

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF APRIL 12, 2012**

MEMBERS PRESENT

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
Michael Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Katy Daugherty, 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, April 12, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Cain and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Katy Daugherty has been hired as the new Planner to replace Anna Shell.
2. The County Commission will be holding a public hearing on May 14, 2012 at 7:00 p.m. to consider the adoption of the update to the Williamson County Zoning Ordinance.
3. Voting System for the next meeting will be new.
4. At the end of the meeting Staff would like to discuss the next Special Area Plan.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the March 8, 2012 Planning Commission meeting.

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

Chairman Lackey asked for a motion to consider the minutes of the March 15, 2012 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.

OLD BUSINESS:

ITEM 1

CARTWRIGHT CLOSE, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Ms. Ransom reviewed the background (see Staff report) recommending this Item be deferred to the May, 2012 meeting where Staff will likely recommend a declaration of default if replacement Letters of Credit have not been received by that time.

Chairman Lackey asked for any comments from the Commission.

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 2

GROVE PARK, ADDITION 1, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Ms. Ransom reviewed the background (see Staff report) recommending this Item be deferred to the May, 2012 meeting where Staff will likely recommend a declaration of default if replacement Letters of Credit have not been received by that time.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 3

IVAN CREEK, PERFORMANCE BOND FOR LANDSCAPING

Ms. Ransom reviewed the background (see Staff report) recommending deferring action on this bond to the May, 2012 meeting, giving the developer time to finalize the replacement Letters of Credit.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 4

IVAN CREEK, PERFORMANCE BOND FOR OFF-SITE ROAD IMPROVEMENTS

Ms. Ransom reviewed the background (see Staff report) recommending deferring action on this bond to the May, 2012 meeting, giving the developer time to finalize the replacement Letters of Credit.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 5

IVAN CREEK, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Ms. Ransom reviewed the background (see Staff report) recommending deferring action on this bond to the May, 2012 meeting, giving the developer time to finalize the replacement Letters of Credit.

Chairman Lackey asked for any comments from the Commission.

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

CONSENT AGENDA:

BONDS:

6. **Addition to Legends Ridge, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$38,000.
Recommendation: Extend in the current amount for a period of six (6) months to allow the process of accepting the streets for maintenance by the Williamson County Highway Department to be completed.
7. **Addition to Legends Ridge, Section 3** - Maintenance Bond for Roads, Drainage and Erosion Control - \$8,000.
Recommendation: Extend in the current amount for a period of six (6) months.
8. **Breinz Valley Addition, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control – \$75,000.
Recommendation: Extend in the current amount for a period of six (6) months.
9. **Cascade Estates** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Chardonnay, Section 1** – Maintenance Bond for Landscaping - \$24,700.
Recommendation: Release the bond.
11. **Grace Chapel Academy** – Maintenance Bond for Landscaping - \$17,200.
Recommendation: Release the bond.
12. **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 and request during this timeframe that the applicant should be working on converting this bond to maintenance.
13. **Silver Stream Farm, Section 1B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$120,000.
Recommendation: Release the bond.
14. **Silver Stream Farm, Section 5** – Maintenance Bond for Landscaping - \$6,400
Recommendation: Release the bond.
15. **Stag's Leap, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000.
Recommendation: Extend in the current amount for a period of six (6) months and request the developer obtain all required certifications in order to work towards release of the bond.

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

PUBLIC HEARINGS:

ITEM 16

SITE PLAN AND CONDITIONAL USE REVIEW FOR MID AMERICA DISTRIBUTORS (TEMPORARY FIREWORKS STAND), ON 1.32 ACRES LOCATED AT 1270 LEWISBURG PIKE IN THE 2ND VOTING DISTRICT (5-2012-011)

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

1. That the time period for this approval be limited to sixteen (16) days annually; specifically from June 20 through July 5;
2. This approval shall be valid for two (2) years unless the Site Plan is amended per the criteria set forth in Section 4200 (D) (2) of the Williamson County Zoning Ordinance;
3. That the applicant be required to provide proof of insurance in the amount of \$1,000,000 each occurrence for bodily injury liability and property damage liability prior to June 6, 2013, indicating Williamson County as an additional insured; and
4. That the applicant be required to hire a police officer to direct traffic on July 3rd and 4th in 2012 and 2013, from 4 p.m. to 8 p.m.

