

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF FEBRUARY 13, 2014**

**MEMBERS PRESENT**

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

**STAFF PRESENT**

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

The Williamson County Regional Planning Commission met in regular session Thursday, February 13, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 17 has been withdrawn.
2. Revised reports for Items 17 and 18 have been placed before the Commission.
3. Staff asks that Items 12, 13 and 14 be pulled from the Consent Agenda for separate consideration.
4. The Grassland Village Special Area Plan will be mailed to the Planning Commission next week and the Public Hearing for this will be held at the March 2014 meeting.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the January 9, 2014 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. None of the Commissioners requested an item pulled for separate discussion. Staff noted that Items 12, 13 and 14 should be heard for separate consideration.

**BONDS:**

3. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000..  
**Recommendation:** Extend in the current amount for a period of six (6) months.
4. **Breiz Valley, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$20,000..  
**Recommendation:** Extend in the current amount for a period of six (6) months.

5. **Ivan Creek** – Performance Bond for Landscaping - \$24,100.  
**Recommendation:** Convert to maintenance in the amount of \$16,065 and extend for a period of six (6) months.
6. **King’s Chapel, Section 3A** – Maintenance Bond for Water - \$8,500  
**Recommendation:** Defer to the April 2014 meeting.
7. **King’s Chapel, Section 3A** – Performance Bond for Wastewater Collection System - \$65,000.  
**Recommendation:** Convert to maintenance in the amount of \$19,500 and extend for a period of two (2) years.
8. **King’s Chapel, Section 3A** – Performance Bond for Roads, Drainage and Erosion Control - \$126,000.  
**Recommendation:** Convert to maintenance in the amount of \$126,000 and extend for a period of one (1) year.
9. **Silver Stream Farm, Section 4A** – Performance Bond for Roads, Drainage and Erosion Control - \$10,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
10. **Silver Stream Farm, Section 6A** – Maintenance Bond for Sewer - \$15,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
11. **Silver Stream Farm, Section 8** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.  
**Recommendation:** Release the bond.
12. **Stockett Creek, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control – Pulled from consent by Staff
13. **Stockett Creek, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control – Pulled from Consent by Staff
14. **Stockett Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control – Pulled from Consent by Staff

**FINAL PLATS:**

**ITEM 18**

**FINAL PLAT REVIEW CHARDONNAY, SECTION 6, CONTAINING 24 LOTS ON 38.93 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2014-403)**

Staff recommended approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$550,000 for roads, drainage, and erosion control;
2. The posting of a Maintenance Bond in the amount of \$12,500 for water improvements, as specified by Milcrofton Utility District;
3. The posting of a Performance Bond in the amount of \$65,200 for the wastewater collection system;
4. The posting of a Performance Bond in the amount of \$12,850 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.

#### **ITEM 19**

#### **FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 4B (RE-APPROVAL), CONTAINING 27 LOTS ON 17.43 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2014-401)**

Staff recommends approval of this Final Plat with the same stipulations as the November 2013 approval, with the exception that the Performance Bond for roads, drainage and erosion control be reduced to the amount of \$210,000. This is a reduced Performance amount, from the original amount of \$310,000, based on work completed since the original amount was established by this body.

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

#### **ITEM 12**

#### **STOCKETT CREEK, SECTION 1 – Maintenance Bond for Roads, Drainage and Erosion Control**

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be extended in the current amount of \$180,000 for a period of six (6) months.

Mr. Walter Davidson, representing the applicant, stated as of this afternoon the applicant has a contract with a grading contractor to complete the drainage. He also stated he will be doing the As-built Plans that are required. The applicant has also entered into a contract with a Geo-Technical Engineering Firm to do a complete evaluation of the existing paving and curbs to recommend what needs to be done for repair prior to final topping. Hopefully, final paving will be completed when weather permits.

Chairman Lackey asked if there would be any problem reviewing this item in three (3) months.

Mr. Davidson stated there would not be.

There being no other comments, Commissioner Walton made a motion to extend in the current amount for a period of three (3) months.

Commissioner Crohan amended the motion to include a review at the March, 2014 meeting. Commissioner Givens seconded the amended motion which passed by unanimous voice vote.

Commissioner Murdic seconded the motion as amended, which passed by unanimous vote.

