

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF FEBRUARY 9, 2012**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Steve Lane
Pete Mosley
Tom Murdic
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Anna Shell, Planner
Lincoln Sweet, Planner
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, February 9, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Givens arrived at approximately 7:05 p.m. after Roll Call. Commissioners Cain, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Commissioner Cain has been hospitalized and is wished a quick recovery.
2. Three (3) public meetings were held in January to present the Proposed Zoning Maps to the public. A Steering Committee meeting will be held February 17, 2012 at 2:00 p.m. to discuss the comments from those meetings.
3. A special Planning Commission Meeting will be held on March 15, 2012 at 7:00 p.m., at which time the Public Hearing will be held for the adoption of the update to the Williamson County Zoning Ordinance.
4. Item 15 has been withdrawn.
5. Anna Shell, Planner, has tendered her resignation. She is wished well in her new endeavors.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the January 12, 2012 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. **Belle Chase, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of six (6) months and the asphalt surface mix be placed or the bond could be called.
2. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.
Recommendation: Extend in the current amount for a period of six (6) months.
3. **Breiz Valley, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.

Recommendation: Reduce to the amount of \$20,000 for a period of six (6) months.

4. **Grace Chapel Church and Academy** – Performance Bond for Landscaping - \$33,900.

Recommendation: Extend in the current amount for a period of six (6) months.

5. **Laurel Cove, Section 1 – Not on Consent**

6. **Laurel Cove, Section 1 – Not on Consent.**

7. **Laurel Cove, Section 1 – Not on Consent**

8. **Laurel Cove, Section 1 – Not on Consent.**

9. **Laurel Cove, Section 1 – Not on Consent.**

10. **Silver Stream Farms, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.

Recommendation: Reduce to the amount of \$95,000 for a period of six (6) month.

11. **Silver Stream Farms, Section 3** – Performance Bond for Landscaping - \$29,200.

Recommendation: Convert to maintenance in the amount of \$17,520 for a period of six (6) months.

12. **Silver Stream Farms, Section 8** – Performance Bond for Roads, Drainage and Erosion Control - \$150,000.

Recommendation: Extend in the current amount for a period of six (6) months.

Final Plats:

- 16. FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3A, CONTAINING 26 LOTS ON 12.58 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT**

Staff recommends approval subject to the following:

1. The posting of a Performance Bond in the amount of \$126,000 for roads, drainage, and erosion control;
2. The posting of a Maintenance Bond in the amount of \$8,500 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 (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 Plat.

- 18. FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 4A, CONTAINING 2 LOTS ON .51 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT**

Staff recommends approval of this plat subject to the following stipulations:

1. Posting of a performance bond in the amount of \$10,000 for roads, drainage and erosion control;

2. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
3. 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 plat.

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 5

LAUREL COVE, SECTION 1, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be re-established and imposed, and that a new bond agreement in the name of the current owners and new supporting surety be filed in order to remove the development from Default status. The bond amount should be \$75,000 for a period of six (6) months. A review in three (3) months could be made by staff. This would allow the owner time to complete the certification required if the proper geotechnical certification is received, the bond could be reviewed and possibly reduced to a maintenance bond.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 6

LAUREL COVE, SECTION 1, PERFORMANCE BOND FOR WASTEWATER COLLECTION SYSTEM

Mr. Horne reviewed the background (see Staff report) recommending that this bond be re-established at a reduced performance amount of \$74,500 for a period of six (6) months; it is also recommended that the new owners execute the requisite performance agreement and post new surety in support of this bond agreement.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 7

LAUREL COVE, SECTION 1, PERFORMANCE BOND FOR LANDSCAPING

Mr. Matteson reviewed the background (see Staff report) recommending that this Performance Bond be re-established and imposed in the amount of \$405,160 for a period of six (6) months and that a new Bond Agreement in the name of the current owner, as well as new supporting surety, be filed in order to remove the development from default status.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 8

LAUREL COVE, SECTION 1, MAINTENANCE BOND FOR WASTEWATER TREATMENT AND DISPOSAL SYSTEM

Mr. Horne reviewed the background (see Staff report) recommending that this bond be re-established as a maintenance bond in the current amount of \$495,250 for a period of one (1) year; it is also recommended that the new owners execute the requisite maintenance agreement and post new surety in support of the bond agreement.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 9

LAUREL COVE, SECTION 1, PERFORMANCE BOND FOR GOLF COURSE IMPROVEMENTS

Mr. Matteson reviewed the background (see Staff report) recommending this Performance Bond be re-established and imposed in the amount of \$1,693,941 for a period of six (6) months and that a new Bond Agreement in the name of the current owner, as well as new supporting surety, be filed in order to remove the development from default status.

