1** – Maintenance Bond for Wastewater Treatment System - \$105,000.

**Recommendation:** Extend in the current amount for a period of one (1) year.

20. **Watkins Creek, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.

**Recommendation:** Release the bond.

21. **Watkins Creek, Section 3** – Maintenance Bond for Water (Milcrofton) - \$14,000.

**Recommendation:** Extend in the current amount for a period of one (1) year.

22. **Watkins Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.

**Recommendation:** Extend in the current amount for a period of six (6) months.

23. **Watkins Creek, Section 3** – Maintenance Bond for Wastewater Collection System - \$33,301.

**Recommendation:** Extend in the current amount for a period of one (1) year.

24. **Watkins Creek, Section 4** – Maintenance Bond for Water (Milcrofton) - \$3,500.

**Recommendation:** Extend in the current amount for a period of one (1) year.

25. **Watkins Creek, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.

**Recommendation:** Release the bond.

**FINAL PLATS:**

27. **Final Plat Review for Silver Stream Farm, Section 8, containing 28 lots on 10.25 acres located off Rocky Fork Road in the 5<sup>th</sup> Voting District (1-2010-404).**

This plat is in order. Approval is recommended pending:

1. Posting of a performance bond in the amount of \$310,000 for roads, drainage, and erosion control;
2. Posting of a performance bond for water services in the amount of \$6,450, as specified by the Nolensville/College Grove Utility District;
3. Posting of a performance bond for sewer services in the amount of \$132,100, as specified by Metro Nashville Water and Sewerage Services;
4. Posting of a performance bond in the amount of \$37,250 for landscaping improvements;

5. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Submission 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 Cain seconded the motion, which passed by unanimous vote.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 26**

**SITE PLAN REVIEW FOR FRANKLIN CHRISTIAN ACADEMY (BETHLEHEM UNITED METHODIST CHURCH), ON 6.70 ACRES LOCATED AT 2419 BETHLEHEM LOOP ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2010-021).**

Chairman Lackey stated the applicant has requested a deferral of this item.

There being no comments, Commissioner Murdic made a motion to defer this item to the July 8, 2010 meeting. Commissioner Crohan seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 7:09 p.m.

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

\_\_\_\_\_ CHAIRMAN JOHN LACKEY