

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF APRIL 11, 2013**

**MEMBERS PRESENT**

Robin Baldree  
John Cain  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Steve Lane  
Pete Mosley  
Tom Murdic  
Paul Pratt, Jr.  
Jack Walton

**STAFF PRESENT**

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

The Williamson County Regional Planning Commission met in regular session Thursday, April 11, 2013 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Sanders was unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Items 18, 19, 21 and 22 were withdrawn.
2. The Power of Ten Region Summit meeting will be held May 1, 2013 at the War Memorial Auditorium from 1:00 – 6:00 p.m. This event is free to all Public Officials and will help toward Continuing Education Credits.
3. Mike Matteson will be attending the APA National Conference at which he will be making a Presentation with Steve Tocknell and Wendy Mueller concerning Traffic Sheds.
4. Commissioner John Cain has tendered his resignation from the Planning Commission. Commissioner Cain has served the Planning Commission since 1997 and will be missed. We wish him a happy retirement.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the March 14, 2013 Planning Commission meeting.

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

**CONSENT AGENDA:**

Chairman Lackey stated Staff has pulled Item 9 from the Consent Agenda and asked if any of the Commissioners would like to pull an item for separate discussion.

Commissioner Mosley stated he would like to pull Item 24, Silver Stream Farm, Section 4B, Final Plat from the Consent Agenda.

**BONDS:**

3. **Breizn Valley Addition, Section 1** – Performance Bond for Water (HB & TS) - \$163,000.  
**Recommendation:** Convert to Maintenance in the amount of \$24,450 until July 27, 2013.

4. **Breiz 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.
5. **Cascade Estates** - Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000  
**Recommendation:** Extend in the current amount for a period of six (6) months.
6. **Estates of Gallant Ridge** – Performance Bond for Roads, Drainage and Erosion Control - \$220,000.  
**Recommendation:** Reduce to the amount of \$176,000 and extend for a period of one (1) year.
7. **Inns of the Cove, Section 1** – Performance Bond for Landscaping - \$30,050.  
**Recommendation:** Convert to Maintenance in the amount of \$9,015 for a period of six (6) months.
8. **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.
9. **Not on Consent.**
10. **Security Central Storage** – Maintenance Bond for Landscaping - \$3,100.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
11. **Silver Stream Farm, Section 8** – Performance Bond for Landscaping - \$37,250.  
**Recommendation:** Convert to Maintenance in the amount of \$11,175 for a period of six (6) months.
12. **Stag's Leap, Section 1** – Performance Bond for Off-Site Roads, Drainage and Erosion Control - \$35,000.  
**Recommendation:** Convert to Maintenance in the amount of \$15,000 for a period of one (1) year.
13. **Stag's Leap, Section 2B** – Performance Bond for Wastewater Collection System - \$30,600.  
**Recommendation:** Convert to Maintenance in the amount of \$9,180 for a period of two (2) years.
14. **Stag's Leap, Section 2B** – Performance Bond for Water (Milcrofton) - \$90,000.  
**Recommendation:** Convert to Maintenance in the amount of \$9,000 for a period of one (1) year.
15. **Stag's Leap, Section 2B** – Performance Bond for Roads, Drainage and Erosion Control - \$227,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
16. **Stag's Leap, Section 3A** – Performance Bond for Wastewater Collection System - \$5,100.  
**Recommendation:** Convert to Maintenance in the amount of \$1,530 for a period of two (2) years.

17. **Stag's Leap, Section 3A** – Performance Bond for Roads, Drainage and Erosion Control - \$9,000.

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

**FINAL PLATS:**

**ITEM 23**

**FINAL PLAT REVIEW FOR SADDLE SPRINGS, PHASE 2A, SECTION 7 (REVISED), CONTAINING 9 LOTS ON 72.94 ACRES, LOCATED OFF BETHESDA-ARNO ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2013-404)**

The Plat is in order, and Staff recommends approval subject to the signing of the plat by all owners of all lots in this Section prior to the recording of the plat.