Chairman Lackey asked for any comments from the Commission.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 13

SITE PLAN REVIEW FOR ARRINGTON VINEYARD WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 20 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (5-2011-040)

Mr. Matteson reviewed the background (see Staff report) recommending approval of the Site Plan.

The following items must be addressed in conjunction with Final Site Plan submittal for the Rural Retreat use:

1. Construction of the wastewater treatment and disposal system shall be completed and approved by TDEC prior to Final Site Plan submittal;
2. Establishment of a Performance Bond for the wastewater treatment and disposal system;
3. Establishment of a Performance Bond for landscaping;
4. Abandonment of residual sub-surface septic system be completed, inspected and approved by the Department of Sewage Disposal Management;
5. The following items shall be filed along with the Final Site Plan submittal:
 - a. A letter from TDEC stating that the wastewater treatment and disposal system was installed and is functioning;

- b. A sealed certification from the design engineer that the wastewater treatment and disposal system was constructed in accordance with the approved construction plans and specifications; and
- c. A letter from the owner/utility provider stating it has accepted the wastewater treatment and disposal system and is currently operating same.

Chairman Lackey asked for any comments from the Commission.

Mr. Jamie Reed, SEC, representing the applicant, was in attendance for any questions.

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

ITEM 14

SITE PLAN REVIEW FOR MINT SPRINGS FARM (RURAL RETREAT, EXTENSIVE), ON 38.03 ACRES LOCATED AT 7730 NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (5-2012-002)

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

1. A driveway permit must be issued by TDOT prior to the issuance of a building permit;
2. The issuance of a Land Disturbance Permit;
3. All signage must be approved per Ordinance requirements;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance plan for stormwater improvements;
5. The posting of a Landscaping Bond in the amount of \$10,275; and
6. Completion of an Affidavit of Compliance to ensure continued adherence to Division 4400 (BB) of the Williamson County Zoning Ordinance and the approved Site Plan.

Mr. Holmes noted that approval has been received from the Department of Sewage Disposal Management.

Chairman Lackey asked about the sight distance from Tennessee Department of Transportation (TDOT).

Mr. Steve Clifton, Clifton and King, representing the applicant stated everything needed to execute the agreement has been received from TDOT.

Chairman Lackey asked for any comments from the Commission.

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

PRELIMINARY PLATS:

ITEM 15

SKETCH PLAN REVIEW FOR ESTATES OF GALLANT RIDGE, CONTAINING 10 LOTS ON 12.73 ACRES LOCATED OFF SOUTH CAROTHERS ROAD IN THE 4TH VOTING DISTRICT (1-2012-300)

This item was withdrawn.

FINAL PLATS:

ITEM 16

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3A, CONTAINING 26 LOTS ON 12.58 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT 1-2012-401)

This item was on Consent.

ITEM 17

FINAL PLAT REVIEW FOR REYNOLDS PROPERTY. LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 151.89 ACRES LOCATED OFF OLD ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2011-409)

Mr. Sweet reviewed the background (see Staff report) recommending approval of the request subject to the following stipulations:

1. Revise the plat to show all building envelopes separated by 200 feet; and
2. Revise the plat to exclude the Waterway Natural Areas (WNAs) and 100-year Flood Plain from the building envelopes.

Mr. Sweet noted that approval has been received from the Department of Sewage Disposal Management.

Chairman Lackey asked for any comments from the Commission.

Commissioner Fisher asked if this was a Final Plat review, then why was the recommendation for the plat to be revised.

Mr. Matteson stated that if the Commission approves this plat with these stipulations, Staff will not sign the plat until these revisions have been made.

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

ITEM 18

FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 4A, CONTAINING 2 LOTS ON .51 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT 1-2012-400)

This item was on Consent.

OTHER:

ITEM 19

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

Mr. Matteson reviewed the background.

Mr. D.J. Keehan, developer, and Mr. Charles Morton, attorney representing Eagle Ridge Investments, addressed the Planning Commission and stated at this time Eagle Ridge and its Lenders are still working on financing of this development.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Crohan made a motion that the applicant appear before the Planning Commission at the April 12, 2012 meeting to

provide an update on the state of the development. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 20

RESOLUTION OF THE WILLIAMSON COUNTY BOARD OF COMMISSIONERS TO ENDORSE THE UPDATE TO THE WILLIAMSON COUNTY MAJOR THOROUGHFARE PLAN (6-2012-002)

Mr. Horne reviewed the background (see Staff report) recommending that the County Board of Commissioners endorse the Major Thoroughfare Plan Update.

Chairman Lackey asked for any comments from the Commission.

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

CLOSED SESSION

ITEM 21

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

ITEM 22

OTHER POTENTIAL MATTERS

The session was closed for approximately fifteen (15) minutes.

The session was re-opened.

No action was required.

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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 MARCH 8, 2012

_____ CHAIRMAN JOHN LACKEY