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 from the Commission.

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

FINAL PLATS:

ITEM 17

FINAL PLAT REVIEW FOR IVAN CREEK, (REVISED), CONTAINING 58 LOTS ON 127.76 ACRES LOCATED OFF PEYTONSVILLE ROAD IN THE 3RD VOTING DISTRICT (1-2012-403)

Mr. Holmes reviewed the background (see Staff report) recommending approval subject to the signatures of all lot owners within the development being affixed to the plat and that all of the replacement Letters of Credit (Items 3, 4, and 5) must be received prior to execution of the plat.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 18

FINAL PLAT REVIEW FOR LAURELBROOKE, SECTION 8 (REVISED), CONTAINING 8 LOTS ON 40.11 ACRES LOCATED OFF SNEED ROAD IN THE 8TH VOTING DISTRICT 1-2012-405)

This item was withdrawn.

ITEM 19

FINAL PLAT REVIEW FOR REYNOLDS PROPERTY. LARGE LOT EASEMENT SUBDIVISION (RE-APPROVAL), CONTAINING 4 LOTS ON 151.89 ACRES LOCATED OFF OLD ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2012-406)

Mr. Sweet reviewed the background (see Staff report) recommending re-approval of the request.

Chairman Lackey asked for any comments from the Commission.

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 20

FINAL PLAT REVIEW FOR STANFORD ACRES. LARGE LOT EASEMENT SUBDIVISION, CONTAINING 2 LOTS (2ND AND 3RD LOT ON EASEMENT), ON 15 ACRES LOCATED OFF PEYTONSVILLE ROAD IN THE 3RD VOTING DISTRICT (1-2012-404)

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

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton asked for clarification of the number of lots in this development.

Mr. Holmes stated there are two (2) lots associated with this request. A third lot that currently exists does not have to be platted and is exempt from the Subdivision Regulations.

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

OTHER:

ITEM 21

RESOLUTION FOR THE RECOMMENDATION OF THE UPDATE TO THE WILLIAMSON COUNTY ZONING ORDINANCE AND OFFICIAL ZONING MAP

Mr. Matteson reviewed the background (see Staff report) recommending the approval of the revised Zoning Ordinance and Official Zoning Map, the revisions to the text as outlined in Attachment 21-3, and that the Resolution be forwarded to the County Commission for adoption.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed eight (8) to one (1), with Commissioner Mosley voting "No".

ITEM 22

UPDATE ON MYSTIC RIDGE (AKA STILLWATER) LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT

Mr. Charles Morton, attorney representing Eagle Ridge Investments, addressed the Planning Commission and stated at this time Eagle Ridge and its Lenders are still working on the financing of this development.

Commissioner Walton asked where the County stands if the development is foreclosed.

Ms. Ransom stated either Staff would contact the new owners or the new owners would contact Staff. There are no Letters of Credit on this development, as there were no Final Plats recorded.

There being no other comments Commissioner Murdic recommended that the applicant report at the May, 2012 meeting. Motion died due to lack of second.

SPECIAL AREA DISCUSSION:

There being no other comments Commissioner Walton recommended that the applicant report to Staff in writing before the May, 2012 meeting. Commissioner Givens seconded the motion, which passed by unanimous vote.

Mr. Matteson reminded the Commission that Staff has been working on the Special Area Plans called for in the Comprehensive Plan. The College Grove and Leiper's Fork studies have been completed. The next step is to decide which area to do next, either Grassland or Triune. Staff believes that the Grassland Plan should be the next one that should be completed due to the fact that there is more development pressure in the Grassland area than there is in the Triune area.

Following some discussion, the Commission agreed that the Grassland Village should be the next Area Plan that is conducted by the County.

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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 MAY 10, 2012

_____ CHAIRMAN JOHN LACKEY