

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JULY 12, 2012**

**MEMBERS PRESENT**

Robin Baldree  
John Cain  
Don Crohan  
Susan Fisher  
Holli Givens  
Pete Mosley  
Tom Murdic  
Brian Sanders  
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  
Kristi Ransom, Attorney  
Sheila Myers, Administrative Assistant  
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, July 12, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lackey, Lane, and Pratt were unable to attend.

Vice Chairman Crohan called the meeting to order.

Mr. Horne made the following announcements:

1. Item 29 has been withdrawn.
2. Public meetings were 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. Approximately one hundred (100) people attended these meetings. Within the next few weeks the data will be compiled, and Staff will return to the Planning Commission with the findings.
3. July 31, 2012 a small area plan meeting will be held in Leiper's Fork at Hillsboro Elementary Middle School from 6:00 p.m. to 8:00 p.m. to discuss the draft of the district standards.
4. Staff has DVDs available that may be used to fulfill the four (4) hours of continuing education required of the Planning Commission and the Board of Zoning Appeals.

Ms. Ransom stated she had placed before the Planning Commission a memorandum she prepared along with information regarding the Tennessee General Assembly and the new requirements concerning ethics and the disclosure process. This form will not be required until January 2013, but she wanted to make the Commission aware of this new requirement. She also stated if there are any questions about this form please ask her.

**CONSIDERATION OF MINUTES:**

Vice Chairman Crohan asked for a motion to consider the minutes of the June 14, 2012 Planning Commission meeting.

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

**CONSENT AGENDA:**

**BONDS:**

3. **2<sup>nd</sup> Addition at Legends Ridge** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.

- Recommendation:** Extend in the current amount for a period of six (6) months.
4. **Belle Vista, Section 1** – Maintenance Bond for Wastewater Treatment & Disposal System - \$64,500.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
  5. **Belle Vista, Section 1 and 2** – Maintenance Bond for Wastewater Collection System - \$54,427.  
**Recommendation:** Defer until the August 9, 2012 meeting.
  6. **Black Hawk, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months, and that the stream enhancement be completed within that time frame or the bond could be called.
  7. **Black Hawk, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  8. **Black Hawk, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$15,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  9. **Bonnie's Barnyard** – Performance Bond for Landscaping - \$47,144.  
**Recommendation:** Convert to maintenance in the amount of \$14,200 for a period of six (6) months.
  10. **Brienz Valley, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  11. **Brienz Valley, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  12. **Chardonnay, Section 1** – Maintenance Bond for Off-Site Roads, Drainage and Erosion Control - \$20,000.  
**Recommendation:** Release the bond.
  13. **Chardonnay, Section 1** – Maintenance Bond for On-Site Roads, Drainage and Erosion Control - \$30,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months and that appropriate paperwork be submitted to the Williamson County Highway Commission and Williamson County Board of Commissioners for acceptance of this Section into the County's Highway Maintenance System.
  14. **Chardonnay, Section 1** – Maintenance Bond for Wastewater Treatment & Disposal System - \$43,500.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
  15. **Chardonnay, Section 1** – Performance Bond for Off-Site Water (Milcrofton) \$160,000.

- Recommendation:** Extend in the current amount for a period of one (1) year.
16. **Chardonnay, Section 3** – Performance Bond for On-Site Water (Milcrofton) - \$8,500.  
**Recommendation:** Extend in the current amount until September 11, 2012.
17. **Chardonnay, Section 3** – Performance Bond for Wastewater Collection System - \$51,600.  
**Recommendation:** Convert to maintenance in the amount of \$15,480 for a period of two (2) years.
18. **Chardonnay, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$331,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
19. **Cherry Valley** – Maintenance Bond for Roads, Drainage and Erosion Control - \$12,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months, and a report be prepared by Staff for the Williamson County Highway Commission.
20. **Grace Chapel Academy** – Performance Bond for Landscaping - \$33,900.  
**Recommendation:** Reduce to the amount of \$23,000 for a period of six (6) months with a review at the November, 2012 meeting.
21. **Hopewell Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
22. **King's Chapel, Section 2A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$114,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
23. **Silver Stream Farm, Section 3** – Maintenance Bond for Landscaping - \$17,520.  
**Recommendation:** Release the bond.
24. **Silver Stream Farm, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$95,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
25. **Silver Stream Farm, 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.
26. **Stag's Leap, Section 1** – Maintenance Bond for Wastewater Treatment System - \$64,740.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
27. **Stockett Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.