#### **ITEM 13**

#### **STOCKETT CREEK, SECTION 2 – Maintenance Bond for Roads, Drainage and Erosion Control**

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be extended in the current amount of \$150,000 for a period of six (6) months.

There being no other comments, Commissioner Crohan made a motion to extend in the current amount for a period of six (6) months. Commissioner Mosley seconded the motion which passed by unanimous vote.

#### **ITEM 14**

#### **STOCKETT CREEK, SECTION 3 – Maintenance Bond for Roads, Drainage and Erosion Control**

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be extended in the current amount of \$150,000 for a period of six (6) months.

There being no other comments, Commissioner Fisher made a motion to extend in the current amount for a period of six (6) months. Commissioner Richter seconded the motion which passed by unanimous vote.

#### **PUBLIC HEARING**

#### **ITEM 15**

#### **AMENDMENT TO THE OFFICIAL ZONING MAP REGARDING THE FOLLOWING TAX MAP, PARCELS AND ZONING DISTRICTS:**

#### **TO REZONE FROM RURAL PRESERVATION-1 (RP-1) TO RURAL PRESERVATION-5 (RP-5): TAX MAP 51, PARCELS 12.00, 12.02, 12.03, 12.05, 12.06, 12.07, 12.08, 12.09, 12.10, 12.11, 12.12, 12.13, 12.14, 12.16, 12.17, 12.18, 12.19, 12.20 AND 12.21 (6-2013-010)**

Mr. Matteson reviewed the background (see Staff report) recommending that the requested Map Amendment be approved and that the Resolution be forwarded to the County Commission for its consideration.

Chairman Lackey opened the public hearing.

Mr. Kurt Barton, 4219 Two Rivers Lane, representing the board members of Two Rivers, stated they wanted to preserve the rural nature of the area. He urged the Commission to endorse this request due to the fact that all of the owners of the lots in the subdivision want the rezoning.

Commissioner Todd Kaestner, 9<sup>th</sup> District, 3210 Del Rio Pike, urged the Commission to support this rezoning as all of the residents of Two Rivers have requested it.

There being no others wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments.

Commissioner Pratt wanted to make clear that this rezoning was for this subdivision only and that the adjacent property owners would not be affected.

Chairman Lackey stated that was correct.

Commissioner Crohan noted a typo on the Staff Report in that one of the parcels subject to this request was inadvertently left off the title block on the Staff Report but correctly listed on the agenda.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation to forward the Resolution to the County Commission with a recommendation for adoption. Commissioner Crohan seconded the motion which passed by unanimous voice vote.

**ITEM 16**

**AMENDMENT TO SECTION 13.03 OF THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING STEEP TOPOGRAPHY AND SLIPPAGE SOIL PROTECTION (6-2014-001)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of the Amendment and that the Resolution be forwarded to the County Commission for its consideration.

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.

There being no comments, Commissioner Mosley made a motion to accept Staff's recommendation to forward the Resolution to the County Commission with a recommendation for adoption. Commissioner Murdic seconded the motion which passed by unanimous vote.

**ITEM 17**

**AMENDMENT TO ARTICLES 11 AND 23 OF THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING SPECIAL EVENTS (6-2014-002)**

This item was withdrawn.

**FINAL PLATS:**

**ITEM 18**

**FINAL PLAT REVIEW CHARDONNAY, SECTION 6, CONTAINING 24 LOTS ON 38.93 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT**

This item was on Consent.

**ITEM 19**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 4B (RE-APPROVAL), CONTAINING 27 LOTS ON 17.43 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2014-401)**

This item was on Consent.

**ITEM 20**

**FINAL PLAT REVIEW FOR THE GROVE, SECTION 1 (REVISED), CONTAINING 2 LOTS ON 456 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2014-402)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Final Plat with the stipulation that the applicant must submit 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 Plat.

Chairman Lackey asked for any comments.

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

**OTHER:**

**ITEM 21**

**ESTABLISHMENT OF A LANDSCAPING BOND FOR LEIPER'S CREEK DISTILLERY, LOCATED AT 3381 SOUTHALL ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2013-025)**

Mr. Holmes reviewed the background (see Staff report) recommending the establishment of a Performance Bond for landscaping in the amount of \$66,100.

Chairman Lackey asked for any comments.

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

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There being no further business, the meeting was adjourned at approximately 7:30 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MARCH 13, 2014**

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