

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF AUGUST 8, 2013**

**MEMBERS PRESENT**

Brian Richter  
Don Crohan  
Susan Fisher  
John Lackey  
Holli Givens  
Robin Baldree  
Pete Mosley  
Tom Murdic  
Paul Pratt  
Brian Sanders  
Jack Walton

**STAFF PRESENT**

Michael Matteson, Planning Director  
William Andrews, Assistant to County Engineer  
Floyd Heflin, County Engineer  
Lincoln Sweet, Planner  
Aaron Holmes, Planner  
Katy Rucker, Planner  
Kristi Ransom, Attorney  
Lania Escobar, Administrative Assistant  
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, August 8, 2013 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Lane was unable to attend.

Chairman Lackey called the meeting to order.

Mr. Matteson made the following announcement:

1. Continuing education hours will be scheduled before the September meeting, and dinner will be served. The speaker will be Mr. Sam Edwards of Greater Nashville Regional Council.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the July 11, 2013 Planning Commission meeting.

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

**CONSENT AGENDA:**

Chairman Lackey asked if any of the Commissioners would like to pull an item for separate discussion from the Consent Agenda. There were none.

**BONDS:**

3. Belle Chase, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Clovercroft Rd - \$100,000  
**Recommendation:** Release the bond.
4. Belle Chase, Section 2 - Maintenance Bond for Roads, Drainage and Erosion Control located off Clovercroft Rd - \$66,000  
**Recommendation:** Extend in the current amount for six (6) months.
5. Brienz Valley Addition, Section 1 – Maintenance Bond for Water (HB & TS) located off Lewisburg Pk - \$24,450  
**Recommendation:** Release the bond.
6. Brienz Valley, Section 3 - Maintenance Bond for Roads, Drainage and Erosion Control located off Lewisburg Pk - \$20,000  
**Recommendation:** Extend in the current amount for six (6) months.
7. Cartcon1 Airsoft Field – Performance Bond for Landscaping located off Horton Hwy - \$21,492  
**Recommendation:** Review at the December 2013 meeting.

8. Chardonnay, Section 3 – Maintenance Bond for Water (Milcrofton) located off Clovercroft Rd - \$8,500  
**Recommendation:** Review at the September 2013 meeting.
9. Ivan Creek – Performance Bond for Landscaping located off Peytonsville Rd - \$53,550  
**Recommendation:** Reduce performance amount to \$24,100 for six (6) months with a review in three (3) months.
10. King's Chapel, Section 4A – Performance Bond for Wastewater Collection System located off Murfreesboro Rd - \$40,000  
**Recommendation:** Convert to Maintenance in the amount of \$12,000 for one (1) year.
11. Parish Presbyterian Church – Maintenance Bond for Landscaping located off Clovercroft RD - \$2,500  
**Recommendation:** Release the bond.
12. Silver Stream Farm, Section 4A – Performance Bond for Roads, Drainage and Erosion Control located off Rocky Fork Rd - \$10,000  
**Recommendation:** Extend in the current amount for six (6) months.
13. Silver Stream Farm, Section 6A – Performance Bond for Landscaping located off Rocky Fork RD - \$8,241  
**Recommendation:** Reduce to Maintenance in the amount of \$2,500 for eight (8) months.
14. Silver Stream Farm, Section 6A – Performance Bond for Water (N/CG) located off Rocky Fork Rd - \$32,000  
**Recommendation:** Release the bond.
15. Silver Stream Farm, Section 6A – Performance Bond for Roads, Drainage and Erosion Control located off Rocky Fork Rd - \$100,000  
**Recommendation:** Convert to Maintenance in the amount of \$40,000 for one (1) year.
16. Silver Stream Farm, Section 6B – Performance Bond for Sewer (Metro) located off Rocky Fork Rd - \$15,000  
**Recommendation:** Extend in the current amount for one (1) year.
17. Silver Stream Farm, Section 6B – Performance Bond for Water (N/CG) located off Rocky Fork Rd - \$30,000  
**Recommendation:** Convert to Maintenance in the amount of \$3,000 and review at the November 2013 meeting.
18. Silver Stream Farm, Section 6B – Performance Bond for Landscaping located off Rocky Fork Rd - \$54,300  
**Recommendation:** Reduce to Maintenance in the amount of \$16,300 for eight (8) months.
19. Silver Stream Farm, Section 6B – Performance Bond for Roads, Drainage and Erosion Control located off Rocky Fork Rd - \$103,000  
**Recommendation:** Convert to Maintenance in the amount of \$50,000 for one (1) year.
20. Stockett Creek, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control located off Vaughn Rd - \$180,000  
**Recommendation:** Extend in the current amount for six (6) months.
21. Stockett Creek, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control located off Vaughn Rd – \$150,000  
**Recommendation:** Extend in the current amount for six (6) months.