**Final Plats:**

**31. FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 4A, CONTAINING 16 LOTS ON 9.97 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

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

1. The payment of \$30,640 (\$1,915 per lot) as traffic mitigation funds to the appropriate traffic shed escrow account;
2. The posting of a Performance Bond in the amount of \$140,000 for roads, drainage and erosion control. This is a reduced Performance amount based on work completed;
3. The posting of a Performance Bond in the amount of \$10,400 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$40,000 for the wastewater collection system;
5. Submission of the HOA documents for review and approval by the County Attorney for Planning and Environment. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. That the applicant provides two 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.

**32. FINAL PLAT REVIEW FOR WATKINS CREEK, SECTION 5, CONTAINING 49 LOTS ON 41.85 ACRES LOCATED OFF N. CHAPEL ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT**

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

1. The posting of a Performance Bond in the amount of \$225,000 for roads, drainage and erosion control improvements. This is a reduced performance amount based on work completed;
2. The posting of a Performance Bond in the amount of \$127,400 for the wastewater collection system;
3. The posting of a Maintenance Bond in the amount of \$17,500 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$5,800 for landscaping improvements;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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.

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

**PUBLIC HEARINGS:**

**ITEM 28**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR LATTANZI RECORDING STUDIO, (RESIDENTIAL BUSINESS), ON 6.40 ACRES LOCATED AT 5469 PINWOOD ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2012-017).**

Ms. Rucker reviewed the background (see Staff report) recommending approval with the condition that the applicant complete an Affidavit of Compliance to ensure continued adherence to Section 4520 (X) of the Williamson County Zoning Ordinance, the approved Site Plan (Attachment 28-1), the applicant's Letter of Intent (Attachment 28-3), and the use of only 2,844 square feet as illustrated on the approved Site Plan (Attachment 28-1).

Vice Chairman Crohan opened the public hearing.

There being no one wishing to speak, Vice Chairman Crohan closed the public hearing.

Vice Chairman Crohan asked for any comments from the Commission.

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 29**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR CHARDONNAY, (REVISED), CONTAINING 128 LOTS ON 163.28 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT 1-2012-201).**

This item was withdrawn.

**FINAL PLATS:**

**ITEM 30**

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

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.

Vice Chairman Crohan 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 31**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 4A, CONTAINING 16 LOTS, ON 9.97 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2012-417).**

This item was on the Consent Agenda.

**ITEM 32**

**FINAL PLAT REVIEW FOR WATKINS CREEK, SECTION 5, CONTAINING 49 LOTS, ON 41.85 ACRES LOCATED OFF N. CHAPEL ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2012-416).**

This item was on the Consent Agenda.

**OTHER**

**ITEM 33**

**CONSIDERATION OF REVISED STIPULATIONS FOR GRACE CHAPEL OFFICE CONVERSION, ON 51.05 ACRES, LOCATED AT 3279 SOUTHALL ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2011-034).**

Mr. Matteson reviewed the background (see Staff report) recommending revising the stipulations of approval for this project by removing the landscape bond requirement and maintaining the other stipulation of the January, 2012 approval, which requires a consolidation plat to be recorded prior to the issuance of an approved Zoning Certificate.

Vice Chairman Crohan 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, with Commissioner Givens recusing herself.

**CLOSED SESSION:**

**ITEM 34**

**TENNESSEE COMMERCE BANK / FDIC**

**OTHER POTENTIAL MATTERS**

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

The session was re-opened.

Vice Chairman Crohan asked if anyone would like to make a motion regarding whether to proceed with legal action against Southern Development Group, LLC and CC Partners, LLC.

Commissioner Walton made a motion to proceed with legal action against Southern Development Group, LLC and CC Partners, LLC. Commissioner Baldree seconded the motion, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 7:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON AUGUST 9, 2012**

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