

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JANUARY 15, 2015**

MEMBERS PRESENT

Don Crohan
Susan Fisher
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
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Sheila Myers, Administrative Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, January 15, 2015 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Givens and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 21 was withdrawn;
2. Reminder that the State of Tennessee Disclosure Form for Planning Commission is due by January 31, 2015;
3. Updated attachments for several items have been placed before the Commission;
4. Condolences to Commissioner Crohan on the passing of his brother.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the December 11, 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 be pulled for separate discussion.

3. **Arrington Retreat, Section 3** – Performance Bond for Water - \$10,000.
Recommendation: Release the bond.
4. **Arrington Retreat, Section 3** – Performance Bond for Wastewater Collection System - \$107,500.
Recommendation: Convert to Maintenance in the amount of \$32,250 and extend for a period of two (2) years.
5. **Arrington Retreat, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$301,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Not on Consent.**
7. **Gainango Farms** – Performance Bond for Landscaping - \$17,985.
Recommendation: Extend in the current amount for a period of six (6) months.
8. **Stag's Leap, Section 3B** – Maintenance Bond for Water - \$13,500.
Recommendation: Release the bond.

FINAL PLATS:

ITEM 16

FINAL PLAT REVIEW FOR THE GROVE, SECTION 6, CONTAINING 97 LOTS ON 95.31 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT

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

1. The posting of a Performance Bond in the amount of \$600,000 for roads, drainage and erosion control. This represents a bond amount on work completed to date;
2. The posting of a Performance Bond in the amount of \$393,200 for the wastewater collection system;
3. The posting of a Maintenance Bond in the amount of \$46,500 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$98,800 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 18

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3C (RE-APPROVAL), CONTAINING 5 LOTS ON 2.61 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT

The Plat is in order, and Staff recommends approval subject to stipulations set forth in the April, 2014 approval (See Attachment 18-3), and the additional stipulation that the lots be noted as critical lots based upon fill and disturbances of said lots.

ITEM 19

FINAL PLAT REVIEW FOR SILVER STREAM FARMS, SECTION 4E, CONTAINING 20 LOTS ON 12.22 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT

The Plat is in order, and Staff recommends approval subject to the following:

1. The correct spelling of Courtlandt Court and Lane;
2. Posting of a Performance Bond in the amount of \$350,000 for roads, drainage, and erosion control. This bond amount is based on work completed to date;
3. Posting of a Performance Bond for water improvements in the amount of \$67,500 as specified by the Nolensville/College Grove Utility District;
4. Posting of a Performance Bond for sewer improvements in the amount of \$150,000 as specified by Metro Nashville Water and Sewerage Services;
5. Posting of a Performance Bond for landscaping improvements in the amount of \$20,460;
6. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

7. 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.

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

ITEM 6

BELLE CHASE, SECTION 2, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff Report), recommending that the bond be reviewed at the February 12, 2015 meeting to monitor the progress of the improvements.

Chairman Lackey asked for any comments from the Commission.

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

PUBLIC HEARINGS:

ITEM 9

AMENDMENT TO ARTICLES 11 AND 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING AGRICULTURAL USES (6-2015-005)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Amendment and that the Resolution be forwarded to the County Commission For adoption.

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 from the Commission.

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

ITEM 10

AMENDMENT TO ARTICLE 6 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING BOND REQUIREMENTS (6-2015-002)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Amendment and that the Resolution be forwarded to the County Commission For adoption.

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 from the Commission.

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

ITEM 11

AMENDMENT TO ARTICLES 6 AND 8 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING VESTING (6-2015-006)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Amendment and that the Resolution be forwarded to the County Commission for adoption. He also noted that the Agenda should be corrected to say Articles 6 and 8 instead of 11 and 23.

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 from the Commission.

Commissioner Crohan asked what type of changes would have to be made in order for the vesting to not take place.

Ms. Ransom stated according to the TCA, a development loses its vested status if the development alters the proposed use, increases the overall area of the development, if the size of any non-residential structures is altered, or if it increases the density so as to affect noise, traffic, etc, or increases any government expenditure necessary to sustain the proposed use.

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

ITEM 12

AMENDMENT TO ARTICLES 11 AND 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING EXAMPLES OF USE TYPES IN THE RECREATIONAL / ENTERTAINMENT USE CATEGORY (6-2015-003)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Amendment and that the Resolution be forwarded to the County Commission For adoption.

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 from the Commission.

Commissioner Mosley stated that he believed the minimum lot size requirements and minimum setback requirements of the recreational / entertainment uses would make things more difficult for someone wanting to do this type of development.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Fisher seconded the motion, which passed eight (8) to one (1) with Commissioner Mosley voting "No"

ITEM 13

AMENDMENT TO ARTICLE 10 OF THE WILLIAMSON COUNTY ZONING ORDINANCE TO CORRECT AN ERROR IN TABLE 10.07-2 (6-2015-004).

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Amendment and that the Resolution be forwarded to the County Commission For adoption.

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 from the Commission.

Commissioner Pratt noted there was an error in Staff's report regarding the attachment number. He stated it read attachment 13-2 and it should read attachment 13-1.

