

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

MEMBERS PRESENT

Don Crohan
Robin Baldree
Pete Mosley
John Lackey
Bryan Richter
Tom Murdic
Steve Lane
Jack Walton
Brian Sanders

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
William Andrews, Assistant to County Engineer
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, July 11, 2013 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Fisher, Pratt, and Givens were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcement:

1. Continuing education hours will be scheduled before the September meeting, and dinner will be served. The speaker will be Mr. Sam Edwards of Greater Nashville Regional Council.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the June 13, 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 asked if any of the Commissioners would like to pull an item for separate discussion from the Consent Agenda. There were none.

BONDS:

3. 2nd Addition at Legends Ridge – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000
Recommendation: Extend in the current amount for a period of six (6) months.
4. Black Hawk, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000
Recommendation: Extend in the current amount for a period of six (6) months.
5. Black Hawk, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000
Recommendation: Extend in the current amount for a period of six (6) months.
6. Black Hawk, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control - \$15,000
Recommendation: Extend in the current amount for a period of six (6) months.

7. Brienz Valley Addition, Section 1 – Maintenance Bond for Water (HB & TS) – \$24,450
Recommendation: Re-review at the August 2013 meeting.
8. Chardonnay, Section 1 – Performance Bond for Off-Site Water (Milcrofton) - \$160,000
Recommendation: Extend in the current amount until September 1, 2014.
9. Chardonnay, Section 3 – Maintenance Bond for Wastewater Collection System - \$15,480
Recommendation: Extend in the current amount for a period of one (1) year.
10. Chardonnay, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$331,000
Recommendation: Convert to maintenance in the amount of \$130,000 for a period of one (1) year.
11. Chardonnay, Section 4 – Performance Bond for Wastewater Collection System - \$40,700
Recommendation: Convert to maintenance in the amount of \$12,210 for a period of one (1) year.
12. Chardonnay, Section 4 – Performance Bond for Water (Milcrofton) - \$60,500
Recommendation: Reduce to maintenance in the amount of \$6,050 for one (1) year.
13. Chardonnay, Section 4 – Performance Bond for Roads, Drainage and Erosion Control - \$224,000
Recommendation: Convert to maintenance in the amount of \$100,000 for a period of one (1) year.
14. Grace Chapel Academy – Maintenance Bond for Wastewater Collection System - \$10,500
Recommendation: Release the bond.
15. Grace Chapel Academy – Maintenance Bond for Wastewater Treatment and Disposal System - \$26,550
Recommendation: Release the bond.
16. Hopewell Ridge - Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000
Recommendation: Extend in the current amount for six (6) months and allow placement of the surface mix.
17. King's Chapel, Section 2A – Maintenance Bond for Roads, Drainage and Erosion Control - \$114,000
Recommendation: Extend in the current amount for a period of six (6) months.
18. 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.
19. King's Chapel, Section 4A – Performance Bond for Water (Milcrofton) - \$10,400
Recommendation: Release the bond.
20. King's Chapel, Section 4A – Performance Bond for Wastewater Collection System - \$40,000

Recommendation: Extend in the current amount for a period of one (1) month to provide the applicant the additional opportunity to provide said correspondence.

21. King's Chapel, Section 4A – Performance Bond for Roads, Drainage and Erosion Control - \$140,000

Recommendation: Convert to maintenance in the amount of \$110,000 for a period of one (1) year.

FINAL PLATS:

22. Final Plat Review for Chardonnay, Phase 2, Section 5, containing 25 lots on 16.62 acres located off Clovercroft Road.

The plat is in order, and Staff recommends approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$310,000 for roads, drainage, and erosion control;
2. The posting of a Maintenance Bond in the amount of \$15,000 for water improvements, as specified by Milcrofton Utility District;
3. The posting of a Performance Bond in the amount of \$67,900 for the wastewater collection system;
4. The posting of a Performance Bond in the amount of \$12,550 for landscaping;
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.

Commissioner Crohan asked about a timeline for any improvements to Wilson Pike; Mr. Matteson stated that the second entrance must be constructed in conjunction with the next final plat. In regards to the realignment of Wilson Pike, which is a State road, Mr. Matteson noted that it is still a long-range project that has not been funded.

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.

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There being no further business, the meeting was adjourned at approximately 7:10 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON AUGUST 8, 2013

CHAIRMAN JOHN LACKEY