

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MAY 14, 2015**

MEMBERS PRESENT

Don Crohan
Susan Fisher
Holli Givens
John Lackey
Pete Mosley
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, May 14, 2015 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Lane, Richter, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Items 25 and 27 have been withdrawn;
2. A request has been made for a Non-Agenda item, Final Plat re-approval for Ann L. White Large Lot Easement Subdivision. Without objection, the Planning Commission agreed to hear this as Item 29.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the April 9, 2015 Planning Commission meeting.

A motion was made by Commissioner Walton to approve the minutes as submitted, and was seconded by Commissioner Fisher. The motion passed by unanimous voice 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. **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 with the stipulation that the roads are repaired and completed and drainage deficiencies are corrected within that time frame or the bond will be called.
4. **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 landscaping to be installed or the bond could be called.
5. **Belle Vista, Section 3** – Maintenance Bond for Water - \$23,100.
Recommendation: Release the bond.
6. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment System - \$90,000.
Recommendation: Extend in the current amount for a period of one (1) year.
7. **Dunblane** – Performance Bond for Water - \$96,623.
Recommendation: Convert to Maintenance in the amount of \$14,493.45 until November 1, 2015.
8. **Estates of Gallant Ridge** – Performance Bond for Landscaping - \$7,000.
Recommendation: Convert to Maintenance in the amount of \$2,100 for a period of six (6) months.

9. **Grace Chapel Church (Parking Lot Addition)** – Performance Bond for Landscaping - \$24,200.
Recommendation: Extend in the current amount for a period of six (6) months.
10. **Hart's Landmark** – Performance Bond for Landscaping - \$110,600.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **Hart's Landmark** – Performance Bond for Roads, Drainage and Erosion Control - \$600,000.
Recommendation: Convert to Maintenance in the amount of \$300,000 for a period of one (1) year.
12. **Hart's Landmark** – Performance Bond for Sewer Improvements - \$85,970.
Recommendation: Extend in the current amount for a period of one (1) year.
13. **Hart's Landmark** – Performance Bond for Water \$314,000.
Recommendation: Reduce to the amount of \$51,500 and extend until May 20, 2016.
14. **Ivan Creek** – Maintenance Bond for Roads, Drainage and Erosion Control - \$220,000.
Recommendation: Extend in the current amount for a period of one (1) year.
15. **Ivan Creek** – Maintenance Bond for Off-Site Road Improvements - \$45,000.
Recommendation: Extend in the current amount for a period of one (1) year.
16. **King's Chapel, Section 3B** – Performance Bond for Wastewater Collection System -\$17,500.
Recommendation: Extend in the current amount for a period of one (1) year.
17. **King's Chapel, Section 3B** – Performance Bond for Roads, Drainage and Erosion Control - \$235,000.
Recommendation: Convert to Maintenance in the amount of \$100,000 for a period of one (1) year.
18. **King's Chapel, Section 4B** - Performance Bond for Roads, Drainage and Erosion Control - \$210,000.
Recommendation: Convert to Maintenance in the amount of \$120,000 for a period of one (1) year.
19. **King's Chapel, Section 6** - Performance Bond for Roads, Drainage and Erosion Control - \$440,000.
Recommendation: Reduce to the amount of \$220,000 and extend for a period of one (1) year.
20. **Owendale** – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000.
Recommendation: Extend in the current amount for a period of one (1) year.
21. **Silver Stream Farm, Section 4C** – Performance Bond for Landscaping - \$9,000.
Recommendation: Convert to Maintenance in the amount of \$2,700 for a period of six (6) months.
22. **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.
23. **Vale Creek** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000.
Recommendation: Extend in the current amount for a period of one (1) year.

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 voice vote.

PUBLIC HEARINGS:

ITEM 24

AMENDMENT TO ARTICLE 11 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING THE ACCEPTANCE OF FILL MATERIAL

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the Amendment. Staff also recommended 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 questioned whether this amendment with its permitting requirements would make it burdensome on anyone trying to dispose of Fill Material, citing that these locations tend to be remote.

Mr. Heflin stated the permit was the responsibility of the property owner, not the haulers. The permit would be valid for six (6) months, with a onetime six (6) month extension. As many haulers could bring in material that the property owner allowed. This amendment will allow the Engineering Department to require grading and stabilization plans.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by five (5) to one (1) with Commissioner Mosley voting "No".

ITEM 25

AMENDMENT TO ARTICLE 11 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING RURAL RETREAT-EXTENSIVE USES

This item was withdrawn.

ITEM 26

AMENDMENT TO ARTICLE 11 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING SPECIAL EVENTS-EXTENSIVE USES

Mr. Matteson reviewed the background (see Staff Report), recommending approval of the Amendment. Staff also recommended 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 Fisher seconded the motion, which passed by unanimous voice vote.

CONCEPT PLAN:

ITEM 27

CONCEPT PLAN REVIEW FOR VINEYARD VALLEY, CONTAINING 71 LOTS ON 106 ACRES LOCATED OFF EUDAILY-COVINGTON ROAD IN THE 2ND VOTING DISTRICT

This item was withdrawn.

PRELIMINARY PLATS:

ITEM 28

**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**

Mr. Matteson reviewed the background (see Staff Report) recommending approval of this 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 \$146,600 for the Nontraditional 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 \$28,750 for landscaping improvements associated with the Nontraditional Wastewater Treatment and Disposal System;
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 Crohan made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous voice vote.

NON-AGENDA ITEMS:

ITEM 29

**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. Horne stated this Final Plat was approved at the April 9, 2015 meeting and has expired. Applicant is seeking re-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 Fisher seconded the motion, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 7:20p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL
PLANNING COMMISSION ON JUNE 11, 2015**

_____ CHAIRMAN JOHN LACKEY