

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 14, 2012**

MEMBERS PRESENT

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

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Katy Rucker, Planner
Floyd Heflin, County Engineer
William Andrews, Assistant to County Engineer
Todd Moore, Attorney
Sheila Myers, Administrative Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, June 14, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Fisher, Lane, and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Mr. Todd Moore with whom Ms. Ransom shares a law office, is attending in her absence.
2. The County Commission adopted the Update to the Williamson County Zoning Ordinance and Official Zoning Map at their May, 2012 meeting.
3. Public meetings will be held to discuss the Hamlet Zoning District on Tuesday, June 19, 2012 at Hillsboro Elementary Middle School and Thursday, June 21, 2012 at Page Middle School. Both meetings will start at 6:30 p.m.
4. Item 22 has been withdrawn.

Chairman Lackey encouraged the Planning Commissioners to attend the two (2) public meetings being held to discuss the Hamlet Zoning District, as this will come back before the Planning Commission, and he believes it is important for the Commissioners to have a good understanding of what the public wants concerning this.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the May 10, 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.

OLD BUSINESS:

ITEM 2

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

Mr. Horne reviewed the background (see Staff report) recommended that this bond be re-established at a performance amount of \$163,000 for a period of one (1) year. As a result of this action, the default will be removed from both Sections 1 and 2.

Chairman Lackey 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.

CONSENT AGENDA:

BONDS:

4. **Addition to Breinz Valley, Section 2** – Performance Bond for Roads, Drainage and Erosion - \$82,000.
Recommendation: Extend in the current amount for a period of six (6) months.
5. **Additions to Legends Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Release the bond.
6. **Additions to Legends Ridge, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$38,000.
Recommendation: Release the bond.
7. **Belle Vista, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000.
Recommendation: Release the bond.
8. **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.
9. **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.
10. **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.
11. **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.
12. **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.
13. **Security Central Storage** – Performance Bond for Landscaping - \$10,350.
Recommendation: Convert to maintenance in the amount of \$3,100 for a period of six (6) months.
14. **Silver Stream Farm, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$90,000.
Recommendation: Release the bond.

15. **Silver Stream Farm, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$80,000.
Recommendation: Release the bond.
16. **Silver Stream Farm, Section 8** – Performance Bond for Landscaping - \$37,250.
Recommendation: Extend in the current amount for a period of one (1) year.
17. **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 or until confirmation of final paving, final inspection and acceptance of the sanitary sewer.
18. **Temple Hills, Section 16, Phase B** – Performance Bond for Roads, Drainage and Erosion Control - \$250,000.
Recommendation: Reduce to the amount of \$175,000 and extend for a period of six (6) months.
19. **The Grove, Section 1 (aka Laurel Cove)** – Performance Bond for Roads, Drainage and Erosion Control \$75,000.
Recommendation: See Item 26.
20. **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.
21. **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.

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

FINAL PLATS:

ITEM 22

FINAL PLAT REVIEW FOR HULME PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS, ON 105.48 ACRES LOCATED OFF WADDELL HOLLOW ROAD IN THE 2ND VOTING DISTRICT (1-2012-413)

This item was withdrawn.

ITEM 23

FINAL PLAT REVIEW FOR IVAN CREEK, (RE-APPROVAL), CONTAINING 58 LOTS ON 127.76 ACRES LOCATED OFF PEYTONSVILLE ROAD IN THE 3RD VOTING DISTRICT (1-2012-411)

Mr. Holmes reviewed the background (see Staff report) recommending approval subject to the signatures of all lot owners within the development being affixed to the plat prior to recording of the plat.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 24

FINAL PLAT REVIEW FOR LAURELBROOKE, SECTION 8 (REVISED), CONTAINING 8 LOTS ON 40.11 ACRES LOCATED OFF SNEED ROAD IN THE 8TH VOTING DISTRICT (1-2012-405)

Mr. Sweet reviewed the background (see Staff report) recommending approval subject to the signing of the plat by an authorized representative of the Homeowners' Association of the Laurelbrooke Subdivision prior to the recording of the plat.

Chairman Lackey asked for any comments from the Commission.

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 25

FINAL PLAT REVIEW FOR BRENDA FLOYD LOVETT, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS, ON 31 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 3RD VOTING DISTRICT (1-2012-412)

Mr. Sweet reviewed the background (see Staff report) recommending approval subject to the submission of a Notice of Coverage (NOC) under the General NPDES Permit for Discharges of Stormwater Associated with Construction Activities issued by TDEC, prior to the signing of this plat.

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 26

FINAL PLAT REVIEW FOR THE GROVE (a.k.a. LAUREL COVE), SECTION 1, (REVISED), CONTAINING 2 LOTS ON 465.73 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2012-415)

Mr. Matteson reviewed the background (see Staff report) recommending approval of the revised Final Plat subject to the following:

1. The posting of a Performance Bond in the amount of \$1,260,608 for the golf course improvements;
2. The posting of a Performance Bond in the amount of \$75,000 for roads, drainage and erosion control improvements;
3. The posting of a Performance Bond in the amount of \$495,250 for the wastewater treatment and disposal system;
4. The posting of a Maintenance Bond in the amount of \$55,875 for the wastewater collection system;
5. The posting of a Performance Bond in the amount of \$200,870 for landscaping improvements;

6. The open space must be transferred to the POA prior to operation of the golf course;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. Submission 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.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 27

FINAL PLAT REVIEW FOR THE GROVE (a.k.a. LAUREL COVE), SECTION 2, CONTAINING 112 LOTS ON 86.05 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2012-414)

Mr. Matteson reviewed the background (see Staff report) recommending approval of the revised Final Plat subject to the following:

1. The posting of a Performance Bond in the amount of \$1,075,000 for roads, drainage and erosion control improvements;
2. The posting of a Performance Bond in the amount of \$454,000 for the wastewater collection system;
3. The posting of a Performance Bond in the amount of \$75,000 for water improvements as specified by Milcrofton Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. Submission 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.

Chairman Lackey asked for any comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 7:21 p.m.

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

CHAIRMAN JOHN LACKEY