

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 13, 2013**

MEMBERS PRESENT

Don Crohan
Susan Fisher
Holli Givens
John Lackey
Bryan Richter
Tom Murdic
Steve Lane
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
William Andrews, Assistant to County Engineer
Aaron Holmes, Planning Coordinator
Katy Rucker, Planner
Lincoln Sweet, Planner
Kristi Ransom, Attorney
Lania Escobar, Administrative Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, June 13, 2013 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Mosley, Pratt, Sanders and Baldree were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 13, Item 24 and Item 29 have been withdrawn from the agenda.
2. Grassland Community Meeting was held on June 4th and attendance was good. The next meeting will occur in late August or early September.
3. New Planning Commission member Bryan Richter has replaced John Cain.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the May 9, 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Chairman Lackey stated Item 13 has been withdrawn from the Agenda and asked if any of the Commissioners would like to pull an item for separate discussion from the Consent Agenda.

BONDS:

3. **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.
4. **Brienz Valley, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for a period of six (6) months.
5. **Brienz Valley, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Review at the July, 2013 meeting.
6. **King's Chapel, Section 2C** – Performance Bond for Roads, Drainage and Erosion Control - \$145,000.

Recommendation: Convert to Maintenance in the amount of \$60,000 for a period of one (1) year.

7. **Silver Stream Farm, Section 8** – Maintenance Bond for Sewer - \$20,000
Recommendation: Release the bond.
8. **Temple Hills, Section 16, Phase B** – Performance Bond for Roads, Drainage and Erosion Control - \$175,000.
Recommendation: Convert to Maintenance in the amount of \$135,000 for a period of one (1) year.
9. **The Grove, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Convert to Maintenance in the amount of \$50,000 for a period of one (1) year.
10. **The Grove, Section 1** – Maintenance Bond for Wastewater Collection System - \$55,875.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **The Grove, Section 1** – Performance Bond for Landscaping - \$200,870.
Recommendation: Extend in the current amount for a period of six (6) months.
12. **The Grove, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System - \$495,250.
Recommendation: Extend in the current amount for a period of one (1) year.
13. **The Grove, Section 1** – ~~Withdrawn.~~
14. **The Grove, Section 2** – Performance Bond for Water - \$75,000.
Recommendation: Convert to Maintenance in the amount of \$75,000 until September 14, 2013 meeting.
15. **The Grove, Section 2** – Performance Bond for Wastewater Collection System - \$454,000.
Recommendation: Convert to Maintenance in the amount of \$136,200 for a period of one (1) year.
16. **The Grove, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$650,000.
Recommendation: Convert to Maintenance in the amount of \$375,000 for a period of one (1) year.
17. **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.
18. **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.
19. **Watkins Creek, Section 5** – Performance Bond for Landscaping - \$5,800.
Recommendation: Extend in the current amount for a period of six (6) months.
20. **Watkins Creek, Section 5** – Performance Bond for Water - \$17,500
Recommendation: Review at the July, 2013 meeting.
21. **Watkins Creek, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$225,000.
Recommendation: Extend in the current amount for a period of six (6) months.
22. **Watkins Creek, Section 5** – Performance Bond for Wastewater Collection System - \$127,400
Recommendation: Convert to Maintenance in the amount of \$38,220 for a period of one (1) year.

ITEM 31

FINAL PLAT REVIEW FOR THE GROVE, SECTION 3, CONTAINING 11 LOTS ON 5.28 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2013-412)

Staff recommends approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$44,600 for the wastewater collection system;
2. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
3. 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.

ITEM 32

FINAL PLAT REVIEW FOR THE GROVE, SECTION 4, CONTAINING 35 LOTS ON 19.59 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2013-411)

Staff recommends approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$413,000 for roads, drainage and erosion control improvements;
2. The posting of a Performance Bond in the amount of \$141,900 for the wastewater collection system;
3. The posting of a Maintenance Bond in the amount of \$20,000 for water improvements as specified by Milcrofton Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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 on the Consent Agenda items. Commissioner Lane seconded the motion, which passed by unanimous vote.

