

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF APRIL 9, 2015**

MEMBERS PRESENT

Don Crohan
John Lackey
Steve Lane
Pete Mosley
Paul Pratt, Jr.
Brian Sanders
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
Katy Rucker, Planner
Lincoln Sweet, Planner
Sheila Myers, Administrative Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, April 9, 2015 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Fisher, Givens, and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Items 23, 24, 27 and 28 have been withdrawn;
2. A memo was placed in the Commission packets concerning Brienz Valley, Section 3, Maintenance Bond for Roads, Drainage and Erosion Control; this bond was "called".

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the March 12, 2015 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Pratt. The motion passed by unanimous vote.

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. None of the Commissioners requested separate consideration.

3. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.
Recommendation: Review at the July 2015 meeting.
4. **Blackberry Ridge** – Performance Bond for Landscaping - \$9,900.
Recommendation: Extend in the current amount for a period of one (1) year.
5. **Blackberry Ridge** – Performance Bond for Water - \$130,000.
Recommendation: Release the bond.
6. **Blackberry Ridge** – Performance Bond for Roads, Drainage and Erosion Control - \$295,000.
Recommendation: Extend in the current amount for a period of one (1) year.
7. **Brienz Valley Addition, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of six (6) months.
8. **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.
9. **Chardonnay, Section 6** – Performance Bond for Water - \$12,500.
Recommendation: Release the bond.

10. **Dolan's Commercial Venue** – Performance Bond for Landscaping - \$8,000.
Recommendation: Convert to Maintenance in the amount of \$2,400 for a period of six (6) months.
11. **Estates of Gallant Ridge** – Maintenance Bond for Roads, Drainage and Erosion Control \$80,000.
Recommendation: Extend in the current amount for a period of one (1) year.
12. **Glen's Grocery** – Maintenance Bond for Landscaping - \$2,000.
Recommendation: Release the bond.
13. **Hillsboro Cove** – Maintenance Bond for Water - \$20,000.
Recommendation: Release the bond.
14. **Ivan Creek** – Maintenance Bond for Landscaping - \$16,065.
Recommendation: Extend in the current amount for a period of one (1) year.
15. **King's Chapel, Section 3C** – Performance Bond for Wastewater Collection System - \$12,500.
Recommendation: Extend in the current amount for a period of one (1) year.
16. **King's Chapel, Section 3C** – Performance Bond for Water - \$31,250
Recommendation: Convert to Maintenance in the amount of \$3,125 and extend for a period of one (1) year.
17. **Silver Stream Farm, Section 4D** – Performance Bond for Sewer - \$23,000.
Recommendation: Convert to Maintenance in the amount of \$23,000 and extend for a period of one (1) year.
18. **Silver Stream Farm, Section 4D** – Performance Bond for Landscaping - \$26,200.
Recommendation: Extend in the current amount for a period of eight (8) months.
19. **Silver Stream Farm, Section 4D** – Performance Bond for Water - \$43,000.
Recommendation: Convert to Maintenance in the amount of \$6,450 and extend for a period of one (1) year.
20. **Silver Stream Farm, Section 4D** – Performance Bond for Roads, Drainage and Erosion Control - \$175,000.
Recommendation: Convert to Maintenance in the amount of \$75,000 and extend for a period of one (1) year.
21. **Stag's Leap, Section 2B** – Maintenance Bond for Wastewater Collection System - \$9,180.
Recommendation: Release the bond.
22. **Stag's Leap, Section 3A** – Maintenance Bond for Wastewater Collection System - \$1,530.
Recommendation: Release the bond.

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

CONCEPT PLANS:

ITEM 23

CONCEPT PLAN REVIEW FOR VINEYARD VALLEY, CONTAINING 74 LOTS ON 106 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 2ND VOTING DISTRICT

This item was withdrawn.

PRELIMINARY PLATS:

ITEM 24

PRELIMINARY PLAT REVIEW FOR CLOVERCROFT PRESERVE, PHASE 1, CONTAINING 63 LOTS ON 60 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH AND 5TH VOTING DISTRICT

This item was withdrawn.

FINAL PLATS:

ITEM 25

FINAL PLAT REVIEW FOR ANN L. WHITE LARGE LOT EASEMENT SUBDIVISION, 4TH AND 5TH LOT OFF EASEMENT, ON 34.04 ACRES LOCATED OFF ASH HILL ROAD IN THE 2ND VOTING DISTRICT

Mr. Sweet reviewed the background (see Staff Report) recommending approval of this request.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 26

FINAL PLAT REVIEW FOR DUNBLANE (REVISED), CONTAINING 16 LOTS ON 13.65 ACRES LOCATED OFF N. BERRY'S CHAPEL ROAD IN THE 8TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this request.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 27

FINAL PLAT REVIEW FOR WHITE DEER LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 17.24 ACRES LOCATED OFF PEYTONSVILLE - ARNO ROAD IN THE 2ND VOTING DISTRICT

This item was withdrawn.

OTHER:

ITEM 28

ESTABLISHMENT OF A LANDSCAPING BOND FOR ANSBACH ARTISANS, LOCATED AT 1974 WILSON PIKE ON .54 ACRES IN THE 4TH VOTING DISTRICT

This item was withdrawn.

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

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MAY 14, 2015

CHAIRMAN JOHN LACKEY