

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

MEMBERS PRESENT

Don Crohan
Susan Fisher
John Lackey
Steve Lane
Sammie McCoy
Pete Mosley
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
Katy Rucker, Planner
Lincoln Sweet, Planner
Sheila Myers, Planning Assistant
Debbie Smith, Administrative Assistant

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

Chairman Lackey called the meeting to order.

Mr. Horne announced that Item 20 has been withdrawn.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the June 11, 2015 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Mosley. 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: Extend in the current amount for a period of one (1) year with a review in three (3) months.
4. **Chardonay, Section 3** – Maintenance Bond for Wastewater Collection System - \$15,480.
Recommendation: Release the bond.
5. **Chardonay, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$130,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Chardonay, Section 4** – Maintenance Bond for Water - \$6,050.
Recommendation: Release the bond.
7. **Chardonay, Section 4** – Maintenance Bond for Wastewater Collection System - \$12,210.
Recommendation: Release the bond.
8. **Chardonay, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of one (1) year.

9. **Hopewell Ridge** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Reduce to the amount of \$30,000 and extend for a period of one (1) year.
10. **King's Chapel, Section 4A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **Stag's Leap, Section 3B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$180,000.
Recommendation: Extend in the current amount for a period of one (1) year.
12. **The Grove, Section 5** – Performance Bond for Water - \$42,500
Recommendation: Release the bond.
13. **The Grove, Section 5** – Performance Bond for Wastewater Collection System - \$158,100.
Recommendation: Extend in the current amount for a period of one (1) year.
14. **The Grove, Section 5** – Performance Bond for Roads, Drainage and Erosion Control – \$600,000
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 Lane seconded the motion, which passed by unanimous vote.

PUBLIC HEARINGS:

ITEM 15

AMENDMENT TO ARTICLE 11 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING RURAL RETREAT-EXTENSIVE USES (6-2015-012)

Mr. Matteson 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.

Commissioner Steve Smith, 12th District, 404 Chatsworth Court, stated he is in support of this amendment and feels it will be beneficial to the County.

Commissioner Todd Kaestner, 9th District, 3210 Del Rio Pike, stated he is also in support of this amendment. He also stated he may also be in favor of raising the guest accommodation limit.

Ms. Mary Pearce, Executive Director of the Heritage Foundation, 103 Woodview Court, stated she is in favor of this amendment. She believes this type of use will help conserve open space and will add to the rural enjoyment for all.

Mr. Eddie Miles, 1109 Gardner Drive, stated he had requested Staff to consider there amendments. He also stated while he is in favor of this amendment, he believes there should be more guest accommodations allowed.

Ms. Deborah Warnick, 5514 Joseph Street, stated she is also in favor of this amendment and would ask the Commission to approve the amendment.

Mr. Raymond Minias, 9307 Navaho Drive, stated he has been involved with this project and believes this use will be very beneficial to the County and would ask the Commission approve this amendment.

There being no one else wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked about the noise concerns of residents in the area and what will be done to address this issue.

Mr. Matteson stated that currently these types of uses can not exceed a certain decibel level at the property line and that will be carried over to the new regulations. In addition, for these event venues, there is a requirement that the applicant will have to demonstrate how they are going to sound-proof the structure.

Commissioner Fisher stated she agrees with Staff that the limit of fifty (50) guest accommodations is appropriate and she would not recommend raising that number.

Commissioner Mosley stated a Zoning Ordinance should cover County wide concerns, not just specific areas or interests.

Mr. Matteson stated this amendment was drafted with the full County in mind.

Commissioner Walton stated there was no number cap for guest accommodations on the Resolution.

Mr. Matteson stated the number is in the Zoning Ordinance Amendment itself.

Commissioner Walton asked if this number would also include camp sites.

Mr. Matteson stated it would.

Commissioner Walton asked if the County Commission was to change the number of guest accommodations allowed, would the amendment come back to the Planning Commission.

Ms. Ransom stated it would have to be referred back to the Planning Commission for a vote and then have to go back to the County Commission for approval.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Fisher seconded the motion, which passed seven (7) to one (1) with Commissioner Mosley voting "No".

CONCEPT PLAN:

ITEM 16

CONCEPT PLAN FOR FOXHEDGE FARMS, SMALL MAJOR SUBDIVISION, CONTAINING 3 LOTS ON 3.72 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (1-2015-206)

Mr. Sweet reviewed the background (see Staff Report), recommending approval of this concept plan, pending:

1. 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;
2. Approval of a variance to allow off-site septic easements for the lots in question; and
3. Prior to approval of the Final Plat, proof of approval of the driveway locations shall be submitted to the Planning Department.

Chairman Lackey asked for any comments from the Commission.

Commissioner Fisher asked if it is acceptable for the septic fields to be in flood plain.

Tom Clifton, Clifton and King, representing the applicant, stated the septic areas can be located in the flood plain.

Chairman Lackey asked if there is some way to set up some kind of logic to approve or disapprove this type of request.

Mr. Horne stated that one of the constraints in this instance is in adequate septic soil areas, particularly in the front yards.

Chairman Lackey stated some type of parameters needs to be set up to keep this type of request from getting out of hand.

Commissioner Crohan stated he believes it is a mistake to approve off-site septic areas.

Mr. Horne stated that he did not view this as precedent setting, adding that he considered this a discrete request involving several unusual circumstances.

Chairman Lackey expressed concerns whether this might well be precedent setting, and suggested that Staff look at ways to narrow when off-site septic variances might be considered.

Commissioner Crohan stated there are some areas that are not ready to be built on until infrastructure is available.

Commissioner Richter stated he agrees with guidelines being set up for this.

There being no other comments, Commissioner Crohan made a motion to deny this request. Commissioner Fisher seconded the motion, which passed by voice vote six (6) to two (2) with Commissioners Lackey and Richter voting "Yes".

NON-RESIDENTIAL SITE PLANS:

ITEM 17

NON-RESIDENTIAL SITE PLAN REVIEW FOR LOOKAWAY FARMS, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 168.46 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (5-2015-016)

Mr. Matteson reviewed the background (see Staff Report), recommending approval. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
2. 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;
3. A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
4. The posting of a Performance Bond in the amount of \$142,500 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and

5. The posting of a Performance Bond in the amount of \$18,920 for landscaping improvements.

Chairman Lackey asked for any comments from the Commission.

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

PRELIMINARY SKETCH PLANS:

ITEM 18

CONTINUATION OF PRELIMINARY SKETCH PLAN FOR TEMPLE HILLS, SECTION 16 AND SECTION 17, LOCATED OFF TEMPLE ROAD IN THE 9TH VOTING DISTRICT (1-2015-205)

Mr. Horne reviewed the background (see Staff Report), recommending approval with the following stipulations:

1. Approval of final non-residential site plan (Section "J");
2. Approval of the road, drainage and erosion control plans by the County Engineer, and establishment of requisite bond amounts in conjunction with final plat review(s);
3. Approval of water and sewer plans by HVUD, and the establishment of the requisite bond amounts in conjunction with final plat review(s);
4. Confirmation of access protocol for the private road systems (Sections 16 and 17);
5. Establishment of minimum LFE's and critical lot designations where appropriate on the final plats; and
6. Approval of HOA documents establishing maintenance responsibilities for all common elements (including open space and private road systems) by the County Attorney for Planning and Environment in conjunction with final plat consideration(s).

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.

PRELIMINARY PLATS:

ITEM 19

PRELIMINARY PLAT REVIEW FOR ARRINGTON RETREAT, PHASE IV, CONTAINING 35 LOTS ON 49.33 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (1-2015-307)

Mr. Holmes reviewed the background (see Staff Report), recommending approval of the request with the stipulation the requests for a design speed of 25 MPH for the roadways within this phase of the development, and a right-of-way width of forty (40) feet in order to locate sidewalks outside of the right-of-way be added to the Preliminary Plat. In conjunction with Final Plat consideration, the following items will need to be addressed:

1. Prior to Final Plat submittal, HOA documents shall be submitted for review and approval by the County Attorney's office. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;

2. Establishment of a Performance Bond for roads, drainage and erosion control;
3. Establishment of a Performance Bond for water improvements in favor of Nolensville/College Grove Utility District;
4. Establishment of a performance bond for the wastewater collection system;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Providing 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 Final 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 Walton seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 20

FINAL PLAT REVIEW FOR TEMPLE HILLS, SECTION 16, PHASE C, CONTAINING 30 LOTS ON 25.79 ACRES LOCATED OFF TEMPLE ROAD IN THE 9TH VOTING DISTRICT (1-2015-407)

This item was withdrawn.

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There being no further business, the meeting was adjourned at approximately 7:45p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON AUGUST 13, 2015

CHAIRMAN JOHN LACKEY