

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 8, 2009**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Susan Fisher
John Lackey
Pete Mosley
Tom Murdic
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Floyd Heflin, County Engineer
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, October 8, 2009, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Cain, Lane, Givens, Sanders and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 25 has been withdrawn.
2. The Zoning Ordinance Update will meet on October 22, 2009 at 3:00 p.m. to review the final version of Module 2 of the Zoning Ordinance Update.
3. Staff would like to move Items 23 and 24 to be heard after the Consent Agenda.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the September 10, 2009 Planning Commission meeting.

A motion was made by Commissioner Walton to approve the minutes as submitted and was seconded by Commissioner Mosley. The motion passed by unanimous vote.

CONSENT AGENDA:

BONDS:

1. **Abington Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000.
Recommendation: Extend in the current amount for a period of six (6) months.
2. **Abington Ridge, Section 3A** – Maintenance Bond for Landscaping - \$12,600
Recommendation: Release the bond.
3. **Addition to Legends Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for a period of six (6) months.
4. **Addition to Legends Ridge, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control - \$38,000.
Recommendation: Extend in the current amount for a period of six (6) months.

5. **Addition to Legends Ridge, Section 3** - Maintenance Bond for Roads, Drainage and Erosion Control - \$8,000.
Recommendation: Extend in the current amount for a period of six (6) months.
6. **Belle Vista, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000.
Recommendation: Extend in the current amount for a period of six (6) months.
7. **Belle Vista, Section 2** - Maintenance Bond for Landscaping - \$2,600.
Recommendation: Release the bond.
8. **Black Hawk, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$70,000.
Recommendation: Extend in the current amount for a period of six (6) months.
9. **Brienz Valley, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Extend in the current amount for a period of six (6) months.
10. **Cascade Estates** – Maintenance Bond for Landscaping - \$35,400
Recommendation: Release the bond.
11. **Cascade Estates** – Performance Bond for Roads, Drainage and Erosion Control - \$215,000.
Recommendation: Extend in the current amount for a period of six (6) months.
12. **Cayce Springs Estates** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Extend in the current amount for a period of six (6) months with a review in three (3) months.
13. **Cherry Valley** – Maintenance Bond for Roads, Drainage and Erosion Control - \$12,000.
Recommendation: Extend in the current amount for a period of six (6) months.
14. **Holy Trinity Evangelical Lutheran Church** – Performance Bond for Landscaping - \$34,300.
Recommendation: Convert to Maintenance in the amount of \$10,300 for a period of six (6) months.
15. **King's Chapel, Section 2B** – Performance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of six (6) months.
16. **Legends Ridge, Section 7** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Release the bond.
17. **Legends Ridge, Section 8** – Maintenance Bond for Roads, Drainage and Erosion Control - \$35,000.
Recommendation: Release the bond.
18. **Silver Stream Farm, Section 1B** – Performance Bond for Landscaping - \$35,000.
Recommendation: Extend in the current amount for a period of six (6) months.

19. **Spring Meadow Church of Christ** – Maintenance Bond for Landscaping - \$46,600.

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

20. **Stag's Leap, Section 1** – Performance Bond for Landscaping - \$71,000.

Recommendation: Convert to Maintenance in the amount of \$30,600 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 23

RESOLUTION TO ADOPT THE COLLEGE GROVE VILLAGE SPECIAL AREA PLAN (6-2009-004).

Mr. Matteson thanked Robbie Hayes for all of his hard work on this Plan. He also thanked the Citizens Advisory Committee which was instrumental in helping to make sure that the plan reflected the values and in reconciling the different points of views that were expressed by the community.

Mr. Matteson then gave a brief Power Point presentation about the College Grove Village Special Area Plan recommending approval of the Resolution adopting the Plan.

Chairman Lackey opened the public hearing.

Ms. Gloria O'Steen, 6805 Arno-Allisona Road, expressed her thanks to Staff for the wonderful job they have done on this Plan. She stated the citizens of College Grove appreciated the chance to be able to lay out what they envision their Community to be now and in the future.

Ms. Judy Hayes, 3rd District Commissioner, 1775 Popes Chapel Road, stated Staff did a wonderful job conducting the Public Meetings and in listening to what the citizens of College Grove had to say and incorporating their suggestions into this Plan. She believes the Plan reflects what the Citizens of College Grove envision for their community and that it will enhance the Community.

Mr. David Hines, 8740 Horton Highway, expressed his thanks to Staff and the College Grove Citizens Advisory Committee for the job they did. He also stated he believes the Plan is very reasonable and he appreciated the attention and the investment made for College Grove's future.

There being no other comments, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments by Commissioners.

There being no comments, Commissioner Walton made a motion to adopt the Resolution adopting the College Grove Village Special Area Plan. Commissioner Murdic seconded the motion, which passed by unanimous vote.

RECOMMENDATIONS:

ITEM 24

RECOMMENDATION TO THE WILLIAMSON COUNTY BOARD OF COMMISSIONERS REGARDING ITS ENDORSEMENT OF THE COLLEGE GROVE VILLAGE SPECIAL AREA PLAN.

Chairman Lackey asked for any comments by Commissioners.

