

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JANUARY 17, 2013**

**MEMBERS PRESENT**

John Cain  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Steve Lane  
Pete Mosley  
Paul Pratt, Jr.  
Jack Walton

**STAFF PRESENT**

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

The Williamson County Regional Planning Commission met in regular session Thursday, January 17, 2013 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Murdic and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcement:

1. Reminder that the State Disclosure form for Planning Commissioners is due January 31, 2013.
2. The first public input meeting for the Grassland Village Special Area Plan will be held January 31, 2013 at Grassland Middle School at 6:30 p.m.
3. Item 21 has been withdrawn.
4. There have been two requests for non-agenda items:
  - a. Grove Park Addition, Section 1, release of default
  - b. Belle Vista, Phase 3, continuation of Preliminary Plat

Chairman Lackey asked if there were any objections to these items being added to the agenda. There being no objections, Chairman Lackey added them to the agenda.

**CONSIDERATION OF MINUTES:**

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

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

**OLD BUSINESS:**

**GROVE PARK ADDITION, SECTION ONE, RELEASE OF DEFAULT**

Ms. Ransom reviewed the background (see Staff report) recommending that the Default be released and a Notice of Release be recorded in the Register of Deeds office.

Chairman Lackey asked for any comments from the Commission.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous voice 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. **Addition to Legends Ridge, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$8,000.  
**Recommendation:** Release the bond.
5. **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.
6. **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.
7. **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.
8. **Bonnie's Barnyard** – Maintenance Bond for Landscaping - \$14,200.  
**Recommendation:** Release the bond.
9. **Chardonnay, Section 3** – Performance Bond for Roads, Drainage and Erosion – \$331,000.  
**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:** Release the bond.
11. **Hopewell Ridge** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
12. **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.
13. **Silver Stream Farm, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$95,000.  
**Recommendation:** Review this bond at the March, 2013 meeting.
14. **Silver Stream Farm, Section 8** - Performance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Convert to Maintenance in the amount of \$40,000 and extend for a period of one (1) year.

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

**PUBLIC HEARINGS:**

**ITEM 15**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR HOSFORD LAWN CARE (RESIDENTIAL BUSINESS), ON 5.57 ACRES LOCATED AT 4487 MURFREESBORO ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (5-2012-044)**

Mr. Sweet reviewed the background (see Staff report) recommending approval with the following conditions:

1. All equipment and vehicles used in the business shall be stored in the garage as indicated on Attachment 15-1 (Site Plan) or beside the garage and screened from view of the road and neighboring properties; and
2. Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 (M) of the 1988 Williamson County Zoning Ordinance (Attachment 15-5) and the applicant's Letter of Intent (Attachment 15-4).

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 wanted it clear that the equipment would be stored in the garage and not beside the garage.

Mr. Sweet stated that the equipment could only be in the garage.

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

**ITEM 16**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR THE MIXED COMMERCIAL CENTER FOR THE LUCY COVINGTON PROPERTY, ON 4.95 ACRES LOCATED AT 2121 HILLSBORO ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2012-037)**

Mr. Holmes reviewed the background (see Staff report) recommending approval with continuance of the stipulations of the October 2009 approval for Calloway Boxwood (See Attachment 16-3) and the following additional stipulations:

1. Completion of an Affidavit of Compliance to ensure continued adherence to Division 4520 (W) of the Williamson County Zoning Ordinance, and the approved Site Plan (Attachment 16-1);
2. Any new signage or alteration of the existing signage must be approved per Ordinance requirements;
3. Prior to operation of The Mulch Company commencing, approval from TDOT must be obtained for the reconfigured access point onto Hillsboro Road;
4. There shall be no storage or disposal of any form of debris from job sites on the property in question;

5. Execution of a Stormwater Maintenance Agreement for proposed stormwater improvements; and
6. Issuance of a Land Disturbance Permit.

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 Walton inquired about the requirement that approval from TDOT must be obtained for the reconfigured access point onto Hillsboro Road;

Mr. Holmes stated TDOT will approve the access point prior to the commencement of business. Once TDOT has approved the reconfigured access, then the applicant will be given a Zoning Certificate in order to commence business.

Commissioner Walton asked if they were going to eliminate the wide access point that is currently there.

Mr. Holmes stated there will be three lanes, one for entrance and two to exit the property. It will then be landscaped so the wide entrance will no longer be there.

Chairman Lackey asked if the mulch will be ground on-site or would it be brought in after being ground off-site.

Mr. Enoch Jarrell, Huddleston Engineering, representing the applicant, stated that the mulch will be hauled in. He stated there was no grinding on-site.

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

#### **ITEM 17**

#### **AMENDMENT TO THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING CONSERVATION SUBDIVISIONS IN THE HAMLET (H) ZONING DISTRICT**

Ms. Ransom reviewed the background (see Staff report) and stated if the Planning Commission determines that the amendments are in the best interest of the citizens of Williamson County, then a recommendation for adoption of these Amendments to the Board of County Commissioners would be in order.

Chairman Lackey opened the Public Hearing.

Mr. Gerald Howerton, 8335 Horton Highway, asked if this Amendment would affect property taxes.

Chairman Lackey stated this would have no affect on taxes.

Commissioner Kathy Danner, 4<sup>th</sup> District, 513 Brennan Lane, stated she would appreciate the endorsement of the Amendment.

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

Chairman Lackey asked for any comments from the Commission.