PUBLIC HEARINGS:

ITEM 23

AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING MAXIMUM GROSS RESIDENTIAL DENSITY WITHIN THE MUNICIPAL GROWTH AREA-1 (MGA-1) AND MUNICIPAL GROWTH AREA-5 (MGA-5) DISTRICTS

Mr. Holmes reviewed the background (see Staff report), recommending this resolution be forwarded to the County Commission for consideration.

Chairman Lackey asked for any comments or questions from the Board.

Commissioner Crohan asked if non-residential structures were covered in another Article of the Ordinance. Mr. Holmes indicated that they were.

Chairman Lackey opened the Public Hearing for comments. There being no comments, the Public Hearing was closed.

There being no other comments, Commissioner Murdic made a motion to forward the attached Resolution to the County Commission for consideration with a recommendation of adoption. Commissioner Crohan seconded the motion, which passed by unanimous vote.

ITEM 24 – WITHDRAWN

CONCEPT PLANS:

Mr. Matteson explained to the Commission that the next two Items are both Concept Plans. However, Blackberry Ridge is a Conservation Subdivision, which requires the Commission to vote on the item. The other, Hillsboro Cove, is a Traditional Subdivision, which does not require a vote, only comments for future submittals.

ITEM 25

CONCEPT PLAN REVIEW FOR BLACKBERRY RIDGE, CONTAINING 15 LOTS ON 144.90 ACRES, LOCATED OFF BENDING CHESTNUT ROAD IN THE 2ND VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report), recommending approval of the Concept Plan.

The Preliminary Plat must address the following:

1. Identification of lots requiring engineered Site Plans per Article 13 of the Zoning Ordinance;
2. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer; and
3. Submission of water plans for review and approval by HB&TS Utility District.

The Final Plat must address the following:

1. Prior to consideration, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of performance bonds for water improvements as specified by HB&TS Utility District;
4. Submission and approval of landscaping plans, and establishment of a performance bond for the same;
5. Execution 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.

Chairman Lackey asked for comments or questions.

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

ITEM 26

CONCEPT (SKETCH) PLAN REVIEW FOR HILLSBORO COVE, CONTAINING 20 LOTS ON 34.40 ACRES, LOCATED OFF OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT

Mr. Matteson reviewed the background (see Staff report). Mr. Matteson added that there were several correspondences received from the community and a copy of each has been provided to each commission.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer;
2. Approval by TDOT of the subdivision access point location as well as the proposed deceleration lane improvements;
3. Submission of water plans for review and approval by H.B.&T.S. Utility District; and
4. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat must address the following:

1. Prior to submittal of a Final Plat, the deceleration lane improvements at the site entrance must be completed in accordance with the approved plans;
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
3. Establishment of performance bonds for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of H.B.&T.S. Utility District;
5. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
7. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management;
8. Dedication of right-of-way 30 feet off centerline of Old Hillsboro Road; and

9. 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.

Commissioner Walton felt that this area was largely a Five (5) acre or greater area, and this should be zoned as a Five (5) acre minimum district.

Mr. Matteson stated that this area has been zoned to allow roughly one (1) unit per acre since the 1988 Zoning Ordinance.

Commissioner Fisher asked that the developer consider a Conservation Subdivision that would preserve the rural character of the area and maintain the 5 acre minimum.

Jason Goddard, Landscape Architect, Tim Turner, T-Squared Engineering and Applicant, Kenneth Green, stated they are trying to put together a subdivision that meets the requirements of the Zoning Ordinance for this area. Mr. Goddard stated that from the street view this subdivision would appear to be large parcels.

Mr. Horne asked the applicant what the structure was to the rear of the property. Mr. Goddard stated it was a shed.

