

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 8, 2012**

MEMBERS PRESENT

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

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
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, November 8, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcement:

1. Staff met with the Steering Committee last week to discuss the Grassland Village Small Area Plan. An Open House will be held at Grassland Middle School on Monday, December 10, 2012 from 6:30 p.m. until 8:30 p.m.
2. Staff received a request for a non-agenda item regarding Final Plat re-approval for The Estates of Gallant Ridge due to the fact the applicant is still working on their Letters of Credit and the plat is going to expire.

Chairman Lackey stated unless there was any objections this would be considered as Item 26.

There were no objections.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the October 11, 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:

3. **Arrington Retreat, Section 1** – Maintenance Bond for Wastewater Collection System - \$51,570.
Recommendation: Extend in the current amount for a period of four (4) months, with a review to be scheduled at the February 2013 meeting.
4. **Arrington Retreat, Section 1** – Maintenance Bond for Wastewater Treatment & Disposal System - \$137,800.
Recommendation: Extend in the current amount for a period of one (1) year.
5. **Arrington Retreat, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$360,000.
Recommendation: Reduce to the amount of \$225,000 and extend for a period of six (6) months.
6. **Bell Pond** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Extend in the current amount for a period of six (6) months.

7. **Belle Vista, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$130,000.
Recommendation: Release the bond.
8. **Brienz Valley Addition, Section 2** – Performance Bond for Landscaping - \$4,800.
Recommendation: Extend in the current amount for a period of six (6) months and require installation or the bond could be called.
9. **Chardonnay, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$220,000.
Recommendation: Extend in the current amount for a period of six (6) months.
10. **Durham Manor** – Maintenance Bond for Roads, Drainage and Erosion Control - \$210,000.
Recommendation: This bond be reviewed at the January 2013 meeting.
11. **Grace Chapel and Academy** – Performance Bond for Landscaping - \$23,000.
Recommendation: Extend in the current amount for a period of six (6) months and require completion.
12. **Inns of the Cove, Section 1** – Performance Bond for Landscaping - \$133,450.
Recommendation: Reduce per the revised plan to the amount of \$30,050 for a period of six (6) months and require completion or the bond could be called.
13. **Inns of the Cove, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$575,000.
Recommendation: Extend in the current amount for a period of six (6) months.
14. **Ivan Creek** – Performance Bond for Landscaping - \$53,550.
Recommendation: Extend in the current amount for a period of six (6) months and require completion or the bond could be called.
15. **Ivan Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$375,000.
Recommendation: Extend in the current amount for a period of six (6) months.
16. **Ivan Creek** – Performance Bond for Off-Site Road Improvements - \$83,000.
Recommendation: Extend in the current amount for a period of six (6) months.
17. **Owendale** – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000.
Recommendation: Extend in the current amount for a period of six (6) months.
18. **Stag's Leap, Section 2A** – Performance Bond for Roads, Drainage and Erosion Control - \$206,000.
Recommendation: Extend in the current amount for a period of six (6) months.
19. **Stockett Creek, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$180,000.
Recommendation: Extend in the current amount for a period of six (6) months.
20. **Stockett Creek, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Extend in the current amount for a period of six (6) months.

21. **The Grove, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Reduce to the amount of \$50,000 and extend for a period of six (6) months.
22. **The Grove, Section 1** – Performance Bond for Golf Course Improvements - \$1,260,608.
Recommendation: Convert to Maintenance Bond in the amount of \$1,122,734 for a period of one year.
23. **The Grove, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$1,075,000.
Recommendation: Reduce to the amount of \$650,000 and extend for a period of six (6) months.
24. ~~**The Grove, Section 2** – Performance Bond for Wastewater Collection System – **Withdrawn.**~~

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

PRELIMINARY PLATS:

ITEM 25

PRELIMINARY PLAT REVIEW FOR THE GROVE (A.K.A. LAUREL COVE), PHASE 2, CONTAINING 50 LOTS ON 31.81 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT

Mr. Matteson reviewed the background (see Staff report) recommending approval of this Preliminary Plat.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to the final plat submittal that includes the 201st lot within the development, the improvements to Eudailey-Covington Road, including the right turn lane at the site entrance, must be completed in accordance with the approved plans;
2. Prior to the final plat submittal that opens the Arno-College Grove site entrance, the improvements to Arno-College Grove Road, including the left and right turn lanes at the site entrance, must be completed in accordance with the approved plans;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of a performance bond for the sewer treatment, disposal, and collection system as applicable;
6. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
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.

Commissioner Walton asked if in reducing the width of Native Pony Trail, consideration had been given to parking on the street.

Mr. Matteson stated the pavement width would not be reduced; it is just the right-of-way that would be reduced which is consistent with what had been done for several roads in Phase One.

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

NON-AGENDA ITEM:

ITEM 26

FINAL PLAT RE-APPROVAL FOR ESTATES OF GALLANT RIDGE, CONTAINING 10 LOTS ON 12.73 ACRES LOCATED OFF SOUTH CAROTHERS ROAD IN THE 4TH VOTING DISTRICT (1-2012-421)

Mr. Matteson reviewed the background recommending re-approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$220,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$88,500 for water improvements as specified by Milcrofton Utility District;
3. The posting of a Performance Bond for landscaping in the amount of \$7,000;
4. 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;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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.

Chairman Lackey asked for any comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 7:15 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON DECEMBER 13, 2012

CHAIRMAN JOHN LACKEY