

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JUNE 9, 2011**

**MEMBERS PRESENT**

Robin Baldree  
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 Ransom, Attorney  
Sheila Myers, Administrative Assistant  
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, June 9, 2011, at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Pratt, Sanders and Walton were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Module III along with a revised Module II of the Williamson County Zoning Ordinance Update has been added to the County's website. A Public meeting will be held on July 26, 2011 at the Williamson County Library at 6:00 p.m. to discuss Module III. Additionally, on July 27, 2011 a joint meeting is scheduled for the Planning Commission, County Commission and Board of Zoning Appeals at 6:00 p.m. also, to discuss Module III.
2. The Leiper's Fork Advisory Committee will be meeting on June 16, 2011 to discuss the Leiper's Fork Village Small Area Plan.
3. Items 19 and 20 have been withdrawn.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the May 12, 2011 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. **Brienz Valley, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000. **Commissioner Crohan asked that this item be pulled from Consent for separate discussion.**
2. **Brienz 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.
3. **Chardonnay, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$350,000.  
**Recommendation:** Convert to Maintenance in the amount of \$220,000 and extend for a period of one (1) year.

4. **Saddle Springs, Section 1** – Maintenance Bond for Wastewater Collection System - \$34,500.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
5. **Saddle Springs, Section 1** – Maintenance Bond for Wastewater Primary Treatment and Disposal System - \$66,657.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
6. **Saddle Springs, Phase 2A, Section 4** – Maintenance Bond for Wastewater Collection System - \$4,928.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
7. **Saddle Springs, Phase 2A, Section 5** – Affidavit of Compliance for Landscaping - \$1,650.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
8. **Saddle Springs, Phase 2A, Section 6** - Maintenance Bond for Wastewater Collection System - \$6,600.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
9. **Saddle Springs, Phase 2A, Section 7** - Maintenance Bond for Wastewater Collection System - \$14,800.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
10. **Saddle Springs, Phase 2A, Section 7** - Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
11. **Silver Stream Farm, Section 8** – Performance Bond for Water (N/CG) - \$6,450.  
**Recommendation:** Release the bond.
12. **Silver Stream Farm, Section 8** – Performance Bond for Landscaping - \$37,250.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
13. **Silver Stream Farm, Section 8** – Maintenance Bond for Sewer (Metro) - \$20,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
14. **Vale Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$200,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
15. **Watkins Creek, Section 1** – Maintenance Bond for Wastewater Treatment System - \$105,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
16. **Watkins Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

**FINAL PLATS:**

**21. Final Plat Review for King's Chapel, Section 3A, containing 26 lots on 12.58 acres located off Murfreesboro Road in the 5<sup>th</sup> Voting District (1-2011-402)**

This plat is in order. Approval is recommended pending:

1. The posting of a Performance Bond in the amount of \$251,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$85,000 for water improvements as specified by Milcrofton Utility District;
3. The posting of a Performance Bond in the amount of \$65,000 for the wastewater collection system;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. That the applicant provides 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.

**22. Final Plat Review for King's Chapel, Section 4A, containing 3 lots on 1.42 acres located off Murfreesboro Road in the 5<sup>th</sup> Voting District (1-2011-403)**

This plat is in order. Approval is recommended pending:

1. The payment of \$5,745 (\$1,915 per lot) as traffic mitigation funds;
2. The posting of a Performance Bond in the amount of \$98,000 for roads, drainage and erosion control;
3. The posting of a Performance Bond in the amount of \$28,000 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$7,500 for the wastewater collection system;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. That the applicant provides 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 other comments, Commissioner Cain made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

**ITEM 1**

**BRIENZ VALLEY, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE AND 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.

Commissioner Crohan asked what work still needs to be completed.

Mr. Andrews stated there are some minor drainage issues with regard to erosion in Section One around the detention pond. There is also a minor erosion problem with one roadside ditch. The main item is the placement of the asphalt surface mix. He also stated he has spoken with Green Bank and the bid procedures are in process and the work should be completed within the next three (3) months.

