

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MARCH 15, 2012**

MEMBERS PRESENT

Robin Baldree
John Cain
Don Crohan
Susan Fisher
John Lackey
Steve Lane
Pete Mosley
Tom Murdic
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Floyd Heflin, County Engineer
Kristi Ransom, Attorney
Sheila Myers, Administrative Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission held a specially called Public Hearing on Thursday, March 15, 2012, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

ITEM 1

UPDATE TO THE WILLIAMSON COUNTY ZONING ORDINANCE AND OFFICIAL ZONING MAP (6-2012-003)

Mr. Greg Dale, of McBride, Dale, Clarion, gave a brief overview of Module I, Administration and Procedures.

Mr. Matteson gave a brief overview of Module II, Zoning Districts and Use Regulations; Module III, Development Standards and the approval and adoption process, which will consist of the following:

1. Planning Commission Public Hearing;
2. Planning Commission recommendation;
3. County Commission Public Hearing / consideration of adoption; and
4. Establishment of an Effective Date.

Chairman Lackey opened the public hearing.

Ms. Sharon Moore, 1268 Lewisburg Pike, representing the Henpeck Village Market, stated she is currently zoned commercial and with the new ordinance she will be in a residential zone. She stated she has spoken with the City of Franklin and was told that her property would not be annexed in the foreseeable future. She also stated this change of zoning will make her property value go down. She would like the new zoning kept the same for her property.

Mr. Roger Loyd, Nashville, stated he owns property located at the southwest corner of Henpeck Lane and Lewisburg Pike. He stated his property is currently zoned suburban and will be rezoned to MGA-1, which means it is going from commercial to non-commercial. Mr. Loyd passed out a map to the Commission for review. He stated that there is a small area that is currently commercial that will be affected by this change. He asked that this property zoning remain the same as the property will not be annexed, according to the unnamed officials of the City of Franklin, anytime in the near future.

Mr. Daniel Wilde, 1276 Lewisburg Pike, stated he understands why this decision was made, but he believes this area is an exception to the rule, as this small area is already a commercial area. He asked not to be rezoned.

Mr. Clarence Johnson, 8958 Horton Highway, representing the Williamson County Association of Realtors, stated he would like to thank Staff for all the hard

work that has been put into the updating of Ordinance and that they have done a wonderful job. He then stated the only issue they see with the new ordinance is the minimum road frontage increased to 300 feet. He stated this will have a tremendous effect on smaller tracts of land with acreage of anywhere between ten (10) to fifty (50) acres due to the fact that they will have less road frontage than larger tracts of land. He stated he had distributed to the Commission several different scenarios to show what the impact would be for 300 feet versus 200 feet. He stated they would prefer the road frontage remain two hundred feet.

Chairman Lackey stated he had a letter from the President of Williamson County Association of Realtors stating a good compromise would be 200 foot setback and 250 feet road frontage. He asked if this had changed.

Mr. Johnson stated this had been discussed a few months ago and they were willing to compromise from 400 feet to 250 feet, but after changes were made it came back 300 feet.

Ms. Allison King, 5025 Hillsboro Pike, Williamson County Association of Realtors, stated they have always been advocating for two hundred foot road frontage, but were willing to compromise for 250 because 300 feet will have a major impact on property owners.

Mr. Joe Babcock, 6871 Flat Creek Road, stated he was against this change. The road frontage change will affect him dramatically and would like to keep it at 200 feet of road frontage.

Mr. David Gibson, 3865 Perkins Road, representing Deer Run Retreat, stated he operates a camp for children on approximately eighty (80) acres. This property is also used for church retreats, community groups, etc. He stated the minimum lot size of twenty (20) acres is reasonable for a Rural Retreat. He also has no problem with the part that says a maximum of ten (10) guest rooms and ten (10) camp sites shall be permitted for the first twenty acres. What he would like to see changed is the part that says additional guest rooms and camp sites shall be permitted at a ratio of one (1) guest room and one (1) camp site for every five (5) additional acres of lot area. He would like for this to be changed to one (1) guest room and one (1) camp site for every two (2) acres.

Chairman Lackey stated he would like to hear any ideas because the Steering Committee went over this part of the Ordinance extensively and could not find a solution they could all agree upon.

Mr. Gibson stated he just wanted it to have the same ratio as ten (10) guest rooms and ten (10) camp sites for the first twenty (25) acres, which would equate to one (1) guest room and one (1) camp site for every two (2) acres.

Mr. Dwayne Perry, 4869 Byrd Lane, Director of Agricultural for the County Extension Office, stated he works closely with the farmers in the county and they want the road frontage to remain at 200 feet. If it is changed it will severely affect people's property.

Mr. Roy Fox, 5791 Bending Chestnut Road, stated 200 feet of road frontage would look a lot better and the sight distance would be better on the curvy roads than 300 feet. He also stated he believes this would de-value of his property.

Ms. Judy Lynch Herbert, 3rd District Commissioner, 6921 Flatcreek Road, stated she feels like she is representing the farmers in the community and she agrees that the road frontage should remain at 200 feet.

Mr. David Taylor, 6293 Meeks Road, stated his property is currently zoned commercial, but under the new ordinance would be a Hamlet or Village. With

this new zoning the size of a building he could build would be limited to 5,000 square feet, whereas under the current zoning he could build up to 29,000 square feet. He believes this should remain unchanged at 29,000 square feet.

