

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 10, 2011**

MEMBERS PRESENT

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

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Anna Shell, Planner
Lincoln Sweet, Planner
Floyd Heflin, County Engineer
William Andrews, Assistant to County Engineer
Kristi Ransom, Attorney
Sheila Myers, Administrative Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, November 10, 2011 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Walton arrived at approximately 7:05 p.m. after Roll Call. Commissioners Lane and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 21 and Item 22 have been withdrawn.
2. The Zoning Ordinance Update Steering Committee will meet at the end of the month to discuss the comments concerning Module III of the update to the Williamson County Zoning Ordinance. The adoption of the Plan will also be discussed, as well as zoning map changes. The zoning maps will be presented to the public in January, 2012.
3. The Williamson County Regional Planning Commission will meet in a special session on Thursday, December 15, 2011. This meeting will include a Public Hearing for the consideration and adoption of an update to the Williamson County Major Thoroughfare Plan.
4. Staff has been in discussions with the Highway Commission and Highway Department concerning a road acceptance policy, which will be discussed with the Planning Commission in December.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the October 13, 2011 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:

Chairman Lackey asked if anyone would like to pull any of the bonds for separate consideration.

Mr. Horne stated the applicant for Item 5, Bell Pond, would like to have this item considered separately.

BONDS:

1. **Arrington Retreat, Section 1** – Maintenance Bond for Wastewater Collection System - \$51,570.
Recommendation: Extend in the current amount for a period of one (1) year.

2. **Arrington Retreat, Section 1** – Performance Bond for Landscaping - \$115,750.
Recommendation: Convert to Maintenance in the amount of \$34,725 and extend for a period of six (6) months.
3. **Arrington Retreat, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System - \$137,800.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Arrington Retreat, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$360,000.
Recommendation: Extend in the current amount for a period of six (6) months.
5. **Bell Pond** – Pulled from Consent.
6. **Belle Vista, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$130,000.
Recommendation: Extend in the current amount for a period of six (6) months.
7. **Brienz Valley Addition, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$82,000.
Recommendation: Extend in the current amount for a period of six (6) months.
8. **Durham Manor** – Maintenance Bond for Roads, Drainage and Erosion Control - \$210,000.
Recommendation: Extend in the current amount for a period of six (6) months.
9. **Inns of the Cove, Section 1** – Performance Bond for Landscaping - \$133,450.
Recommendation: Extend in the current amount for a period of one (1) year with a review in six (6) months. If the project is not complete within the one (1) year time frame the bond could be called.
10. **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 six (6) months and request the proper Geotechnical certification and Design Engineer certifications be forwarded to the office of the Williamson County Engineering Department for review in order to proceed to a maintenance bond within this time frame.
11. **Ivan Creek** – Performance Bond for Landscaping - \$53,550.
Recommendation: Extend in the current amount for a period of seven (7) months and completion required or the bond could be called.
12. **Ivan Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$375,000.
Recommendation: Extend in the current amount for a period of six (6) months and request the proper Geotechnical certification and Design Engineer certifications be forwarded to the office of the Williamson County Engineering Department for review in order to proceed to a maintenance bond within this time frame.
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. **Silver Stream Farm, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$90,000.
Recommendation: Extend in the current amount for a period of six (6) months and request the record drawings are received and all minor drainage deficiencies be corrected in order to work toward a release of this bond.

15. **Silver Stream Farm, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$80,000.
Recommendation: Extend in the current amount for a period of six (6) months and request the record drawings are received and all minor drainage deficiencies be corrected in order to work toward a release of this bond.

16. **Stag's Leap, Section 2A** – Performance Bond for Roads, Drainage and Erosion Control - \$206,000.
Recommendation: Extend in the current amount for a period of six (6) months and request the proper Geotechnical certification and Design Engineer certifications be forwarded to the office of the Williamson County Engineering Department for review in order to proceed to a maintenance bond within this time frame.

17. **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.

18. **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.

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

ITEM 5

BELL POND, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see revised Staff report), recommending this bond be extended in the current amount of \$45,000 for a period of six (6) months.

Chairman Lackey asked for any comments.

Ms. Lyn Standifird, 1200 Bell Pond Lane, the applicant, stated she believes the bond amount is too high. She stated the highest bid for repair that she has received is \$22,000, with others at \$7,000 to \$11,000. She also stated that she has not received any response from Staff concerning an email that she sent about this bond and the repairs needed. She asked that the Bond be reduced to \$30,000 and eliminate the 80% build-out requirement.

Commissioner Mosley asked if the bond could be reduced.

Mr. Andrews stated Staff would not change the recommendation. He also stated that Staff has records of punch list repair items that were given to the applicant and that he has met on-site with the applicant several times to go over the issues. The applicant has made some repairs, but as stated in the report, there are still areas that need to be repaired. Mr. Andrews also stated he did not believe the County could bid the work necessary to complete the improvements for the amounts that the applicant has suggested and he is not comfortable

changing the bond amount. He also noted that the Staff report that was sent to the applicant was the answer to her email concerning this bond.

Commissioner Crohan asked if all the repairs are made what would Staff's recommendation be as far as the build-out is concerned.

Mr. Andrews stated this bond is technically at the end of the bond period and if the repairs were made then Staff would look at trying to have the bond released.

Commissioner Crohan asked if Staff would have an issue with bringing this Item back in thirty (30) days to see if the repairs were made.

Mr. Andrews stated Staff would not have issue with doing that, but he is not sure the repairs could be made in that timeframe.

Commissioner Givens stated the Highway Department has issues with this and we are currently looking at a road acceptance policy, she would prefer to wait until this policy is in affect.

