

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 11, 2012**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Tom Murdic
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Aaron Holmes, Planning Coordinator
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, October 11, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Lane, Mosley, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcement:

1. A revised version on the 2013 Williamson County Zoning Ordinance is now available online.
2. 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.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the September 13, 2012 Planning Commission meeting.

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

CONSENT AGENDA:

BONDS:

3. **Brienz Valley Addition, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of six (6) months.
4. **King's Chapel, Section 2B** – Performance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of six (6) months, with a review in three (3) months, and that the proper certifications be submitted by the developer before the next review.
5. **King's Chapel, Section 2C** – Maintenance Bond for Wastewater Collection System - \$8,213.
Recommendation: Release the bond.
6. **Pet Vet** – Maintenance Bond for Landscaping - \$3,300.
Recommendation: Release the bond.
7. **Stag's Leap, Section 1** – Performance Bond for Off-Site Roads, Drainage and Erosion Control - \$35,000.

Recommendation: Extend in the current amount for a period of six (6) months, with a review in three (3) months, and that the proper certifications be submitted by the developer before the next review.

8. **Watkins Creek, Section 3** – Maintenance Bond for Wastewater Collection System - \$33,301.

Recommendation: Extend in the current amount for a period of one (1) year with a review at the February 2013 meeting.

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

PUBLIC HEARINGS:

ITEM 9

AMENDMENT TO THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING THE ESTABLISHMENT OF THE LEIPER'S FORK VILLAGE (LFV) ZONING DISTRICT (6-2012-007)

Ms. Rucker reviewed the background (see Staff report) recommending approval of the proposed Text and Map Amendments and that the attached Resolution be forwarded to the County Commission for adoption.

Chairman Lackey opened the public hearing.

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

Chairman Lackey asked for any comments from the Commission.

Commissioner Givens stated that she believes this Leiper's Fork Village Zoning District (LFV) will serve the community well and thanked Staff for all the hard work put into the plan.

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

ITEM 10

AMENDMENT TO THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING VACATION RENTAL HOMES (6-2012-006)

Ms. Rucker reviewed the background (see Staff report) recommending approval of the proposed amendment and that the attached Resolution be forwarded to the County Commission for adoption.

Chairman Lackey opened the public hearing.

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

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked for clarification on how this differed from a rental home if they are all considered single family homes.

Mr. Matteson stated the difference is the duration of the rental. If the home is rented for less than thirty (30) days then it would fall into the category of a Vacation Rental Home, but if it is rented for more than thirty (30) days it does not fall under this category and the County is not involved.

Commissioner Givens asked if a homeowner wanted to turn their home into a Vacation Rental and their septic system was failing, would this preclude them still using their home as a single family residence.

Mr. Horne stated the septic system would have to be fixed if it was failing.

Ms. Ransom stated if the system was in failure, the applicant would be required to correct it. It could not be used as a Vacation Rental, but this does not preclude someone from living in their home while the failure is being corrected. She stated unless it is an extreme health hazard, the Board of Health will work with the homeowner while the system is being repaired.

Commissioner Walton asked if this was just for the Leiper's Fork Village (LFV).

Mr. Matteson stated, it was only for the Leiper's Fork Village (LFV).

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

ITEM 11

AMENDMENT TO THE 2013 OFFICIAL ZONING MAP TO CORRECT A MAPPING ERROR AT 2204 HILLSBORO ROAD, REFERENCED BY MAP 0270, GROUP B, PARCEL 001.00 (6-2012-008)

Mr. Holmes reviewed the background (see Staff report) recommending the rezoning of this property from Neighborhood Conservation (NC) to Village (V), and that the 2013 Official Zoning Map, effective January 1, 2013, be revised to reflect this change. Staff also recommends that the attached Resolution be forwarded to the County Commission for adoption.

Chairman Lackey opened the public hearing.

Mr. Kelley Tenpenny, 114 Gen. J. B. Hood Drive, asked if this would change the properties allowable uses.

Mr. Holmes stated this property would fall within the upcoming 2013 Grassland Village (GV) District once the allowable uses are created.

Chairman Lackey stated Staff is beginning the process of working with individuals in the Grassland area in drafting the 2013 Grassland Village District Plan which will be applicable to that area only. He stated Public Hearings will be held and encouraged Mr. Tenpenny to be involved in these meetings.

Mr. Matteson stated the public portion of this process will begin this fall and continue into the spring.

Mr. Wesley Bulla, 108 Gen. J. B. Hood Drive, asked for clarification that this was not changing the zoning but just correcting a mapping error.

Chairman Lackey stated that was correct.

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

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton asked if it was just this one property that was being corrected.

Mr. Holmes stated that was correct.

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

ITEM 12

ENDORSEMENT OF THE GRASSLAND CITIZEN'S ADVISORY COMMITTEE

Ms. Rucker reviewed the background (see Staff report) requesting endorsement of the makeup of this Committee.

Chairman Lackey asked for any comments.

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

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There being no further business, the meeting was adjourned at approximately 7:30 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON NOVEMBER 8, 2012**

_____ CHAIRMAN JOHN LACKEY