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

**ITEM 9**

**KING'S CHAPEL, SECTION 2B, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL**

Mr. Andrews reviewed the background recommending that this bond be extended in the current amount of \$75,000 for a period of three (3) months and requested the applicant be present to advise when the final Geotechnical Certifications would be available. He also stated the applicant is in attendance and has provided the geotechnical data requested: therefore, Staff can work towards converting this bond to Maintenance.

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

**ITEM 24**

**FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 4B, CONTAINING 18 LOTS ON 14.19 ACRES, LOCATED OFF ROCKY FORK ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2013-408)**

Mr. Horne reviewed the background recommending approval subject to the following stipulations:

1. Posting of a performance bond in the amount of \$225,000 for roads, drainage and erosion control;
2. Posting of a performance bond in the amount of \$50,000 for water improvements as specified by Nolensville/College Grove Utility District;
3. Posting of a performance bond in the amount of \$100,000 for sewer improvements as specified by Metro Nashville Water & Sewerage Services;
4. Execution of a Stormwater Maintenance Agreement and Submission of an Operation and Maintenance Plan for Stormwater improvements; and
5. The applicant provide two (2) copies of the approved Final Plat in .DWG format on recordable media based on the Tennessee State Plane Coordinate System prior to the signature and recording of the plat.

Commissioner Mosley asked if this plat had a private driveway that would be land locked due to these roadway improvements.

Mr. Andrews stated this is a small section that ties into Section 3 and that there is not a private driveway located in this Section.

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

**PUBLIC HEARINGS:**

**ITEM 18**

**AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING CRAFT DISTILLERIES (6-2013-004)**

This item was withdrawn.

**CONCEPT PLANS:**

**ITEM 19**

**CONCEPT (SKETCH) PLAN REVIEW FOR BLACKBERRY RIDGE, CONTAINING 15 LOTS ON 144.90 ACRES, LOCATED OFF BENDING CHESTNUT ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2013-200)**

This item was withdrawn.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 20**

**SITE PLAN REVIEW FOR ARRINGTON RETREAT AMENITY CENTER, ON 155.34 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2013-007)**

Mr. Holmes reviewed the background (see Staff report) recommending approval with the following stipulations;

1. The posting of a Performance Bond for landscaping improvements in the amount of \$20,845; and
2. The revision of the Stormwater Maintenance Agreement.

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

**ITEM 21**

**SITE PLAN REVIEW FOR THE RETREAT AT BIG EAST FORK (RURAL RETREAT, EXTENSIVE), ON 184.02 ACRES, LOCATED AT 5375 BIG EAST FORK ROAD IN THE 1<sup>ST</sup> VOTING DISTRICT (5-2013-008)**

This item was withdrawn.

**FINAL PLATS:**

**ITEM 22**

**FINAL PLAT AND VARIANCE REQUEST FOR OFF-SITE SEPTIC EASEMENT FOR HILLSBORO VALLEY ADDITION, LOT 3, CONTAINING 1 LOT ON 3.65 ACRES, LOCATED AT 2216 HILLSBORO VALLEY ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (4-2013-006)**

This item was withdrawn.

**ITEM 23**

**FINAL PLAT REVIEW FOR SADDLE SPRINGS, PHASE 2A, SECTION 7 (REVISED), CONTAINING 9 LOTS ON 72.94 ACRES LOCATED OFF BETHESDA ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2012-404)**

This item was on the Consent Agenda.

**OTHER**

**ITEM 25**

**BRIGHTSTONE PRESENTATION**

Mr. Matteson reviewed the background (see Staff report) and indicated that representatives of BrightStone were in attendance and wished to address the Commission.

Mr. Dick Wells, Chairman of BrightStone Board introduced Ms. Brenda Hauk, Founder and Executive Director of Brightstone.

Ms. Hauk gave a brief presentation describing BrightStone and what this facility means for adults 21 years old and up that have a developmental disability.

Ms. Peggy Moss, parent of a student at BrightStone, spoke briefly and urged the Commission to favorably consider the amendments that will be on the May, 2013 agenda concerning this type of use.

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There being no further business, the meeting was adjourned at approximately 7:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MAY 9, 2013**

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