

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MAY 8, 2014**

MEMBERS PRESENT

Don Crohan
Susan Fisher
Holli Givens
Steve Lane
Pete Mosley
Tom Murdic
Bryan Richter
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
William Andrews, Assistant County Engineer
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, April 10, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Lackey, Pratt and Sanders were unable to attend.

Vice Chairman Crohan called the meeting to order.

Mr. Horne announced that Items 21 and 25 have been withdrawn.

CONSIDERATION OF MINUTES:

Vice Chairman Crohan asked for a motion to consider the minutes of the April 10, 2014 Planning Commission meeting.

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

CONSENT AGENDA:

Vice Chairman Crohan 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.

BONDS:

3. **Arrington Retreat, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Arrington Retreat, Section 2** – Performance Bond for Water (Nolensville/College Grove) - \$2,500.
Recommendation: Release the Bond.
5. **Bell Pond** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Belle Vista, Section 3** – Performance Bond for Landscaping - \$7,260.
Recommendation: Extend in the current amount for a period of six (6) months, and require the landscape buffer area be maintained and accessible for the next review.
7. **Belle Vista, Section 3** – Performance Bond for Wastewater Collection System - \$108,000.
Recommendation: Extend in the current amount for a period of six (6) months.

8. **Belle Vista, Section 3** – Performance Bond for Water (HB & TS) - \$154,000.
Recommendation: Convert to Maintenance in the amount of \$23,100 and extend for a period of one (1) year.
9. **Black Hawk, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Black Hawk, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **Black Hawk, Section 4** - Maintenance Bond for Roads, Drainage and Erosion Control - \$15,000.
Recommendation: Extend in the current amount for a period of one (1) year.
12. **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, and all improvements be completed or the bond will be called.
13. **Brienz Valley, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Extend in the current amount for a period of six (6) months, and all improvements be completed or the bond will be called.
14. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment System - \$90,000.
Recommendation: Extend in the current amount for a period of one (1) year.
15. **Estates of Gallant Ridge** – Performance Bond for Landscaping - \$7,000.
Recommendation: Extend in the current amount for a period of six (6) months.
16. **Ivan Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$375,000
Recommendation: Convert to Maintenance in the amount of \$220,000 and extend for a period of one (1) year.
17. **Ivan Creek** - Performance Bond for Off-Site Roads Improvements - \$83,000
Recommendation: Convert to Maintenance in the amount of \$45,000 and extend for a period of one (1) year.
18. **Owendale** – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000
Recommendation: Extend in the current amount for a period of one (1) year and the developer be allowed to place the asphalt surface mix.
19. **Stag's Leap, Section 2A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Extend in the current amount for a period of one (1) year.
20. **Stag's Leap, Section 2B** – Maintenance Bond for Water (Milcrofton) - \$9,000.
Recommendation: Defer until June, 2014.

FINAL PLATS:

ITEM 26

**FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 4D,
CONTAINING 16 LOTS ON 4.95 ACRES LOCATED OFF ROCKY FORK
ROAD IN THE 5TH DISTRICT (1-2014-414)**

Staff recommends approval with the following stipulations:

1. Posting of a Performance Bond in the amount of \$175,000 for roads, drainage, and erosion control;
2. Posting of a Performance Bond for water improvements in the amount of \$43,000 as specified by the Nolensville/College Grove Utility District;
3. Posting of a Performance Bond for sewer improvements in the amount of \$23,000 as specified by Metro Nashville Water and Sewerage Services;
4. Posting of a Performance Bond for landscaping improvements in the amount of \$26,200;
5. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Submission of two 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.

Vice Chairman Crohan asked for any comments on the Consent Agenda.

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

PUBLIC HEARINGS:

ITEM 21

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

This item was withdrawn by Staff.

ITEM 22

**AMENDMENTS TO THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE
TO CORRECT VARIOUS TYPOGRAPHICAL ERRORS AND OTHER MINOR
ERRORS (6-2014-004)**

Ms. Rucker reviewed the background (see Staff report) recommending approval of these Amendments and that the Resolution (See Attachment 22-3) be forwarded to the County Commission for adoption.

Vice Chairman Crohan opened the Public Hearing. There being no one wishing to speak, he closed the Public Hearing.

Vice Chairman Crohan asked for any comments from the Commission.

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

FINAL PLATS:

ITEM 23

REVISED FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 1 (AKA INNS OF THE COVE), CONTAINING 99 LOTS ON 187.14 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2014-412)

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Final Plat with the stipulation that 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 signature and recording of the Plat.

Vice Chairman Crohan asked for any comments from the Commission.

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

ITEM 24

FINAL PLAT REVIEW FOR HART'S LANDMARK, CONTAINING 45 LOTS ON 49.52 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2014-411)

Mr. Matteson reviewed the background (see Staff report) recommending approval of the Plat with the following stipulations:

1. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;
2. The posting of a Performance Bond in the amount of \$600,000 for roads, drainage and erosion control;
3. The posting of a Performance Bond in the amount of \$314,000 for water improvements as specified by the City of Franklin;
4. The posting of a Performance Bond in the amount of \$85,970 for sewer improvements as specified by Harpeth Wastewater Cooperative;
5. The posting of a Performance Bond in the amount of \$110,600 for landscaping improvements;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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.

Vice Chairman Crohan asked for any comments from the Commission.

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

ITEM 25

FINAL PLAT REVIEW FOR HIDDEN HILLS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 31.24 ACRES LOCATED OFF SPRING HILL-DUPLEX ROAD IN THE 2ND VOTING DISTRICT (1-2014-413)

This item was withdrawn.

ITEM 26

FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 4D, CONTAINING 16 LOTS ON 4.95 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH DISTRICT (1-2014-414)

This item was on the Consent Agenda.

ITEM 27

FINAL PLAT REVIEW FOR VOGEL SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, 4TH LOT ON EASEMENT, ON 17.28 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2014-410)

Mr. Sweet reviewed the background (see Staff report) recommending approval.

Vice Chairman Crohan asked for any comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 7:15 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JUNE 12, 2014

_____ CHAIRMAN JOHN LACKEY