

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

MEMBERS PRESENT

Robin Baldree
John Cain
Don Crohan
Susan Fisher
Pete Mosley
Tom Murdic
Paul Pratt, Jr.
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Anna Shell, 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, October 13, 2011 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, Lackey, Lane and Sanders were unable to attend.

Vice Chairman Crohan called the meeting to order.

Mr. Horne made the following announcements:

1. Focus group meetings have been held with the real estate community, development/consulting group and the agricultural community, as well as three (3) public meetings concerning the update to the Williamson County Zoning Ordinance. The Steering Committee will meet in the near future to discuss the findings of these meetings.
2. Item 15 and Item 16 have been withdrawn.
3. Anna Shell has been hired as the new Planner to replace Robbie Hayes.

CONSIDERATION OF MINUTES:

Vice Chairman Crohan asked for a motion to consider the minutes of the September 8, 2011 Planning Commission meeting.

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

CONSENT AGENDA:

BONDS:

1. **Addition to Legends Ridge, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$38,000.
Recommendation: The developer be allowed to place the asphalt surface mix after making any necessary repairs to the existing asphalt binder and extend in the current amount for a period of six (6) months.
2. **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.
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 a review in three (3) months.
4. **Brienz Valley Addition, Section 1** – Not on Consent.

5. **Chardonnay, Section 1** – Performance Bond for Landscaping - \$80,900.
Recommendation: Convert to Maintenance in the amount of \$24,700 and extend for a period of six (6) months.
6. **Chardonnay, Section 2** – Maintenance Bond for Wastewater Collection System - \$35,850.
Recommendation: Release the bond.
7. **Cherry Valley** – Not on Consent.
8. **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.
9. **King's Chapel, Section 2C** – Maintenance Bond for Wastewater Collection System - \$8,213.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Southside Animal Hospital** – Maintenance Bond for Landscaping - \$8,300.
Recommendation: Release the bond.
11. **Stag's Leap, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000.
Recommendation: Extend in the current amount for a period of six (6) months.
12. **Watkins Creek, Section 3** – Maintenance Bond for Wastewater Collection System - \$33,301.
Recommendation: Extend in the current amount for a period of one (1) year.

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

ITEM 4

ADDITION TO BRIENZ VALLEY, SECTION 1, PERFORMANCE BOND FOR WATER

Mr. Horne reviewed the background (see revised Staff report) recommending that both Section 1 and Section 2 be declared in default in accordance with the notice provided by HB&TS.

Vice Chairman Crohan asked for any comments.

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

ITEM 7

CHERRY VALLEY, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending that the developer be allowed to place the asphalt surface mix and that the bond be extended in the current amount of \$12,000 for a period of six (6) months with a review in three (3) months.

Vice Chairman Crohan asked for any comments.

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

OTHER:

ITEM 19

WILLIAMSON COUNTY MAJOR THOROUGHFARE PLAN UPDATE PRESENTATION

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

Mr. Jeff Hammond, RPM Transportation Consultants, presented this time to the Planning Commission.

Commissioner Walton asked if the Plan would go to the County Commission after the Planning Commission votes on it.

Mr. Horne stated it would go to the County Commission for endorsement and then be recorded in the Register of Deeds office.

Commissioner Walton stated he believes the intersections at Sneed Road and Hillsboro Road, Old Hillsboro Road and Hillsboro Road and Murray Lane and Hillsboro Road need to be addressed before the widening of Hillsboro Road.

Mr. Hammond noted that the Thoroughfare Plan identified broader needs, however, improvements to individual intersections can be developed prior to implementation of the overall plan.

Commissioner Baldree asked if they are proposing to add a turn lane to Arno Road.

Mr. Horne stated that was correct.

Mr. Horne stated the Plan will come back before the Planning Commission for adoption within a few months.

No vote was required.

PUBLIC HEARINGS:

ITEM 13

RESOLUTION TO ADOPT THE LEIPER'S FORK SPECIAL AREA PLAN (6-2011-001)

Mr. Matteson gave a Power Point presentation about the Leiper's Fork Special Area Plan, recommending approval of the Resolution adopting the Plan.

Mr. Matteson thanked former Planner Robbie Hayes for all of his hard work on this Plan. He also thanked the Citizens Advisory Committee, which was instrumental in helping to make sure that the Plan reflected the community's values and in reconciling the different points of views that were expressed by the community.

Vice Chairman Crohan noted that the Planning Commission had before them a letter from Commissioner Givens endorsing the Plan.

Vice Chairman Crohan opened the public hearing.

County Commissioner Betsy Hester, 2nd District, 112 Valley Ridge Road, stated she appreciates all the hard work that was put into this Plan, and she fully endorses it.

Pastor Tom Herring, 4052 Old Hillsboro Road, stated he was concerned about the residential aspect of this plan and how it would be addressed. He would like to commend the work that was done on the Plan and how it incorporates the commercial aspect as well as the residential. He fully endorses the Plan.

There being no other comments, Vice Chairman Crohan closed the public hearing.

Vice Chairman Crohan asked for any comments by Commissioners.

There being no comments, Commissioner Fisher made a motion to adopt the Resolution adopting the Leiper's Fork Special Area Plan. Commissioner Cain seconded the motion, which passed by unanimous vote.

RECOMMENDATION:

ITEM 14

RECOMMENDATION TO THE WILLIAMSON COUNTY BOARD OF COMMISSIONERS REGARDING ITS ENDORSEMENT OF THE LEIPER'S FORK SPECIAL AREA PLAN.

Mr. Matteson reviewed the background recommending the Resolution be forwarded to the County Commission for endorsement.

Vice Chairman Crohan asked for any comments by Commissioners.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 15

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

This item was withdrawn.

PRELIMINARY PLATS:

ITEM 16

PRELIMINARY PLAT REVIEW FOR LAUREL COVE, PHASE 2, CONTAINING 95 LOTS ON 77.216 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 3RD VOTING DISTRICT (1-2011-304)

This item was withdrawn.

FINAL PLATS:

ITEM 17

FINAL PLAT REVIEW FOR MCEWEN ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 78.28 ACRES LOCATED OFF OWL HOLLOW ROAD IN THE 3RD VOTING DISTRICT (1-2011-405)

Mr. Holmes reviewed the background (see Staff report) recommending approval subject to the following:

1. The issuance of a Land Disturbance Permit; and
2. The approval of the individual on-site septic systems for each lot by the Williamson County Department of Sewage Disposal Management.

Vice Chairman Crohan asked for any comments by Commissioners.

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

OTHER:

ITEM 18

UPDATE ON MYSTIC RIDGE (AKA STILLWATER) LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT

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

Mr. Charles Morton, attorney representing Eagle Ridge Investments, stated at this time Eagle Ridge and its Lenders are still working on financing of this development.

There being no comments, Commissioner Murdic made a motion that the applicant appear before the Planning Commission at the January 12, 2012 meeting to provide another update on the development. Commissioner Pratt seconded the motion which passed by unanimous vote.

CLOSED SESSION:

ITEM 20

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.

A motion was made by Commissioner Murdic to forego an appeal of the Spring Hollow Development v. Williamson County matter, with the additional request that Staff and counsel study the Court's opinion and explore potential procedural improvements that may be incorporated into the new Zoning Ordinance or Subdivision Regulations to better address similar circumstances and other issues affecting consumer protection in the future. Commissioner Fisher seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 9:10 p.m.

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

CHAIRMAN JOHN LACKEY