

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF APRIL 8, 2010**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Pete Mosley
Tom Murdic
Paul Pratt, Jr.
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Robbie Hayes, Planner
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, April 8, 2010, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Lane, and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced that Staff is still reviewing Module 3 of the Williamson County Zoning Ordinance Update and hope to have the review completed by next month's meeting.

Commissioner Givens announced that a Trashercise Treasure Hunt will be held on Saturday, April 17, 2010 beginning at 8:30 a.m. The purpose of this event is to pick up trash and beautify the communities along eighty-four (84) miles of The Old Tennessee Trail. Groups will be meeting in different area such as Pucketts in Leipers Fork, Davis' Grocery in Boston, Westhaven, etc. Everyone is welcome to participate.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the March 11, 2010 Planning Commission meeting.

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

CONSENT AGENDA:

1. **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.
2. **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.
3. **Addition to Legends Ridge, Section 2A, Lot 924** – Performance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Extend in the current amount for a period of six (6) months.
4. **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.

5. **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. Staff also requests that a schedule for the placement of the asphalt surface mix be provided by the developer.
6. **Black Hawk, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$70,000.
Recommendation: This bond be reviewed at the May, 2010 meeting.
7. **Breizn 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.
8. **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.
9. **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.
10. **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.
11. **Deer Run Retreat** – Maintenance Bond for Wastewater Collection System - \$42,300.
Recommendation: Extend in the current amount for a period of one (1) year.
12. **Deer Run Retreat** – Maintenance Bond for Wastewater Treatment and Disposal System - \$83,500.
Recommendation: Extend in the current amount for a period of one (1) year.
13. **Fernvale Community Church** – Performance Bond for Landscaping - \$15,213.
Recommendation: Convert to Maintenance in the amount of \$4,500 for a period of six (6) months.
14. **Holy Trinity Evangelical Lutheran Church** – Maintenance Bond for Landscaping - \$10,300.
Recommendation: Release the bond.
15. **King’s Chapel Amenity Center** – Performance Bond for Landscaping - \$7,850.
Recommendation: Extend in the current amount for a period of six (6) months and require completion of this project.
16. **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.
17. **Laurel Cove, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Extend in the current amount for a period of one (1) year.

18. **Laurel Cove, Section 1** – Performance Bond for Wastewater Collection System - \$186,250.
Recommendation: Extend in the current amount for a period of one (1) year.
19. **Laurel Cove, Section 1** – Performance Bond for Landscaping - \$407,500.
Recommendation: Extend in the current amount for a period of one (1) year.
20. **Laurel Cove, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System - \$495,250.
Recommendation: Extend in the current amount for a period of one (1) year.
21. **Laurel Cove, Section 1** – Performance Bond for Golf Course Improvements - \$3,742,445.
Recommendation: Extend in the current amount for a period of one (1) year.
22. **Laurelbrooke, Section 11-A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$65,000.
Recommendation: Release the bond.
23. **Locust Ridge Primitive Baptist Church** – Performance Bond for Landscaping - \$46,200.
Recommendation: Convert to Maintenance in the amount of \$16,000 for a period of six (6) months.
24. **Silver Stream Farm, Section 1B** – Performance Bond for Landscaping - \$35,000.
Recommendation: Extend in the current amount for a period of six (6) months and require all landscaping in the open space and on the completed lots be installed before the next review period.
25. **Spring Meadows Church of Christ** – Maintenance Bond for Landscaping - \$46,600.
Recommendation: Release the bond.
26. **Stag's Leap, Section 1** – Maintenance Bond for Landscaping - \$30,600.
Recommendation: Release the bond.
27. **Two Rivers** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Extend in the current amount for a period of six (6) months with a review in thee (3) months.

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

PUBLIC HEARINGS:

ITEM 28

SITE PLAN AND CONDITIONAL USE REVIEW FOR MID AMERICA DISTRIBUTORS FOR A TEMPORARY FIREWORKS STAND ON 77.16 ACRES LOCATED ON LIBERTY PIKE IN THE 4TH VOTING DISTRICT (5-2010-009)

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

1. That the time period for this approval be limited to nine (9) days annually; specifically from June 27 through July 5;

2. This approval shall be valid for two (2) years unless the Site Plan is amended per the criteria set forth in Section 4200 (D) (2) of the Williamson County Zoning Ordinance;
3. That the applicant be required to provide proof of insurance in the amount of \$1,000,000 each occurrence for bodily injury liability and property damage liability prior to June 11, 2010 and June 13, 2011, indicating Williamson County as an additional insured;
4. That the applicant provide a copy of the lease agreement by June 13, 2011, covering the 2011 sales and display period;
5. That the applicant be required to hire a police officer to direct traffic on July 3 and 4, 2010 and 2011 from 4 p.m. to 8 p.m.;
6. That the applicant obtains an approved Zoning Certificate by June 11, 2010 and June 13, 2011. The Zoning Certificate will not be issued until proof of insurance is provided, a lease agreement has been provided for the appropriate period, and any proposed signs have been approved by the Williamson County Codes Compliance office; and
7. No parking shall be permitted along Liberty Pike.

Chairman Lackey opened the public hearing.

Mr. John Williams, Jr., 1050 John Williams Road, stated his family owns this farm and has no objections to this request.

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

Chairman Lackey asked for any comments by Commissioners.

Commissioner Walton inquired about the response from the City of Franklin's Fire Marshal stating the City of Franklin has adopted and enforces the 2003 International Fire Code, which states that the parking area be a minimum of twenty (20) feet away from the sales tent. He asked if Williamson County also operates under this code.

Mr. Will Loyd, the applicant, stated that Williamson County has never asked that the parking area be a minimum of twenty (20) feet away from the tent, but this will not be a problem if requested, as several other counties have this requirement.

Commissioner Cain stated that Williamson County does operate under this 2003 International Fire Code.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation with the additional requirement that that the parking area be a minimum of twenty (20) feet away from the sales tent. Commissioner Mosley seconded the motion, which passed by unanimous vote.

ITEM 29

SITE PLAN AND CONDITIONAL USE REVIEW FOR MID AMERICA DISTRIBUTORS FOR A TEMPORARY FIREWORKS STAND ON 1.32 ACRES LOCATED AT 1270 LEWISBURG PIKE IN THE 2ND VOTING DISTRICT (5-2010-010)

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

1. That the time period for this approval be limited to sixteen (16) days annually; specifically from June 20 through July 5;
2. This approval shall be valid for two (2) years unless the Site Plan is amended per the criteria set forth in Section 4200 (D) (2) of the Williamson County Zoning Ordinance;
3. That the applicant be required to provide proof of insurance in the amount of \$1,000,000 each occurrence for bodily injury liability and property damage liability prior to June 6, 2011, indicating Williamson County as an additional insured;
4. That the applicant be required to hire a police officer to direct traffic on July 3 and 4, 2010 and 2011 from 4 p.m. to 8 p.m.; and
5. That the applicant obtains an approved Zoning Certificate by June 4, 2010 and June 6, 2011. The Zoning Certificate will not be issued until proof of insurance is provided and any proposed signs are approved by the Williamson County Codes Compliance office.

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 Crohan asked if the lighted tower was something that was added from last year.

Mr. Will Loyd, the applicant, stated this is a portable generator with a crank up light that they use every year.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation with the additional requirement that the parking area be a minimum of 20 feet away from the sales tent. Commissioner Cain seconded the motion, which passed eight to zero with Commissioner Cain's not voting.

NON-RESIDENTIAL SITE PLANS:

ITEM 30

SITE PLAN REVIEW FOR CLOVERCROFT ELEMENTARY SCHOOL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 28.3 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (5- 2010-001)

Mr. Matteson reviewed the background (see Staff report). If the Planning Commission chooses to approve this Site Plan, the following items must be addressed in conjunction with Final Site Plan submittal for the school:

Chairman Lackey asked for any comments.

Ms. Linda Sullivan, Sullivan Engineering, representing the applicant, explained the three different sewer options available to the School District. Option One, which is the Site Plan for the on-site system currently before the Planning Commission, cost approximately \$500,000. Option Two cost approximately \$1,145,100 to \$1,717,650; and option Three was estimated to cost approximately \$4,231,500 to \$6,347,250.

Commissioner Murdic asked about Option Two and the temporary connection that was mentioned in the report.

Ms. Sullivan stated Option Two takes the sewer to the City of Franklin's Spencer Creek Pump Station for a temporary time until the Mayes Creek Pump Station is needed, at which time the sewer line would have to be moved to the new pump station.

Commissioner Pratt asked if the applicant has asked the City of Franklin for recovery rights if Option Three is selected.

Ms. Sullivan indicated they had not, that they were concerned with getting the figures at that time, and that she believed that the Mayes Creek Pump station would not be needed for approximately twenty (20) years.

Commissioner Walton speaking as a County Commissioner stated that it was his opinion that the Commission would want to utilize the least expensive route, which is Option One.

There being no other comments, Commissioner Crohan made a motion to approve option one and include the stipulation recommended by Staff at the March 8, 2010 meeting. Commissioner Fisher seconded the motion, which passed eight to zero with Commissioner Cain's not voting.

RESIDENTIAL SITE PLAN:

ITEM 31

SITE PLAN REVIEW FOR MYSTIC RIDGE WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 165.47 ACRES LOCATED AT OFF COX ROAD IN THE 5TH VOTING DISTRICT (5-2010-007)

Mr. Matteson reviewed the background (see Staff report) recommending approval of the Site Plan. The following items must be addressed in conjunction with Final Plat consideration:

1. The applicant's design engineer must seal and certify the cost estimate provided to the County's wastewater consultant;
2. Prior to beginning construction on the system, the applicant must provide a letter from the Tennessee Department of Environment and Conservation (TDEC) indicating its approval of the updated proposal;
3. Prior to beginning construction on the system, the applicant must submit revised construction drawings for review by the County's wastewater consultant;
4. Construction of the aerated lagoon treatment system and the disposal system shall be completed and approved by TDEC prior to submittal of the first Final Plat;
5. Construction of the permanent activated sludge system must be completed and approved by TDEC prior to submittal of a Final Plat that includes the 204th lot;
6. Establishment of Performance Bonds for the sewer treatment, disposal, and collection systems; and
7. The following items shall be filed along with the submittal of the first Final Plat:
 - a. A copy of the Operating Permit issued by TDEC;
 - b. A letter from TDEC stating that the wastewater treatment and disposal system was installed and is functioning;

- c. A sealed certification from the design engineer that the wastewater treatment and disposal system was constructed in accordance with the approved construction plans and specifications; and
- d. A letter from the owner/utility provider stating it has accepted the wastewater treatment and disposal system and is currently operating same.

Chairman Lackey asked for any comments.

Mr. Bruce Meyer, Shaeffer International, was in attendance for any questions.

Chairman Lackey asked if the applicant is going to continue to operate this site as an aerated lagoon when the activated sludge system goes online.

Mr. Meyer stated they would not.

Commissioner Fisher stated the neighbors were concerned about the landscaping and odor from the site and asked if the applicant could speak to these concerns.

Mr. Meyer stated he did not believe the landscaping had changed since the previous approval. He also stated that they pride themselves with not having an odor situation with the Shaeffer Systems. These systems are not the traditional aerated lagoon systems. They are a deep cell system with lots of air and lots of tanks for treatment and the wastewater enters from the bottom.

Commissioner Mosley stated he had received several calls from neighbors in the area who do not understand why the applicant keeps changing the system. They are concerned about the odor.

Mr. Meyer stated the Shaeffer System, versus an activated sludge system, is much more cost effective to operate, especially in a period of time when the number of homes will be substantially lower. It is an attempt to keep operating cost low and still have an acceptable treatment quality and also to be able to charge reasonable rates to customers.

Mr. Horne stated when this body considered the activated sludge system several months ago, there was a concern expressed at that time about a potential odor problem. At that time, Staff did go on record with the Tennessee Department of Environment and Conservation regarding concerns.

Chairman Lackey asked at what time during construction does the landscaping have to be installed.

Mr. Matteson stated the Landscaping Bond is established in conjunction with the approved Final Plat, which would follow the construction of the wastewater system. A Final Plat cannot be considered until the construction of the wastewater system is complete.

Mr. Horne stated he sees no reason why the landscaping cannot be installed while the system is under construction.

Mr. Matteson stated that once the landscaping bond is established, the Commission could state that if the landscaping is not installed before the Final Plat comes before the Commission again, the bond could be called.

Mr. Horne stated the Commission could just add a stipulation stating that prior to the submittal of the Final Plat, landscaping must be installed.

There being no other comments, Commissioner Pratt made a motion to accept Staff's recommendation with the additional stipulation that the required Landscaping must be installed prior to submittal of the first Final Plat. Commissioner Crohan seconded the motion, which passed eight to zero with Commissioner Cain's not voting.

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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 MAY 13, 2010**

_____ CHAIRMAN JOHN LACKEY