

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JANUARY 13, 2011**

**MEMBERS PRESENT**

John Cain  
Don Crohan  
Susan Fisher  
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, January 13, 2011, at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Givens, and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. The second community meeting regarding the Leiper's Fork Small Area Plan will be held Tuesday, January 18, 2011 at Hillsboro Elementary Middle School at 6:30 p.m.
2. A Public Meeting will be held on Tuesday, January 18, 2011, at 6:30 p.m. at the Franklin Recreation Center, 1120 Hillsboro Road. The purpose of the meeting is to discuss the modification and additions to the Floodplain Mapping for Lynnwood Branch and Cartwright Creek.
3. A focus group meeting was held with members of the development community to discuss Modules I and II of Williamson County Zoning Ordinance update on Thursday, January 13, 2011. Staff will also hold a focus group meeting with the Agricultural community in the near future.
4. An update to the Major Thoroughfare Plan will be presented to the Planning Commission sometime this spring.
5. The applicant has requested a deferral on Item 18, Final Plat for Temple Hills, Section 16, Phase B.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the December 9, 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.

**OLD BUSINESS:**

**ITEM 1**

**BREINZ VALLEY, SECTION 2, MAINTENANCE BOND FOR ROADS,  
DRAINAGE & EROSION CONTROL**

Chairman Lackey stated the applicant has requested that the Planning Commission reconsider the action taken on this item at the December 2010 meeting. In order to do this, a Planning Commissioner who was in attendance at

the December, 2010 meeting will have to ask for the item to be reconsidered. He then asked for comments or a motion.

Commissioner Walton asked if something had changed regarding this item.

Mr. Horne stated that there is an explanation but in order to discuss it, it will have to be brought up for reconsideration.

There being no other comments, Commissioner Walton made a motion to reconsider the December 9, 2010 action. Commissioner Pratt seconded the motion, which passed by unanimous vote.

Chairman Lackey asked Staff to read the Staff report.

Mr. Andrews reviewed the background (see Staff report) recommending that be re-established in the amount of \$45,000 for a period of six months.

Chairman Lackey asked for any comments from Commission members.

Commissioner Walton asked when the process starts when a bond is called?

Ms. Earwood stated when the Planning Commission takes the action; it advises Staff to begin the steps necessary to file the draw letter with the bank.

Mr. Horne stated the draw letter has been filed and the funds are being held in escrow. He stated that Staff believes this is a legitimate request to re-establish this bond in order for the new owners to complete this project. He noted that representatives from the bank are in attendance for any questions.

Commissioner Walton stated he agreed with Staff but he was not sure how it all worked once a bond was called.

Mr. Horne stated that once the letter of credit is re-established, then the funds previously noted, will be returned to Green Bank.

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

### **CONSENT AGENDA:**

#### **BONDS:**

1. **2<sup>nd</sup> 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. **Arno Storage** – Performance Bond for Landscaping - \$35,454.  
**Recommendation:** Convert to Maintenance in the amount of \$10,600 for a period of six (6) months.
3. **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.
4. **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.

5. **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.
6. **Brienz Valley, Section 1** – Not on Consent
7. **Cascade Estates** – Not on Consent
8. **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.
9. **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.
10. **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.
11. **King's 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.
12. **Saddle Springs, Phase 2A, Section 5** – Affidavit of Compliance for Landscaping - \$1,650.  
**Recommendation:** Convert to Maintenance in the amount of \$1,650 for a period of six (6) months.
13. **Silver Stream Farm Amenity Center** – Maintenance Bond for Landscaping - \$2,800  
**Recommendation:** Release the bond.
14. **Silver Stream Farm, Section 1B**– Performance Bond for Landscaping - \$35,000.  
**Recommendation:** Convert to Maintenance in the amount of \$20,000 for a period of six (6) months.
15. **Silver Stream Farm, Section 2**– Performance Bond for Landscaping - \$25,400.  
**Recommendation:** Convert to Maintenance in the amount of \$7,620 for a period of six (6) months.
16. **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.

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

## **ITEM 6**

### **BREINZ VALLEY, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL**

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be extended in the current amount of \$40,000 for a period of six (6) months, with Green Bank listed as the applicant.

Chairman Lackey asked for any comments from Commission members.

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

## **ITEM 7**

### **CASCADE ESTATES, PERFORMANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL**

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be called. Mr. Andrews noted that the developer is in attendance and has asked to address the Commission.

Mr. Todd Warner, with Premier Land, stated one of his partners, Chris Brothers, has been talking with Mr. Andrews; as he understands, there are two issues; the drainage and Tennessee Department of Transportation (TDOT) structure headwalls at the entrance, the other being a pipe on a lot line.

Mr. Andrews stated that was correct.

Mr. Warner stated that Mr. Brothers and his engineer, Leon Stanford, are in the process of working with TDOT to change the construction plans to eliminate the pipe and structure headwalls at the entrance due to the fact that this is on a hill and is not really needed. He stated they would like to ask for a four (4) month extension in order to work with TDOT on this correction. He also stated that the correction to the drainage is minor and can be made relatively quick.