There being no other comments, Commissioner Crohan made a motion to forward this Amendment to the County Commission and to recommend its adoption. Commissioner Lane seconded the motion, which passed by unanimous vote.

### **ITEM 18**

#### **AMENDMENT TO THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING PROPERTY OWNER NOTIFICATION OF MAP AMENDMENTS**

Ms. Ransom reviewed the background (see Staff report) and stated if the Planning Commission determines that the amendments are in the best interest of the citizens of Williamson County, then a recommendation for adoption of this amendment to the Board of County Commissioners would be in order.

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 Walton asked for an example of a map amendment.

Ms. Ransom stated it would be a rezone and can be requested by a Planning Commissioner, County Commissioner, Staff, or by request of the property owner.

Commissioner Mosley asked if adjoining property owners would also be notified of any changes.

Chairman Lackey stated contiguous adjoining property owners would be notified.

There being no other comments, Commissioner Pratt made a motion to forward this Amendment to the County Commission and to recommend its adoption. Commissioner Givens seconded the motion, which passed by unanimous vote.

#### **NON-RESIDENTIAL SITE PLAN:**

### **ITEM 19**

#### **NON-RESIDENTIAL FINAL SITE PLAN REVIEW FOR ARRINGTON VINEYARD RURAL RETREAT, ON 20 ACRES, LOCATED OFF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2012-045)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this Final Site Plan with the following stipulations:

1. The posting of a Performance Bond in the amount of \$72,750 for the wastewater treatment and disposal system;
2. The posting of a Performance Bond in the amount of \$72,100 for landscaping improvements; and
3. Completion of an Affidavit of Compliance to ensure continued adherence to Division 4400(BB) of the 1988 Williamson County Zoning Ordinance and the approved Site Plan.

Chairman Lackey asked for any comments from the Commission.

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

**PRELIMINARY PLATS:**

**ITEM 20**

**PRELIMINARY PLAT REVIEW FOR CHARDONNAY, PHASE 2, CONTAINING 50 LOTS ON 65.55 ACRES, LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2012-305)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of the Preliminary Plat, as well as the requested roadway variances.

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

1. The applicant shall initiate construction of the second entrance located on Wilson Pike prior to recording of the Final Plat for the 26<sup>th</sup> additional lot (beyond the 78 originally approved), which will be the 104<sup>th</sup> overall lot in the development;
2. Prior to Final Plat submittal, construction of the wastewater disposal system sufficient to serve the number of lots proposed must be completed and approved by TDEC, and certification by the design engineer that construction has been completed in accordance with the approved plans must be submitted;
3. Prior to the submittal of a Final Plat for any additional lots beyond the 78 initially approved, a bid shall be awarded by the City of Franklin for the construction of the Wilson Pike/McEwen Drive intersection improvements in accordance with the recommendation of the County's traffic consultant;
4. Establishment of a Performance Bond for roads, drainage and erosion control;
5. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District;
6. Establishment of Performance Bonds for the wastewater disposal system and wastewater collection system, as applicable;
7. Submission of landscaping plans and establishment of appropriate Performance Bonds for landscaping;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. 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 Crohan stated he would be voting against this request due to the fact that he does not believe more traffic should be put onto Wilson Pike until the improvements have been made to the road.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed eight (8) to one (1), with Commissioner Crohan voting "No".

**FINAL PLATS:**

**ITEM 21**

**FINAL PLAT REVIEW FOR SPARKMAN SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 43.25 ACRES, LOCATED OFF S. CAROTHERS ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2012-424)**

This item was withdrawn.

**OTHER:**

**ITEM 22**

**ESTABLISHMENT OF BOND AMOUNT FOR LANDSCAPING FOR AUTO CLINIC OF FRANKLIN, LOCATED ON OLD CARTERS CREEK PIKE IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2012-043)**

Mr. Holmes reviewed the background (see Staff report) recommending the establishment of a Performance Bond for landscaping in the amount of \$26,000.

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 23**

**REVISED REVIEW FEE SCHEDULE**

Mr. Horne reviewed the background (see Staff report) recommending that these revised fee schedules be adopted, and forwarded to the County Board of Commissioners for enactment.

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton asked why there is no charge for a sign permit.

Mr. Horne stated this was discussed but he believes by not charging for the permit, it helps keep the roadways clear of sign clutter.

Commissioner Givens asked about charging for special events.

Mr. Horne stated the only special events for which a fee will be charged will be the ones that require a public hearing.

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

**NON-AGENDA ITEM 24**

**PRELIMINARY PLAT REVIEW FOR BELLE VISTA, PHASE 3,  
CONTINUATION OF PLAT**

Mr. Joe Melz requested an extension of the Preliminary Plat for Belle Vista, Phase 3. He stated it is the same exact Preliminary Plat that was previously approved.

Chairman Lackey asked for any comments from the Commission.

Mr. Horne stated staff would recommend approval of this request subject to the same stipulations established in conjunction with the February 10, 2011 approval.

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

1. Establishment of performance bonds for roads, drainage and erosion control;
2. Establishment of performance bonds for water improvements in favor of H.B. & T.S. Utility district;
3. Establishment of performance bonds for the sewer collection system;
4. Submission of landscaping plans and establishment of an appropriate performance bond for landscaping;
5. Payment of \$467.50 per lot as mitigation funds in lieu of roadway improvements (Traffic Shed 24); and
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater improvements.

There being no comments, Commissioner Pratt 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 7:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON FEBRUARY 14, 2013**

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CHAIRMAN JOHN LACKEY