Commissioner Baldree stated she agreed with Commissioner Givens.

Chairman Lackey stated the concern right now is the road deficiencies, not the build-out. When the deficiencies are made we can discuss the build-out.

Mr. Andrews stated the Highway Department may have some stipulations if a subdivision has a build-out of less than 80%.

Commissioner Crohan asked if the applicant had been given a list of what needs to be done to bring the road up to specifications.

Mr. Andrews stated he had provided a punch list to the applicant and copies are on file in the Engineering Department.

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

PUBLIC HEARINGS:

ITEM 19

**SITE PLAN AND CONDITIONAL USE REVIEW FOR STEVEN CURTIS
CHAPMAN PRIVATE RECORDING STUDIO, ON 11.86 ACRES LOCATED AT
232 ARROWHEAD ROAD IN THE 9TH VOTING DISTRICT (5-2011-033)**

Mr. Holmes reviewed the background (see Staff report), recommending approval with the condition that the applicant complete an Affidavit of Compliance to ensure continued adherence to Section 4520 (X) of the Williamson County Zoning Ordinance, the approved Site Plan, the applicant's Letter of Intent, and the use of only 2,240 square feet as illustrated on the Site Plan and the Floor Plan.

Chairman Lackey opened the public hearing.

Mr. Walter Davidson, representing the applicant, was in attendance for any questions.

Ms. Robin Dahl, 222 Arrowhead Road, stated she was concerned about the noise that could be associated with this use and she wants to be sure this will not be an issue.

Mr. Holmes stated that this use is required by the Zoning Ordinance to be sound-proofed.

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

Chairman Lackey asked for any comments from Commission members.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 20

SITE PLAN REVIEW FOR GRACE CHAPEL AND ACADEMY, ON 41.26 ACRES LOCATED AT 3279 SOUTHALL ROAD IN THE 2ND VOTING DISTRICT (5-2011-004)

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

1. The consolidation plat be recorded prior to the issuance of an approved Zoning Certificate; and
2. The posting of a Landscaping Bond in the amount of \$32,050.

Chairman Lackey asked for any comments from Commission members.

Chairman Lackey inquired about the septic area.

Mr. Holmes stated this use will be served by the alternative wastewater system which is located on the church's property. He also stated the Wastewater Consultant has indicated the system will adequately support this additional use.

Chairman Lackey asked if the traffic was within standards.

Mr. Holmes stated that it was.

Chairman Lackey then asked if this was done without being permitted.

Mr. Holmes stated the church purchased Lot 101 of the Garner Subdivision and converted the house to the church's office without County approval. Approval of the site plan would remedy this violation.

Commissioner Murdic asked if the easement through the Garner Subdivision is still going to be used to access this converted office building.

Mr. Holmes stated the easement will still be used to access the church office.

Commissioner Fisher asked if it was possible for the church to construct another entrance to the office.

Commissioner Baldree stated she agreed with Commissioner Fisher that the church should construct another entrance to the office.

Commissioner Mosley stated he also agrees with this and that there needs to be an adequate landscaping buffer between the church's office and the adjacent property owners.

Chairman Lackey asked if the church office and the subdivision are using the same easement.

Mr. Holmes stated that was correct. He also stated the church has its own private entrance, but the office will still utilize the easement.

Commissioner Crohan asked if this property was being taken out of the Garner Subdivision.

Mr. Holmes stated that it was, but they would still have use of the easement.

Commissioner Crohan then asked if there was room to create another entrance for the office to take it off this easement.

Mr. Jason Morelock, Perry Engineering, representing the applicant, stated the applicant would prefer not to have to construct another road to the office. He also stated the applicant was putting in over \$30,000 worth of landscaping to screen the property from the neighboring property.

Commissioner Fisher asked what the objection was to putting in another entrance.

Mr. Royce Stokes, builder for the applicant, stated the applicant was not adamantly opposed to constructing a new entrance, but he would rather defer this item to determine how to construct an entrance to the office from the church property. He stated it would have to be a severely long driveway and would probably be less attractive to the community. He stated he felt the landscaping would be better than a new drive. He also stated this easement road will have a six (6) foot berm, the entire length of the easement.

Commissioner Baldree stated she still feels this property should be accessed from the church's property and not the private easement.

Mr. Stokes stated he would need to confer with the applicant and the engineer and will need more time to discuss the options. He asked to defer this item until the January 12, 2012 meeting.

There being no other comments, Commissioner Crohan made a motion to defer this item to the January 12, 2012 meeting. Commissioner Walton seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 21

FINAL PLAT REVIEW FOR HARRY T. DRURY JR. LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 124.56 ACRES LOCATED OFF DRURY LANE IN THE 2ND VOTING DISTRICT (1-2011-406)

This item was withdrawn.

ITEM 22

FINAL PLAT REVIEW FOR LOG VALLEY TRAIL ESTATES. LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 72.15 ACRES LOCATED OFF DRURY LANE IN THE 2ND VOTING DISTRICT (1-2011-407)

This item was withdrawn.

OTHER:

ITEM 23

**ESTABLISHMENT OF BOND AMOUNT FOR LANDSCAPING FOR
CARTCON1 AIRSOFT LOCATED AT 8425 HORTON HIGHWAY (5-2011-031)**

Mr. Sweet reviewed the background (see Staff report) recommending the establishment of a Performance Bond for landscaping in the amount of \$21,492.

Chairman Lackey asked for any comments from Commission members.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Cain seconded the motion, which passed by unanimous 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 DECEMBER 8, 2011**

_____ CHAIRMAN JOHN LACKEY