Commissioner Mary Brockman stated that technically this would be allowed within the regulations of the Zoning Ordinance. She noted the only two developments in the area are both larger parcel developments, and would ask the developer to reconsider keeping this development within the current character of the community, which would be larger parcels.

Commissioner Lackey stated he felt the one (1) acre zoning for this area went back to the 1970's and indicated to Commissioner Brockman that this might be a good time to pursue a resolution to address her concerns.

Commissioner Crohan asked for explanation on the cul-de-sac variance request. Mr. Matteson stated the cul-de-sac variance would be addressed at the Preliminary Plat approval stage. Mr. Goddard added the current length is 2000 feet and exceeds the maximum length of 1300 feet per the Subdivision Regulations.

Commissioner Crohan also expressed concern about the septic areas on these lots. Mr. Turner stated the soil mapping has already been done on this property and acceptable soils have been found on each lot that would allow Four (4) and Five (5) bedroom homes, and the Department of Sewage Disposal Management has given preliminary approval for the soil areas.

PRELIMINARY PLATS:

REVISED ITEM 27

PRELIMINARY PLAT REVIEW FOR ARRINGTON RETREAT, PHASE 2, CONTAINING 38 LOTS ON 20.58 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report), recommending approval of the preliminary plat.

The Plat is in order, and Staff recommends approval of this request, as well as the requested variances. In conjunction with Final Plat consideration, the following items will need to be addressed:

1. Prior to Final Plat consideration, the applicant shall submit HOA documents for review and approval by the County Attorney for Planning and Environment. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;
2. Establishment of a Performance Bond for roads, drainage and erosion control;
3. Establishment of a Performance Bond for water improvements in favor of Nolensville/College Grove Utility District;
4. Establishment of a performance bond for the wastewater collection system;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
6. Providing two (2) copies 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 Final Plat.

Chairman Lackey asked for comments or questions.

Commissioner Walton asked about the minimum open space requirements for Conservation Subdivisions and how that applies to this Section of Arrington Retreat. Mr. Matteson stated that the overall subdivision for Arrington Retreat has 50% open space, and it is typical to have the open space broken up among different Sections.

Commissioner Richter asked about the reduction of right-of-way. Mr. Heflin stated that in order to construct the sidewalks outside of the rights-of-way, a forty (40) foot right-of-way had been proposed.

Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

ITEM 28

PRELIMINARY PLAT REVIEW FOR HART'S LANDMARK, CONTAINING 45 LOTS ON 49.60 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT

Mr. Matteson reviewed the background (see Staff report), recommending approval of the preliminary plat.

The Final Plat must address the following:

1. Prior to consideration, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of performance bonds for water and sewer improvements as specified by the City of Franklin and Berry's Chapel Utility, Inc. respectively;
4. Establishment of a performance bond for landscaping improvements;
5. Execution 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.

Chairman Lackey asked for comments or questions.

Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 29

FINAL PLAT REVIEW FOR CHARDONNAY, PHASE 2, SECTION 5, CONTAINING 25 LOTS ON 16.62 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT

WITHDRAWN

ITEM 30

FINAL PLAT REVIEW FOR SPARKMAN SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION (RE-APPROVAL), CONTAINING 5 LOTS ON 43.25 ACRES, LOCATED OFF S. CAROTHERS ROAD IN THE 4TH VOTING DISTRICT

Mrs. Rucker reviewed the background (see Staff report), recommending approval of the revised final plat.

Chairman Lackey asked for any comments or questions.

Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

ITEM 31

FINAL PLAT REVIEW FOR THE GROVE, SECTION 3, CONTAINING 11 LOTS ON 5.28 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT

ON CONSENT

ITEM 32

FINAL PLAT REVIEW FOR THE GROVE, SECTION 4, CONTAINING 35 LOTS ON 19.59 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT

ON CONSET

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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 JULY 11, 2013

CHAIRMAN JOHN LACKEY