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

PUBLIC HEARINGS:

ITEM 21

SITE PLAN AND CONDITIONAL USE REVIEW FOR CALLOWAY BOXWOOD AND LANDSCAPING (MIXED USE), ON 1.69 ACRES LOCATED AT 2131 HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (5-2009-038).

Mr. Holmes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Completion of an Affidavit of Compliance to ensure continued adherence to Division 4520 (W) of the Williamson County Zoning Ordinance, the applicant's Letter of Intent (Attachment 21-2), the approved Site Plan (Attachment 21-1), and the approved floor plan (Attachment 21-3);
2. The outside storage of landscaping and irrigation equipment, vehicles, and all other non-plant materials shall be limited to the equipment/gravel lot as indicated in the Site Plan (See Attachment 21-1);
3. The size of the retail display area shall not extend beyond the 3,000 square foot area shown on the Site Plan;
4. Any new signage or alteration of the existing signage must be approved per Ordinance requirements; and
5. There shall be no storage or disposal of any form of debris from job sites on the property in question.

Chairman Lackey opened the public hearing.

Mr. J.C. Cunningham, 1252 Old Hillsboro Road, stated he believes this will be a welcome addition to the Grassland Community, and he is in favor of this request.

There being no other comments Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments by Commissioners.

Commissioner Crohan asked if Staff felt there would be any problem with traffic at this location and if Staff believes the storage space is adequate.

Mr. Holmes stated traffic should be no more intrusive than what is already on Hillsboro Road, and storage is adequate for this use as proposed by the applicant.

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

ITEM 22

SITE PLAN AND CONDITIONAL USE REVIEW FOR FREEDOM REINS, LLC (COMMERCIAL STABLE), ON 5.14 ACRE LOCATED AT 4468 PRATT LANE IN THE 3RD VOTING DISTRICT (5-2009-037).

Mr. Holmes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Completion of an Affidavit of Compliance to ensure continued adherence to Division 4400 (V) of the Williamson County Zoning Ordinance, the applicant's Letter of Intent (Attachment 22-4), the approved Site Plan (Attachment 22-1), and the approved floor plan (Attachment 22-5);
2. Other than those owned by the owner, there shall be no horses boarded on-site; and
3. The recording of the revision to Lot 1 of the Robertson Subdivision.

Chairman Lackey opened the public hearing.

Ms. Nancy Puetz, 4518 Pratt Lane, stated she believes the Williamson County Agricultural Center, which is located in close proximity to this location, would be a better location for this type of use. She believes traffic will be an issue if groups and families are allowed. She believes there is a possibility that the proposed number of clients and horses will be exceeded. She also has concerns about the wildlife in the area, any proposed lighting, and that the business being operated six (6) days a week and the location of the proposed barn will be detrimental to the community.

Mr. Tim Williams, 4456 Pratt Lane, stated he lives next door to this property and he is in full support of this proposal. He has no fear that what the applicant is proposing to do will be expanded into a larger business and no concerns about traffic.

Ms. Debbie Poole, 4478 Pratt Lane, stated she lives directly beside the area where the proposed building site is located. She has no problem with the business itself, but she is opposed to the location of the building site.

Ms. Kelly Reedy, 4460 Pratt Lane, the applicant, stated she would like to make a correction on the letter submitted and that this business is for counseling. It will be limited to five (5) horses. There may be one family at a time or a therapeutic group of four (4) to six (6) individuals coming to the site but no more than eight (8). The type of counseling includes marriage counseling, grief counseling, etc. The building site can be moved to a new location if deemed necessary. She has no concern this use will affect the wildlife on the property. The lighting will be consistent with residential lighting. There may be a spotlight on either corner of the porch and also walkway lighting from the parking area to the barn.

Ms. Susan Pemberton, 4482 Pratt Lane, stated she lives next door to this property and she is opposed to this proposed use. She has concerns about the individuals coming to the property to seek counseling, and she also has traffic concerns.

Mr. Jim Reedy, 4460 Pratt Lane, the applicant, stated the clients that are targeted for this therapy are not dangerous and the amount of traffic would be minimal.

There being no other comments, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments by Commissioners.

Commissioner Fisher stated this proposal is consistent with the Comprehensive Plan and is the type of business that should be encouraged in the rural areas of the County.

Commissioner Murdic stated he supports this proposal but he would ask applicant to be extremely sensitive when it comes to the lighting and to make sure it is not intrusive to the neighbors.

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

FINAL PLATS:

ITEM 25

FINAL PLAT REVIEW FOR RIDGEVIEW ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 7 LOTS ON 113.88 ACRES LOCATED OFF OLD HIGHWAY 96 IN THE 1ST VOTING DISTRICT (1-2009-405)

This item was withdrawn.

OTHER:

ITEM 23

RE-APPROVAL OF THE PLANNING COMMISSION'S MEETING SCHEDULE FOR 2010

Mr. Horne stated the 2010 Meeting Schedule must be re-approved due to the fact that the November 11, 2010 meeting date falls on a holiday. The new meeting date has been rescheduled for Wednesday, November 10, 2010.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to approve the revised schedule. Commissioner Walton seconded the motion, which passed by unanimous vote.

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

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON NOVEMBER 12, 2009

CHAIRMAN JOHN LACKEY