There being no one else wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey called for a five (5) minute break.

Chairman Lackey called the meeting back to order.

Chairman Lackey asked for any comments from the Commission. He stated there were four (4) main topics discussed the first being the Henpeck Lane / Lewisburg Pike area.

Mr. Matteson stated that one way to solve this issue would be to apply a new zoning district, Municipal Growth Area-Hamlet (MGA-H), which has already been drafted. This would make the uses that exist in this area conforming. If it is left as proposed, the uses would be non-conforming.

Chairman Lackey asked how the MGA-H District conforms to the current Suburban District.

Mr. Matteson stated the Suburban District allows more intensive development than the MGA-H District, but with the types of uses in this area, the MGA-H District, he believes, would be appropriate.

Commissioner Walton stated he agrees with Mr. Matteson about these areas and asked whether other areas are affected.

Mr. Matteson stated this District would also apply to two other area and that are in Municipal Growth Area and currently have commercial uses, including the area at Southall Road and Carters Creek Pike and the area at Clovercroft Road and Wilson Pike.

Commissioner Walton made a motion to change the area along Lewisburg Pike and Henpeck Lane, which is currently zoned Suburban to be zoned Municipal Growth Area-Hamlet District (MGA-H). Commissioner Cain seconded the motion, which passed by unanimous vote.

Commissioner Walton asked if the Ordinance can be changed after adoption if other issues come up.

Mr. Matteson stated that yes; there is a process for amending the Ordinance.

Commissioner Mosley asked if the housing density has changed, in any of the Urban Growth Boundaries.

Mr. Matteson stated there are currently some Suburban zoned areas in the Fairview Urban Growth Boundary and the Nolensville Urban Growth Boundary that would have the Municipal Growth Area (MGA-1) zoning and there could be a potential for a reduction in allowable density in those areas until they are annexed into the cities.

Chairman Lackey stated the next area of concern was the minimum road frontage for a five (5) acre or greater lot to 300 feet.

Commissioner Mosley stated he has received several phone calls concerning this and everyone he has spoken to would like the road frontage to remain at 200 feet.

Chairman Lackey asked Mr. Johnson where he believed the farming community stands on this issue.

Mr. Johnson stated he would say it was 200 feet.

Commissioner Sanders stated speaking for the farm community they would like it to stay two hundred feet.

Commissioner Crohan stated that as a member of the Board of Zoning Appeals (BZA), a change to 300 feet would require a lot more people to have to go before the BZA for variances.

Commissioner Baldree stated she agrees it should remain at 200 feet.

Commissioner Murdic made a motion to leave the minimum road frontage at 200 feet with 100 foot front setback for lots that are five (5) acres and greater. Commissioner Sanders seconded the motion which passed by unanimous vote.

Chairman Lackey stated the next issue was concerning Rural Retreats and the number of guest rooms and camp sites per acre.

Chairman Lackey asked if Staff had looked at other County's and how they handle rural retreats.

Mr. Matteson stated that other jurisdictions were looked at and the proposed limit was put in place to prevent large hotels, for instance, from being built in rural areas.

Chairman Lackey stated he believes this needs to be looked at again after the Ordinance is adopted.

Commissioner Mosley stated that on rural retreats it states they are only allowed on lots with adequate road frontage and can not be allowed on easements. He asked what was wrong with having a rural retreat off of an easement.

Chairman Lackey stated he has been opposed to having commercial uses off of an easement and a rural retreat would be considered a commercial use in his opinion.

Commissioner Murdic he believes the draft should remain as written and it can always be reconsidered at a later time after further study.

Commissioner Crohan stated he believes this should be studied further.

Commissioner Cain stated one idea would be to limit these to one (1) story or one (1) room per four (4) acres.

Chairman Lackey stated he agrees with Commissioner Murdic that this should be looked at a later date.

Chairman Lackey stated the fourth item was the minimum footprint issue.

Mr. Matteson stated the existing Ordinance has a Crossroads Center Zoning District, which is kind of a one size fits all zoning designation that is applied to many areas that are very different from each other, such as Leiper's Fork, College Grove, Burwood and Bethesda. The updated ordinance has broken these areas down into Villages and Hamlets with Villages being the larger areas, and Hamlets being the smaller areas. Rudderville, which is the area in question, was identified as a Hamlet. It was intentional that the Hamlets have a maximum building size than the Villages. The Hamlet District does limit the square footage to 5,000 square feet per building, but that does not mean that you

could not have two (2) 5,000 square foot buildings. The intention was to keep the same character that exists in the Hamlet already. Staff recommended to the Steering Committee that this not be changed.

Chairman Lackey stated he believes this is another item that should remain the same until such a time that it needs to be looked into further.

Mr. Matteson stated that Staff will make the changes according to the direction given by the Commission and this item will come back at the April 12, 2012 meeting for a recommendation to the County Commission.

Commissioner Murdic asked if another Public Hearing will need to be held.

Ms. Ransom stated that the Planning Commission would not need another Public Hearing, but the County Commission would hold one in conjunction with its consideration of adopting the Ordinance.

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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 APRIL 12, 2012**

_____ CHAIRMAN JOHN LACKEY