Commissioner Crohan asked Staff to consider a shorter review period.

Mr. Andrews stated it would not be problem either to extend the bond for three (3) months, or extend it for six (6) months with a review in three (3) months.

There being no other comments, Commissioner Crohan made a motion to extend the bond in the current amount of \$40,000 for a period of six (6) months, with a review in three (3) months. Commissioner Murdic seconded the motion, which passed by unanimous vote.

### **PUBLIC HEARINGS:**

#### **ITEM 17**

#### **SITE PLAN AND CONDITIONAL USE REVIEW FOR FIREWORKS UNLIMITED (TEMPORARY FIREWORKS STAND), ON 5.54 ACRES LOCATED AT 4451 PEYTONSVILLE-TRINITY ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (5-2011-014)**

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

1. That the time periods for this approval be limited to twenty-three (23) days annually, specifically from June 20 to July 5 and December 26 to January 1;
2. All lighting shall meet the requirements of the Williamson County Zoning Ordinance;
3. This approval shall be valid for two (2) years unless the Site Plan is amended per the criteria set forth in Division 4200 (D) (2) of the Zoning Ordinance; and
4. Provide proof of insurance for the 2012 sales and display period in the amount of \$1,000,000 for bodily injury liability and property damage liability, indicating Williamson County as an additional insured, on or before June 8, 2012.

Chairman Lackey opened the public hearing.

There being no one wishing to speak, Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments from Commission members.

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

### **NON-RESIDENTIAL SITE PLANS:**

#### **ITEM 18**

#### **SITE PLAN REVIEW FOR HOLY TRINITY EVANGELICAL LUTHERAN CHURCH MONTESSORI SCHOOL (REVISED), ON 7 ACRES LOCATED AT 525 SNEED ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2011-013)**

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

1. Execution of an Affidavit of Compliance limiting the school to sixty-four (64) students; and
2. Installation of the school zone signage as per the traffic study recommendations prior to the issuance of a Certificate of Occupancy (C.O.) for the proposed portable classroom building.

Chairman Lackey asked for any comments from Commission members.

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

#### **ITEM 19**

#### **SITE PLAN REVIEW FOR THE JOURNEY RECOVERY CENTER (RURAL RETREAT—EXTENSIVE), ON 27.20 ACRES LOCATED AT 5813 BENDING CHESTNUT ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2011-015)**

This item was withdrawn.

#### **PRELIMINARY PLATS:**

#### **ITEM 20**

#### **(REVISED) PRELIMINARY PLAT REVIEW FOR WATKINS CREEK, PHASE 5, CONTAINING 50 LOTS ON 41.85 ACRES LOCATED OFF N. CHAPEL ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2011-303)**

This item was withdrawn.

#### **FINAL PLATS:**

#### **ITEM 21**

#### **FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3A, CONTAINING 26 LOTS ON 12.58 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2011-402)**

This item was on the Consent Agenda.

#### **ITEM 22**

#### **FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 4A, CONTAINING 3 LOTS ON 1.42 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2011-403)**

This item was on the Consent Agenda.

#### **ITEM 23**

#### **FINAL PLAT REVIEW FOR RIDGEVIEW ESTATES, LARGE LOT EASEMENT SUBDIVISION (REVISED), CONTAINING 2 LOTS ON 60.18 ACRES LOCATED OFF OLD HIGHWAY 96 IN THE 1<sup>ST</sup> VOTING DISTRICT (1-2011-401)**

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

1. The approval of individual septic systems for each lot by the Department of Sewage Disposal Management;

2. That the applicant provide a note on the plat indicating that the subdivision is subject to a Notice of Coverage for Stormwater Runoff;
3. Revision to the Plat indicating the address for Lot 8 and the size of the proposed water line; and
4. The issuance of a Land Disturbance Permit.

Chairman Lackey asked for any comments from Commission members.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Cain 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 JULY 14, 2011**

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