

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF OCTOBER 13, 2016**

**MEMBERS PRESENT**

Sharon Hatcher  
John Lackey  
Steve Lane  
Sammie McCoy  
Pete Mosley  
Bryan Richter  
Paul Pratt, Jr.  
Eddie Sanders  
Jack Walton

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
William Andrews, Assistant County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Katy Rucker, Planner  
Lincoln Sweet, Planner  
Sheila Myers, Planning Assistant  
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, September 8, 2016 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Crohan and Givens were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Items 32, 36 and 37 were withdrawn; and
2. Meetings regarding the Comprehensive Traffic Strategy will be held on November 2<sup>nd</sup> at 6:30 pm at Hillsboro Elementary/Middle School and November 3<sup>rd</sup> at 6:30 pm at Trinity Elementary School. Additionally, County Commission and Planning Commission members are invited to a meeting on November 3<sup>rd</sup> at 3:30 pm in the auditorium regarding same;
3. Revised reports related to Item 20 and 31 have been provided; and
4. Sympathy was extended to the Mosley Family for the loss of their two granddaughters.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the September 8, 2016 Planning Commission meeting.

A motion was made by Commissioner Walton to approve the minutes as submitted, and was seconded by Commissioner Richter. 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. There being none, Mr. Horne read the following into the record:

3. **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.
4. **Brienz Valley Addition, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

5. **Falls Grove, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal - \$74,639.  
**Recommendation:** Release the bond.
6. **Falls Grove, Section 1** – Maintenance Bond for Wastewater Collection System - \$80,861.  
**Recommendation:** Release the bond.
7. **Hideaway at Arrington, Section 1** – Performance Bond for Landscaping - \$227,560.  
**Recommendation:** Convert to Maintenance in the amount of \$68,277 and extend for a period of six (6) months.
8. **Hideaway at Arrington, Section 1** – Performance Bond for Wastewater Treatment and Disposal System - \$537,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
9. **Hideaway at Arrington, Section 1** – Maintenance Bond for Golf Course Improvements - \$1,320,000.  
**Recommendation:** Release the bond.
10. **Hideaway at Arrington, Section 2** – Performance Bond for Wastewater Collection System \$220,500.  
**Recommendation:** Convert to Maintenance in the amount of \$66,100 and extend for a period of two (2) years.
11. **Hideaway at Arrington, Section 2** – Performance Bond for Water - \$256,000.  
**Recommendation:** Release the bond.
12. **Hideaway at Arrington, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$567,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
13. **Karen Whitford Commercial Lot** – Performance Bond for Landscaping - \$1,815  
**Recommendation:** Extend in the current amount for a period of one (1) year.
14. **King's Chapel, Section 6** – Performance Bond for Wastewater Collection System - \$82,500.  
**Recommendation:** Convert to Maintenance in the amount of \$24,750 and extend for a period of two (2) years.
15. **Silver Stream Farm, Section 4A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$7,000.  
**Recommendation:** Defer until the November 2016 meeting.
16. **Silver Stream Farm, Section 4B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$70,000.  
**Recommendation:** Reduce to the amount of \$67,500 and extend for a period of one (1) year.
17. **Silver Stream Farm; Section 4D** – Performance Bond for Landscaping - \$26,200.  
**Recommendation:** Convert to Maintenance in the amount of \$7,860 and extend for a period of six (6) months.
18. **Silver Stream Farm; Section 4D** – Performance Bond for Roads, Drainage and Erosion Control - \$75,000.  
**Recommendation:** Reduce to the amount of \$52,500 and extend for a period of one (1) year.

19. **Silver Stream Farm, Section 4E** – Maintenance Bond for Landscaping - \$6,100.  
**Recommendation:** Release the bond.
20. **Silver Stream Farm, Section 4E** – Performance Bond for Roads, Drainage and Erosion Control \$105,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
21. **Silver Stream Farm, Section 4F** – Performance Bond for Sewer Improvements - \$14,500.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
22. **Silver Stream Farm, Section 4F** – Performance Bond for Landscaping - \$20,680.  
**Recommendation:** Convert to Maintenance in the amount of \$6,204 and extend for a period of six (6) months.
23. **Silver Stream Farm, Section 4F** – Performance Bond for Water - \$30,000.  
**Recommendation:** Convert to Maintenance in the amount of \$4,500 and extend for a period of six (6) months.
24. **Silver Stream Farm, Section 4F** – Performance Bond for Roads, Drainage and Erosion Control - \$50,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
25. **Stag's Leap, Section 2B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
26. **Stag's Leap, Section 3A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$6,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
27. **Sycamore Farms Event Center** – Performance Bond for Landscaping - \$12,600.  
**Recommendation:** Extend in the current amount for a period of eight (8) months.
28. **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.
29. **The Grove, Section 7** – Performance Bond for Wastewater Collection System - \$275,600.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
30. **The Grove, Section 7** - Performance Bond for Roads, Drainage and Erosion Control - \$550,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.

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

**PUBLIC HEARINGS:**

**ITEM 31**

**RESOLUTION TO AMEND SECTION 13.05(C) OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING FLOODPLAIN REGULATIONS TO ADOPT REVISED FEMA FLOOD INSURANCE RATE MAPS (6-2016-206)**

Mr. Andrews reviewed the background (see Staff Report) recommending approval of the proposed amendment and its adoption by the County Commission.

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 Walton asked if this Resolution is not approved what will happen.

Mr. Andrews stated that FEMA will drop Williamson County from the National Flood Insurance Program, and residents will not be able to get flood insurance.

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

**ITEM 32**

**CONCEPT PLAN REVIEW FOR MCDANIEL FARMS (REVISED), CONTAINING 91 LOTS ON 252 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2016-206)**

This item was withdrawn.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 33**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR OAK VALLEY BAPTIST CHURCH (REVISED), ON 16 ACRES LOCATED AT 1161 LEWISBURG PIKE IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2016-018)**

Ms. Rucker reviewed the background (see Staff Report) recommending approval with the following stipulations:

1. The posting of a Performance Bond for Landscaping in the amount of \$34,400; and
2. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance plan for Stormwater Improvements.

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton asked if there is enough parking capacity.

Ms. Rucker stated that this addition will bring it to required capacity.

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

**FINAL PLATS:**

**ITEM 34**

**FINAL PLAT REVIEW FOR CLOVERCROFT PRESERVE, SECTION 1 (REVISED), CONTAINING 63 LOTS ON 76 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2016-426)**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the revised Final Plat with the same stipulations established in conjunction with the April 2016 approval.

Chairman Lackey asked for any comments from the Commission.

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

**ITEM 35**

**FINAL PLAT REVIEW FOR ENDERLE PROPERTY, 5<sup>TH</sup> LOT OFF EASEMENT, CONTAINING 2 LOTS ON 47 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2016-416)**

Mr. Sweet reviewed the background (see Staff Report) recommending approval if the Planning Commission is inclined to approve the requested variance of Section 5.2 of the Subdivision Regulations.

Chairman Lackey asked for any comments from the Commission.

Mr. Mark Enderle, 3063 Old Hillsboro Road, the applicant, was available for any questions.

Chairman Lackey asked what was the original thinking for not allowing a pond to be split between two properties.

Mr. Matteson stated it is mainly because of maintenance and liability issues.

Chairman Lackey asked what the other options were given to the applicant.

Mr. Sweet stated one option is to move the property line so the pond is on one lot or the other.

Mr. Enderle stated he offered to move the property line, but then he would still own a remnant parcel which would not meet regulations. He also stated his neighbor did not want to sell or buy a portion of the pond.

Commissioner McCoy stated if it is mutually agreed upon, why this is not allowed for Large Lot Easement Subdivisions.

Mr. Horne noted that the circumstances of this request were unusual, as the pond is already bi-sected by a property line. By virtue of converting this property to a platted lot, the Subdivision Regulations requirements became pertinent. However, the proposed subdivision did not create the issue at hand.

There being no other comments, Commissioner Mosley made a motion to grant the variance due to exceptional circumstances and accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by unanimous vote.

**ITEM 36**

**FINAL PLAT REVIEW FOR BRENDA HALE PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 31 ACRES LOCATED OFF NEW HWY 96 W IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2016-428)**

This item was withdrawn.

**ITEM 37**

**FINAL PLAT REVIEW FOR HEADDEN PROPERTY, LARGE LOT EASEMENT SUBDIVISION, 3<sup>RD</sup> LOT OFF EASEMENT, CONTAINING 2 LOTS ON 10 ACRES LOCATED OFF PARKER BRANCH ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (2-2016-008)**

This item was withdrawn.

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There being no further business, the meeting was adjourned at approximately 6:00 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON NOVEMBER 10, 2016**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY