

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF DECEMBER 15, 2011**

**MEMBERS PRESENT**

John Cain  
Don Crohan  
Holli Givens  
John Lackey  
Pete Mosley  
Tom Murdic  
Paul Pratt, Jr.

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Aaron Holmes, Planning Coordinator  
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 a special session on Thursday, December 15, 2011 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Fisher, Lane, Sanders and Walton were unable to attend.

Chairman Lackey called the meeting to order.

There were no announcements.

**OLD BUSINESS:**

**ITEM 1**

**NON-RESIDENTIAL 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).**

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request with the stipulation that the applicant complete an Affidavit of Compliance to ensure continued adherence to Division 4400 (BB) of the Williamson County Zoning Ordinance, the approved Site Plan (Attachment 1-1) and the specific use of the property as described in the applicant's Letter of Intent (Attachment 1-4).

Chairman Lackey asked for any comments from Commission members.

Mr. Brian Perkins, the applicant, stated he held a meeting with the community on Tuesday, December 13, 2011 and in his opinion, it went very well, however, there are still some people who have concerns. He also stated he had brought character letters from the Greenville Police Department and from Kentucky State Representative Brent Yonts.

Larry Perkins, Head Pastoral Counselor of "The Journey Recovery Center", stated based on the concerns he has heard expressed he would like to clarify that this proposed business is not set up to handle psychiatric illnesses, mental health disorders, or sexual offenders. He stated their approach is purely spiritual, and they are a totally Christian based ministry. He understands the community concerns and he would never do anything to put the community or themselves in jeopardy or danger. He stated they do deal with people with depression and some have turned to alcohol or drugs but they must complete rehabilitation and detoxification and test clean before ever being accepted. Each client must have medical clearance from a physician. He also stated extensive research is conducted on each client before they are accepted into the retreat.

Commissioner Betsy Hester, 2<sup>nd</sup> District, 112 Valley Ridge Road, stated she has received a lot of correspondence concerning this request. She stated she has some reservations about this request. She asked what the long term impact on the tax payers will be if there are a lot of emergency situations at this location. She also stated she has concerns about certification, licensing, and long term accountability.

Commissioner Murdic stated he followed up on state licensing for this facility and found that what the applicant is proposing to do does not rise to the level of needing a license from the State.

Commissioner Mosley stated he would like Staff to draw up a recommendation to the Zoning Ordinance to protect future residents of the County and / or change the setback and fencing requirements to protect the neighborhood.

Chairman Lackey stated he had no problem with that, but this will not change the obligation to this Site Plan's review.

Mr. Matteson suggested looking at this change with the new Zoning Ordinance rather than the current one.

Chairman Lackey agreed.

Commissioner Pratt stated he also wants Staff to look at changing the requirements for this type of use.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed six (6) to one (1) with Commissioner Pratt voting "No".

## **PUBLIC HEARING**

### **ITEM 2**

#### **UPDATE TO THE WILLIAMSON COUNTY MAJOR THOROUGHFARE PLAN**

Mr. Horne stated a revised copy of the Major Thoroughfare Plan Update has been placed before the Commission. There was a minor correction made to one of the road classifications (Duplex Road).

Mr. Jeff Hammond, RPM Transportation Consultants, gave a brief presentation to the Planning Commission concerning the update to the Major Thoroughfare Plan.

Commissioner Givens asked why Coleman Road was only proposed to be widened to 3 lanes from Columbia Pike to Kittrell Road and what type of growth is expected.

Mr. Hammond stated this goes back to how the growth allocation was forecasted in the model. This would not be pursued unless there was strong development activity in the area.

Mr. Horne stated the current Major Thoroughfare Plan was established before Urban Growth Boundaries. The one before the Commission tonight is trying to make the lines match up with the cities and their growth boundaries.

Commissioner Mosley asked if developers will still be required to build roads in regards to this plan.

Mr. Horne stated that this is based on future employment and population projections and based on these projections; this is where the report shows potential problems. This is not to endorse or accommodate development. It is simply, if things happen according to this model, this is the likely outcome. This Plan will give the Planning Commission some idea of the appropriate amount of right-of-way when a project is proposed. It does not necessarily mean the developer will build the road for its entire recommended span, but it gives the opportunity to fix the alignment and obtain the appropriate right-of-way.

Commissioner Crohan asked if there was any cooperation between the MTP and the State concerning State widening.

Mr. Hammond stated there is not any coordination with any current construction projects. The MTP looks at future needs not current needs.

Commissioner Cain asked if the cost shown was based on today's dollars.

Mr. Hammond stated it was based on today's dollars.

Commissioner Mosley asked if there was a priority plan as a part of this.

Mr. Hammond stated there was not.

Chairman Lackey asked if it was possible to use the growth projections to correlate a priority plan for a particular area and if the growth projections are segmented by area?

Mr. Hammond stated they are segmented by time not area.

Chairman Lackey opened the Public Hearing.

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

There being no other comments, Commissioner Crohan made a motion to adopt this Plan. Commissioner Givens seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 7:40 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON JANUARY 12, 2012**

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