

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

MEMBERS PRESENT

Robin Baldree
John Cain
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Steve Lane
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
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, July 8, 2010, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioner Sanders was unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Staff has completed the review of Module III of the revised Zoning Ordinance Update and the consultant will be making changes in accordance with Staff comments.
2. Two meetings regarding the Zoning Ordinance Update have been set for August 25, 2010 and August 26, 2010. One meeting will be for elected officials and the other meeting will be for public outreach regarding Module I and Module II.

Mr. Matteson made the announcement that Staff is about to begin the process of developing a Special Area Plan for the Leipers Fork Village. One of the first steps in this process will be the formation of a Citizens Advisory Committee, which will be comprised of business owners, residents and other stakeholders in the Village. Their role will be to assist Staff in the development of the plan. Over the next month or so, Staff will be working to identify potential members of this committee and in August or September; Staff will likely ask the Planning Commission to endorse the makeup of the committee. Commissioner Givens will be the Planning Commission member on this committee.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the June 10, 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:

BONDS:

1. **2nd Addition at Legends Ridge** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of six (6) months.
2. **Abington Ridge, Section 3A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$80,000.
Recommendation: Release the bond.

3. **Belle Vista, Section 1** – Maintenance Bond for Wastewater Treatment & Disposal System - \$64,500.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Belle Vista, Section 1 & 2** – Maintenance Bond for Wastewater Collection System - \$54,427.
Recommendation: Extend in the current amount for a period of one (1) year.
5. **Black Hawk, 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.
6. **Black Hawk, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Extend in the current amount for a period of six (6) months.
7. **Black Hawk, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$15,000.
Recommendation: Extend in the current amount for a period of six (6) months.
8. **Breiz Valley Addition, Section 1** – Performance Bond for Water (HB & TS) - \$81,000.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **Chardonnay, Section 1** – Maintenance Bond for Wastewater Collection System - \$2,500.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Chardonnay, Section 1** – Maintenance Bond for Wastewater Treatment & Disposal System - \$43,500.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **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.
12. **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.
13. **Chardonnay, Section 1** – Performance Bond for Landscaping - \$80,900.
Recommendation: Extend in the current amount for a period of four (4) months.
14. **Chardonnay, Section 1** – Performance Bond for On-Site Water (Milcrofton) - \$140,000.
Recommendation: Convert to Maintenance in the amount of \$14,000 for a period of one (1) year.
15. **Chardonnay, Section 1** – Performance Bond for Off-Site Water (Milcrofton) - \$160,000.
Recommendation: Extend in the current amount for a period of one (1) year.

16. **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.
17. **Hopewell Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Extend in the current amount for a period of six (6) months.
18. **Kings Chapel, Section 2A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$130,000.
Recommendation: Extend in the current amount for a period of six (6) months.
19. **Old Hope Church of Christ** – Maintenance Bond for Landscaping - \$1,750.
Recommendation: Release the bond.
20. **Stag's Leap, Section 1** – Maintenance Bond for Wastewater Treatment & Disposal System - \$64,740.
Recommendation: Extend in the current amount for a period of one (1) year.
21. **Stockett Creek, 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.
22. **Two Rivers** - Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Release the bond.
23. **Watkins Creek, Section 3** – Maintenance Bond for Water - \$14,000.
Recommendation: Release the bond.
24. **Watkins Creek, Section 4** – Maintenance Bond for Water - \$3,500.
Recommendation: Release the bond.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 25

SITE PLAN REVIEW FOR FRANKLIN CHRISTIAN ACADEMY (BETHLEHEM UNITED METHODIST CHURCH) (RE-APPROVAL), ON 6.70 ACRES LOCATED AT 2419 BETHLEHEM LOOP ROAD IN THE 9TH VOTING DISTRICT (5-2010-021).

Mr. Matteson reviewed the background (see Staff report). Mr. Matteson noted that all traffic study recommendations, including the installation of the warning assemblies, have now been met. Staff recommended approval with the following stipulations:

1. Execution of an Affidavit of Compliance to ensure continued adherence to Division 4400 (E) of the Williamson County Zoning Ordinance, the applicant's Letter of Intent (Attachment 25-2), and the approved Site Plan (Attachment 25-1); and

2. Enrollment may not exceed 100 students unless a revised traffic study is prepared by the applicant and a revised Site Plan is approved by the Planning Commission.

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

ITEM 26

FINAL SITE PLAN FOR GRACE CHAPEL AND ACADEMY WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 42.27 ACRES LOCATED AT 3279 SOUTHALL ROAD IN THE 2ND VOTING DISTRICT (5-2010-023)

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

1. The posting of a performance bond in the amount of \$88,500 for the sewer treatment and disposal system;
2. The posting of a performance bond in the amount of \$35,000 for the sewer collection system; and
3. The posting of a landscaping bond in the amount of \$57,050.

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

PRELIMINARY PLATS:

ITEM 27

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 3 (RE-APPROVAL), CONTAINING 39 LOTS ON 20.28 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2010-301)

Mr. Sweet reviewed the background (see Staff report) recommending approval of this continuation request subject to the same stipulations established in conjunction with the original approval dated September 2007, which were as follows:

In conjunction with Final Plat approval, the following items must be addressed:

1. Establishment of a performance bond for roads, drainage, and erosion control;
2. Final approval of water plans, and establishment of a performance bond for water improvements in favor of the Milcrofton Utility District;
3. Payment of funds in lieu of detention;
4. Posting of a performance bond for the sewer collection system;
5. Execution of a Stormwater Maintenance agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
6. Inclusion of assigned addresses and approved street names;
7. Identification (with asterisks) of lots affected by slopes or colluvial soils with an accompanying note on the face of the plat indicating the limitations and conditions imposed;

8. Add a note on the face of the plat indicating the book and page reference for the recorded Home Owner's Association documents; and
9. Provide two 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.

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

OTHER:

ITEM 28

PRESENTATION BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (6-209-003)

Mr. Dan Coley, Middle Tennessee Electric Membership Corporation (MTEMC) gave brief explanation of why they are requesting a signature block be added to Final Plats.

Commissioner Murdic asked about Staff's view of this request.

Mr. Matteson stated from Staff's standpoint, this is a reasonable request. This request would apply only to major subdivisions rather than all Final Plats. If the Planning Commission does not have any concerns about this request, Staff will go forward with working with MTEMC officials to develop final signature block language that will be somewhat generic so it could apply to any electric provider. A text amendment to the Subdivision Regulations would then be drafted for consideration by the Planning Commission.

Commissioner Walton asked if this would add a lot of time to the process of getting a Final Plat recorded.

Mr. Coley stated there are three (3) individuals in their office that can sign off on the plats and it should not take a considerable amount of time.

Chairman Lackey asked if the applicant would bring the plat to MTEMC and then bring it to the County.

Mr. Coley stated by the time the developer is bringing the plat to MTEMC for signature, all of the electric work and designs should be complete.

Chairman Lackey stated that procedurally the developer would start with MTEMC and get the electric issues and designs worked out while they are in the process of working with the County on the Plat.

Mr. Horne stated at the initial stage, he foresees the requirement of a letter of availability from MTEMC, similar to what is received from water providers, as a result MTEMC would be provided notice of a proposed project.

No action was required.

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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 AUGUST 12, 2010

_____ CHAIRMAN JOHN LACKEY