

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF FEBRUARY 11, 2010**

MEMBERS PRESENT

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

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Aaron Holmes, Planning Coordinator
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, February 11, 2010, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Items 17, 19 and 20 have been withdrawn.
2. Staff is currently reviewing Module 3 of the Williamson County Zoning Ordinance Update and hope to have the review completed by next month's meeting date.
3. A request has been made for a non-agenda item for re-approval of the Final Plat for Arrington Retreat, Section 1.

Mr. Bill Charles, representing Arrington Retreat, stated he would like to ask for permission for an extension for the Final Plat for Arrington Retreat, Section 1. He stated all of the previously approved stipulations have been met but the date on the plat expired last week due to the insurance certificate not being completed. Mr. Charles indicated that this certificate is now complete and he requested this be re-approved.

Chairman Lackey asked if any of the Commissioners had any objections to hearing this item.

There being none, Chairman Lackey stated this item would be heard as Item 22.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the January 14, 2010 Planning Commission meeting.

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

CONSENT AGENDA:

1. **Abington Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000.
Recommendation: Release the Bond.
2. **Addition to Brienz Valley, 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.
3. **Brienz Valley, 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. **Brienz Valley, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 5. **Chardonnay, Section 1** – Performance Bond for Off-Site Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 6. **Chardonnay, Section 1** – Performance Bond for On-Site Roads, Drainage and Erosion Control - \$80,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 7. **Durham Manor** – Maintenance Bond for Roads, Drainage and Erosion Control - \$210,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 8. **Grove Park, Addition 1** – Performance Bond for Roads, Drainage and Erosion Control - \$193,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 9. **Locust Ridge Primitive Baptist Church** – Performance Bond for Landscaping - \$46,200.
Recommendation: Extend in the current amount for a period of two (2) months to allow for completion.
 10. **Saddle Springs, 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.
 11. **Saddle Springs, Phase 2A, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$54,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 12. **Saddle Springs, Phase 2A, Section 2**– Maintenance Bond for Roads, Drainage and Erosion Control – \$60,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 13. **Saddle Springs, Phase 2A, Section 3**– Maintenance Bond for Roads, Drainage and Erosion Control - \$31,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 14. **Silver Stream Farm, Section 3** – Performance Bond for Landscaping - \$58,400.
Recommendation: Extend in the current amount for a period of one (1) year.

15. **Silver Stream Farm, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.

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

16. **Southside Animal Hospital** – Performance Bond for Landscaping - \$27,710.

Recommendation: Extend in the current amount for a period of seven (7) months.

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

PUBLIC HEARINGS:

ITEM 17

SITE PLAN AND CONDITIONAL USE REVIEW FOR CREEKSIDE RIDING ACADEMY AND STABLE (COMMERCIAL STABLE), ON 14.41 ACRES LOCATED AT 2359 LEWISBURG PIKE IN THE 3RD VOTING DISTRICT (5-2009-053).

This item was withdrawn.

ITEM 18

SITE PLAN AND CONDITIONAL USE REVIEW FOR ANIMAL HAVEN HEALTH CENTER, ON 6.67 ACRES LOCATED AT 3105 BOYD MILL PIKE IN THE 2ND VOTING DISTRICT (5-2010-002).

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

1. All signage be approved per Ordinance requirements; and
2. Posting of a Landscaping Bond in the amount of \$4,200.

Chairman Lackey opened the public hearing.

Mr. John Fraser, 1306 State Blvd, stated he would like to ask the Commission to approve this request. He stated he believes this is a wonderful use for the property.

Mr. Jimmy Gentry, 1970 Hwy 96 W., stated he is also in favor of this proposed use.

Ms. Judy Hayes, County Commissioner, 3rd District, 1775 Popes Chapel Road, stated this is not in her district, but she would like to show her support for this proposal. She stated the applicants are very community minded and believes this will be a wonderful asset to the County and its citizens.

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

Chairman Lackey asked for any comments by Commissioners.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed nine (9) to one (1), with Commissioner Walton abstaining.

ITEM 19

SITE PLAN AND CONDITIONAL USE REVIEW FOR ARNO STORAGE (RE-APPROVAL) (LIGHT INDUSTRIAL), ON 3.41 ACRES LOCATED AT 6410 ARNO ROAD IN THE 3RD VOTING DISTRICT (5-2010-003).

This item was withdrawn.

ITEM 20

SITE PLAN AND CONDITIONAL USE REVIEW FOR DELVIN FARMS (AGRICULTURAL SUPPORT, FARM PRODUCT SALES), ON 13.99 ACRES LOCATED AT 6290 MCDANIEL ROAD IN THE 5TH VOTING DISTRICT (5-2009-052).

This item was withdrawn.

ITEM 21

AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING THE DEFINITION OF RESTROOM (6-2010-001).

Ms. Earwood reviewed the background (see Staff report) recommending that this Amendment be forwarded to the County Commission for adoption.

Chairman Lackey opened the public hearing.

There being no comments Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments by Commissioners.

Commissioner Walton asked if the amendment should have language in it concerning hot water and cold water.

Ms. Earwood stated the Amendment has the language "containing fixtures suitable for sanitizing and cleansing hands", and that these requirements shall be specified by the Building Code.

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

NON-AGENDA ITEM

ITEM 22

FINAL PLAT REVIEW FOR ARRINGTON RETREAT, SECTION 1 (a.k.a. SEDONA WOODS, a.k.a. WATERBRIDGE) (RE-APPROVAL), CONTAINING 48 LOTS ON 135.89 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT

Mr. Matteson reviewed the background recommending re-approval with the following stipulations:

1. The land on which the wastewater treatment and disposal system was constructed must be transferred to the wastewater utility provider within 30 days of the recording of the Final Plat; and
2. Submission of 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 plat.

Chairman Lackey asked for any comments by Commissioners.

There being no comments, Commissioner Murdic 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 7:20 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON MARCH 11, 2010**

_____ CHAIRMAN JOHN LACKEY