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

PRELIMINARY PLATS:

ITEM 14

PRELIMINARY PLAT REVIEW FOR THE FARMS AT CLOVERCROFT, CONTAINING 86 LOTS ON 171.16 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (1-2015-301)

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the Preliminary Plat.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to submittal of a Final Plat, the turn lane improvements on Clovercroft Road must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a) A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that the Nontraditional Wastewater Treatment and Disposal System was constructed in accordance with the approved construction plans and specifications;
 - c) A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$72,000 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$64,350 for landscaping improvements;
3. 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;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Dedication of right-of-way 36 feet off the centerline of Clovercroft Road;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

10. 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 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.

ITEM 15

PRELIMINARY PLAT REVIEW FOR WEATHERFORD ESTATES, CONTAINING 17 LOTS ON 48.67 ACRES LOCATED OFF ARNO ROAD IN THE 4TH VOTING DISTRICT (1-2015-302)

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the Preliminary Plat.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to submittal of a Final Plat, the off-site improvements on Arno Road 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 Milcrofton Utility District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Dedication of right-of-way 36 feet off the centerline of Arno Road;
7. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; 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.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked if the development increases in size would that warrant turn lanes in the future.

Mr. Matteson stated if the developer were to increase the size of the development, they would have to come back before the Commission for approval and if turn lanes could be warranted at that time.

Commissioner Pratt stated he believes the development should use the stub street connecting Albany Point and the proposed development to help traffic flow.

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

FINAL PLATS:

ITEM 16

FINAL PLAT REVIEW FOR THE GROVE, SECTION 6, CONTAINING 97 LOTS ON 95.31 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2014-430)

This item was on the Consent Agenda.

ITEM 17

FINAL PLAT REVIEW FOR HIDDEN HILLS, LARGE LOT EASEMENT SUBDIVISION (RE-APPROVAL), CONTAINING 5 LOTS ON 31.24 ACRES LOCATED OFF SPRING HILL-DUPLEX ROAD IN THE 2ND VOTING DISTRICT (1-2015-401)

Mr. Sweet reviewed the background (see Staff Report), recommending approval, subject to the stipulations set forth in the September 2014 approval.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 18

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3C (RE-APPROVAL), CONTAINING 5 LOTS ON 2.61 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2015-402)

This item was on the Consent Agenda.

ITEM 19

FINAL PLAT REVIEW FOR SILVER STREAM FARMS, SECTION 4E, CONTAINING 20 LOTS ON 12.22 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2014-429)

This item was on the Consent Agenda.

ITEM 20

FINAL PLAT REVIEW FOR VOGEL SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION (RE-APPROVAL), 4TH LOT ON EASEMENT ON 17.28 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2015-403)

Mr. Sweet reviewed the background (see Staff Report), recommending approval, subject to the stipulations set forth in the September 2014 approval.

Chairman Lackey asked for any comments from the Commission.

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

OTHER:

ITEM 21

ESTABLISHMENT OF A LANDSCAPING BOND FOR ON TRACK (ART) STUDIOS, LOCATED AT 1978 WILSON PIKE ON 1.69 ACRES IN THE 4TH VOTING DISTRICT (5-2014-025)

This item was withdrawn.

ITEM 22

PRESENTATION BY RAGAN SMITH ASSOCIATES REGARDING A PROPOSED DEVELOPMENT (STEPHENS VALLEY) LOCATED OFF SNEED ROAD AND PASQUO ROAD IN THE 9TH VOTING DISTRICT

Mr. Matteson stated that Stephens Valley is a proposed development off of Sneed Road and the property straddles the Williamson/Davidson County line with the majority of the property in Williamson County. He stated the property is zoned SIC, which allows a maximum residential density of a little over one unit per acre. This presentation is designed to acquaint the Commission with this project. Staff will be working with the applicant to make sure all criteria are met. Staff will work with the County's Traffic Consultant to address traffic issues. Staff and Metro Planning will also be working together on some of the inter-jurisdictional issues.

Mr. Alan Thompson with Ragan Smith gave a presentation on this proposed Development.

Commissioner Walton asked if any part of the community is proposed as restricted to 55 and older.

Mr. Thompson stated there were no age restrictions, but he feels this development will draw many "empty nesters".

Commissioner Walton stated he would like to see a section for the older demographic. He also inquired if the owner of this farm was paying property tax to both Davidson and Williamson County. This was an issue in the Horseshoe Bend Development in the past.

Mr. Thompson stated they were paying taxes to both counties.

Commissioner Mosley asked if there were provisions for a Fire Hall or Emergency Management building with this development.

Mr. Thompson stated they were currently working with Davidson and Williamson County Emergency Services and are discussing different options.

Commissioner Richter asked how many lots were currently planned.

Mr. Thompson stated approximately 850 lots.

Commissioner Murdic asked what the thoughts on traffic flow are.

Mr. Thompson stated a traffic study will be submitted to Metro Nashville and Williamson County, for evaluation in the near term.

Mr. Horne noted that Staff has not seen any traffic information so any discussion of specific roadway improvements is speculative.

Mr. John Rochford with Ragan Smith stated he believes they can find a way to bring a Fire Hall to this area. He also stated he believes this development will be very attractive to residents age 55 and over.

Chairman Lackey asked for any other comments from the Commission and there were none.

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There being no further business, the meeting was adjourned at approximately 8:15 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON FEBRUARY 12, 2015

CHAIRMAN JOHN LACKEY