Mr. Andrews gave a brief overview of what is needed in order to complete this project so that it can be released for building permits. The main item is the cross drain pipe which is missing at the entrance. Another item is that one lot has an outlet structure on it with fifty (50) feet or so of drainage pipe that has not been placed. Also there is a swale that leads into the existing pond with an emergency outlet that has not been constructed. The one item that was corrected was the profile for the roadway edge.

Mr. Warner stated that they still own every lot but two (2). He stated he believes in three (3) to four (4) months they could have all of these problems corrected.

Chairman Lackey asked for any comments from Commission members.

Chairman Lackey asked why it would take four (4) months to correct these issues if they are minor.

Mr. Warner stated meeting with TDOT and getting the plans changed may take a little time, and he would hate to ask for a month and it take longer.

Commissioner Murdic stated he would like to see some type of documentation showing the applicant is in discussion with TDOT to get these corrections made.

Mr. Warner stated he could get Mr. Stanford to email the correspondence he has to Staff.

Commissioner Murdic stated he would like to see something from TDOT itself, not just emails from Mr. Stanford to TDOT.

Mr. Andrews stated reminded the Commission that there are other issues besides the TDOT issue that must be corrected.

Mr. Warner stated the other two (2) issues could be corrected in a month, weather permitting.

Mr. Horne stated that Mr. Warner was asking for four (4) months, and he believes it would be appropriate to allow him the four (4) months due to the fact that a new set of drawings would have to be approved, not only by TDOT, but also by Staff. He would also suggest that the applicant give an update on the project in two (2) months.

Commissioner Walton asked if nothing has been done at the two (2) month review period, can the bond be called.

Ms. Earwood stated it could be pulled for reconsideration.

There being no other comments, Commissioner Mosley made a motion to extend the bond in the current amount of \$215,000 for a period of four (4) months with a review in two (2) months. Commissioner Fisher seconded the motion, which passed eight (8) to one (1) with Commissioner Murdic voting "No".

#### **SKETCH PLANS:**

#### **ITEM 17**

#### **SKETCH PLAN REVIEW FOR ESTATES OF GALLANT RIDGE, CONTAINING 10 LOTS ON 12.92 ACRES LOCATED OFF S. CAROTHERS ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2010-102)**

Mr. Matteson reviewed the background (see Staff report).

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Prior to submission of a Preliminary Plat, a geotechnical assessment must be conducted to determine the existence and location of any sinkholes on the property;
2. Identification of critical lots demonstrating protection of the requisite percentage of natural resources;
3. Submission of roads, drainage and erosion control plans, including hydraulic, hydrologic, and stormwater quality evaluations, for review and approval by the County Engineer; and
4. Submission of water plans for review and approval by Milcrofton Utility District.

The Final Plat must address the following:

1. Prior to Final Plat consideration, the applicant shall submit HOA documents for review and approval by the County Attorney for Planning and Environment. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;

2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
6. Final approval of septic systems for each lot from the Williamson County Department of Sewage Disposal Management;
7. Dedication of right-of-way thirty (30) feet off the centerline of South Carothers Road; and
8. Providing 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 Final Plat.

Chairman Lackey asked for any comments from Commission members.

Commissioner Mosley stated he received a call from an adjacent property owner who was concerned about the sinkholes and the distance from the septic fields and the detention pond.

Mr. Matteson stated there would be a requirement that before a Preliminary Plat is submitted the geotechnical assessment be conducted to determine the existence and location of any sinkholes on the property and the plat would have to meet all the protection requirements.

Commissioner Mosley asked what the setback requirement was for Sewage Disposal Management concerning sinkholes.

Mr. Heflin stated Sewage Disposal will allow the septic soils areas to be twenty-five (25) feet from the rim of the sinkhole.

Commissioner Crohan stated lots 106, 107 and 108 have the septic area in the front yard and asked if there be room for a driveway.

Mr. Matteson stated the Department of Sewage Disposal Management will make sure that the driveways are a certain distance away from the septic areas.

There were no other comments.

No action was required.

**FINAL PLATS:**

**ITEM 18**

**TEMPLE HILLS, SECTION 16, PHASE B, CONTAINING 25 LOTS ON 24.06 ACRES LOCATED OFF TEMPLE ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2010-406)**

Mr. Horne noted the applicant requested a deferral until the April, 14, 2011 meeting.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Crohan made a motion to defer this item to the April 14, 2011 meeting. Commissioner Lane seconded the motion, which passed by unanimous vote.

**CLOSED SESSION:**

**ITEM 19**

**SPRING HOLLOW DEVELOPMENT, LLC AND TOM MOON v. WILLIAMSON COUNTY ACTING BY AND THROUGH THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION, WILLIAMSON COUNTY CHANCERY COURT NO. 39234**

The session was closed for approximately twenty (20) minutes.

The session was re-opened. No action was required by the Commission.

Chairman Lackey asked for a motion to adjourn.

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There being no further business, the meeting was adjourned at approximately 7:50 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON FEBRUARY 10, 2011**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY