

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 11, 2009**

MEMBERS PRESENT

Robin Baldree
John Cain
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Pete Mosley
Tom Murdic
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
William Andrews, Assistant to County Engineer
Kristi Earwood, Attorney
Sheila Myers, Administrative Assistant
Lori John, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, June 11, 2009, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Pratt and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Items 22, 23 and 24 have been withdrawn;
2. A tentative Community meeting date of July 14, 2009 has been set regarding the College Grove Special Area Plan.
3. The review of the second module of the Zoning Ordinance Update is nearing completion. Once complete, Staff will set up a date to meet with the Steering Committee, Planning Commission, Board of Zoning Appeals, and the County Commission to discuss the module.
4. The third module of the Zoning Ordinance update should be received next week to be reviewed by Staff.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the May 14, 2009 Planning Commission meeting.

A motion was made by Commissioner Sanders to approve and was seconded by Commissioner Murdic. The motion passed by unanimous vote.

CONSENT AGENDA:

BONDS:

1. **Addition to Brienz Valley, Section 1** – Performance Bond for Water (HB & TS) - \$100,000.
Recommendation: Review at the July 9, 2009 meeting.
2. **Brienz Valley, Section 3** – Maintenance Bond for Water (HB & TS) - \$10,000.
Recommendation: Review at the July 9, 2009 meeting.
3. **Holy Trinity Evangelical Church** – Performance Bond for Landscaping - \$34,300.
Recommendation: Extend in the current amount for a period of three (3) months with completion required.

4. **King's Chapel Amenity Center** – Performance Bond for Landscaping - \$7,850.
Recommendation: Extend in the current amount for a period of ten (10) months.
5. **Laurelbrooke, Section 10-B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Release the bond.
6. **Laurelbrooke, Section 11-A** - Maintenance Bond for Roads, Drainage and Erosion Control - \$65,000.
Recommendation: Review at the July 9, 2009 meeting.
7. **Saddle Springs, Section 1** – Maintenance Bond for Wastewater Collection System - \$34,500.
Recommendation: Extend in the current amount for a period of one (1) year.
8. **Saddle Springs, Section 1** – Maintenance Bond for Primary Wastewater Treatment & Disposal System - \$66,657.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **Saddle Springs, Phase 2A, Section 4** – Maintenance Bond for Wastewater Collection System - \$4,928.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Saddle Springs, Phase 2A, Section 5** – Maintenance Bond for Wastewater Collection System - \$14,800.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **Saddle Springs, Phase 2A, Section 6** – Maintenance Bond for Wastewater Collection System - \$6,600.
Recommendation: Extend in the current amount for a period of one (1) year.
12. **Saddle Springs, Phase 2A, Section 7** – Maintenance Bond for Wastewater Collection System - \$14,800.
Recommendation: Extend in the current amount for a period of one (1) year.
13. **Saddle Springs Estates, Phase 2A, Section 7** – Performance Bond for Landscaping - \$72,250.
Recommendation: Extend in the current amount for a period of three (3) months to allow for installation.
14. **Stag's Leap, Section 1** – Performance Bond for Landscaping - \$71,000.
Recommendation: Extend in the current amount for a period of three (3) months with completion required.
15. **Stockett Creek, Section 1** – Maintenance Bond for Landscaping - \$24,600.
Recommendation: Release the bond.
16. **Watkins Creek, Section 3** – Maintenance Bond for Water (Milcrofton) - \$14,000.
Recommendation: Extend in the current amount for a period of one (1) year.

17. **Watkins Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.

Recommendation: Extend in the current amount for a period of six (6) months.

18. **Watkins Creek, Section 3** – Maintenance Bond for Wastewater Collection System - \$33,301.

Recommendation: Extend in the current amount for a period of one (1) year.

19. **Watkins Creek, Section 4** – Maintenance Bond for Water (Milcrofton) - \$3,500.

Recommendation: Extend in the current amount for a period of one (1) year.

20. **Watkins Creek, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.

Recommendation: Extend in the current amount for a period of six (6) months.

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

PUBLIC HEARINGS:

ITEM 21

SITE PLAN AND CONDITIONAL USE REVIEW FOR BEECH CREEK STUDIOS, (RESIDENTIAL BUSINESS), ON 7.56 ACRES LOCATED AT 600 BEECH CREEK ROAD IN THE 8TH VOTING DISTRICT (5-2009-012).

Mr. Matteson reviewed the background (see Staff report) recommending approval with the condition that the applicant complete an Affidavit of Compliance to ensure continued adherence to Division 4520 (M) of the Williamson County Zoning Ordinance, the approved Site Plan, the applicant's Letter of Intent (Attachment 21-3), and the use of only 1,830 square feet of the principal dwelling as illustrated on the Site Plan (Attachment 21-1 and Floor Plan (Attachment 21-2).

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.

Commissioner Walton asked for clarification of square footage allowed for a residential business verses square footage of home.

Mr. Matteson stated a residential business located within a home is limited to twenty-five percent (25%) of the overall square footage of the home and this request is approximately eighteen percent (18%).

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

ITEM 22

REVISED CONCEPT PLAN AND CONDITIONAL USE REVIEW FOR SADDLE SPRINGS ESTATES (MIXED USE), CONTAINING 44 LOTS AND AN

EQUESTRIAN CENTER ON 327.86 ACRES LOCATED OFF BETHESDA ARNO ROAD IN THE 3RD VOTING DISTRICT

This item was withdrawn.

NON-RESIDENTIAL SITE PLANS:

ITEM 23

SITE PLAN REVIEW FOR EQUESTRIAN CLUB AT SADDLE SPRINGS (REVISED), ON 46.69 ACRES LOCATED AT 100 SADDLE SPRINGS BOULEVARD IN THE 3RD VOTING DISTRICT

This item was withdrawn.

OTHER:

ITEM 24

PRESENTATION BY MIDDLE TENNESSE ELECTRIC MEMBERSHIP CORPORATION (MTEMC)

This item was withdrawn.

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There being no further business, the meeting was adjourned at approximately 7:09 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JULY 9, 2009

_____ CHAIRMAN JOHN LACKEY