

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 9, 2010**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Steve Lane
Pete Mosley
Tom Murdic

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
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, September 9, 2010, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Fisher, Pratt, and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. A joint meeting of the Planning Commission, County Commission and the Board of Zoning Appeals was held Wednesday, August 25, 2010 to discuss Module I and Module II of the Zoning Ordinance update. Also, a public meeting was held on Thursday, August 26, 2010 at the Williamson County Library on Columbia Pike to discuss Module I and Module II of the Zoning Ordinance update. Staff will meet with the Steering Committee at a future date to discuss all comments received.
2. Staff is waiting for the revised draft of Module III. Once it is received and reviewed by staff, a Steering Committee meeting will be scheduled to discuss the module.
3. Item 25 has been withdrawn.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the August 12, 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:

BONDS:

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 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.
3. **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 with all deficiencies corrected and the asphalt surface mix placed, or the bond could be called.
4. **Cartwright Close** – Performance Bond for Roads, Drainage and Erosion Control - \$654,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 5. **Delta Springs** – Maintenance Bond for Landscaping - \$3,100.
Recommendation: Extend in the current amount for a period of six (6) months.
 6. **Delta Springs** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 7. **Inns of the Cove, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System - \$74,639.
Recommendation: Extend in the current amount for a period of one (1) year.
 8. **Inns of the Cove, Section 1** – Maintenance Bond for Wastewater Collection System - \$80,861.
Recommendation: Extend in the current amount for a period of one (1) year.
 9. **King's Chapel, Section 2B** – Maintenance Bond for Wastewater Collection System - \$6,533.
Recommendation: Release the Bond.
 10. **King's Chapel, Section 2C** – Performance Bond for Roads, Drainage and Erosion Control - \$145,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 11. **Locust Ridge Primitive Baptist Church** - Maintenance Bond for Landscaping - \$16,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 12. **Saddle Springs, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Allow applicant to place final asphalt and review at the March, 2011 meeting.
 13. **Saddle Springs, Phase 2A, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control \$54,000.
Recommendation: Allow applicant to place final asphalt and review at the March, 2011 meeting.
 14. **Saddle Springs, Phase 2A, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Allow applicant to place final asphalt and review at the March, 2011 meeting.
 15. **Saddle Springs, Phase 2A, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$31,000.
Recommendation: Allow applicant to place final asphalt and review at the March, 2011 meeting.
 16. **Saddle Springs, Phase 2A, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$102,000.

Recommendation: Allow applicant to place final asphalt and review at the March, 2011 meeting.

17. **Saddle Springs, Phase 2A, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.

Recommendation: Allow applicant to place final asphalt and review at the March, 2011 meeting.

18. **Saddle Springs, Phase 2A, Section 7** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.

Recommendation: Allow applicant to place final asphalt and review at the January, 2011 meeting.

19. **Silver Stream Farm, Section 1B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$120,000.

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

20. **Silver Stream Farm, Section 1B** - Performance Bond for Landscaping - \$35,000.

Recommendation: Extend in the current amount for a period of one (1) year with a review at the November 2010 meeting.

21. **Silver Stream Farm, Section 2** – Maintenance Bond for Sewer (Metro) - \$7,000.

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

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

Recommendation: Extend in the current amount for a period of seven (7) months, and the installation be completed before the next review period.

23. **Temple Hills, Section 16, Phase A** - Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.

Recommendation: Release the bond.

24. **Triune Baptist Church Addition** – Maintenance Bond for Landscaping - \$600.

Recommendation: Release the bond.

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 25

AMENDMENT TO THE SUBDIVISION REGULATIONS REGARDING SIGNATURE BLOCK FOR ELECTRIC PROVIDERS (6-2010-004)

This item was withdrawn.

FINAL PLATS:

ITEM 26

FINAL PLAT REVIEW FOR TEMPLE HILLS, SECTION 16, PHASE B, CONTAINING 25 LOTS ON 24.06 ACRES LOCATED OFF TEMPLE ROAD IN THE 8TH VOTING DISTRICT (1-2010-406)

Mr. Horne reviewed the background (see Staff report) recommending approval pending:

1. The posting of a performance bond in the amount of \$530,000 for roads, drainage and erosion controls (RDE) improvements; and
2. The posting of performance bonds in the amounts of \$98,430 and \$33,178 for water and sewer respectively, as specified by HVUD.

Chairman Lackey asked for any comments.

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

OTHER:

ITEM 27

ENDORSEMENT OF LEIPER'S FORK SPECIAL AREA PLAN CITIZENS ADVISORY COMMITTEE

Mr. Hayes reviewed the background (see Staff report) recommending endorsement by the Planning Commission.

Chairman Lackey asked for any comments.

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

ITEM 28

APPROVAL OF THE PLANNING COMMISSION'S MEETING SCHEDULE FOR 2011

Mr. Matteson recommended approval of the proposed 2011 meeting schedule.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous 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 OCTOBER 14, 2010

CHAIRMAN JOHN LACKEY