22. Stockett Creek, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control located off Vaughn Rd - \$150,000

**Recommendation:** Extend in the current amount for six (6) months.

Commissioner Murdic made a motion to accept Staff's recommendation on the Consent Agenda items. Commissioner Crohan seconded the motion, which passed by unanimous voice vote.

**CONCEPT PLAN:**

**ITEM 23**

**REVISED CONCEPT PLAN REVIEW FOR THE GROVE, CONTAINING 820 LOTS ON 1,176 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2013-203)**

Mr. Matteson reviewed the background (see Staff report) recommending re-approval of the Site (Concept) Plan with the same stipulations established in conjunction with the March 2012 approval (See Attachment 23-4), except that the SR-840 ramp improvements must be constructed or under construction prior to the Final Plat approval that includes the 520<sup>th</sup> lot within the development.

There being no comments, Commissioner Mosley made a motion for approval with the condition that the SR-840 ramp be constructed before Final Plat approval that includes the 520<sup>th</sup> lot. Commissioner Sanders seconded the motion, which passed by unanimous voice vote.

**PRELIMINARY PLATS:**

**ITEM 24**

**PRELIMINARY PLAT REVIEW FOR BLACKBERRY RIDGE, CONTAINING 15 LOTS ON 144.9 ACRES LOCATED OFF BENDING CHESTNUT ROAD IN THE 1<sup>ST</sup> VOTING DISTRICT.**

Mr. Holmes reviewed the background (see Staff report) recommending approval of the request, and the requested variance. In conjunction with Final Plat consideration, the following items will need to be addressed:

1. The applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bonds for water improvements as specified by HB&TS;
4. Submission and approval of landscaping plans, and establishment of a performance bond for the same;
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 Pratt made a motion to accept Staff's recommendation. Commissioner Fisher seconded the motion, which passed by unanimous voice vote.

**ITEM 25**

**PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 1 (REVISED), CONTAINING 112 LOTS ON 544 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT.**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Preliminary Plat, including the requested roadway variances, with the same stipulations of approval that were established in conjunction with the September 2012 approval (See Attachment 25-3).

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

**ITEM 26**

**PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 3, CONTAINING 39 LOTS ON 52.8 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT. (1-2013-307)**

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 must be addressed:

1. Establishment of a performance bond for roads, drainage and erosion control;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
3. Establishment of a performance bond for the wastewater collection system;
4. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
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 Fisher seconded the motion, which passed by unanimous voice vote.

**ITEM 27**

**PRELIMINARY PLAT REVIEW FOR HILLSBORO COVE, CONTAINING 20 LOTS ON 34.09 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT. (1-2013-308)**

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 Final Plat submission, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded prior to the recording of the Final Plat;

2. Prior to Final Plat submission, the deceleration lane 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 as specified by H.B.&T.S. Utility District;
5. Submission of landscaping plans and establishment of a performance bond for landscaping improvements;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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.

Commissioner Lackey allowed Commissioners Brockman and Williams to speak regarding this Item.

Commissioner Brockman noted the citizens in the area are not pleased with the plan for this property. She also noted she had received a letter from a previous citizen from the area who currently lives in Tokyo and wishes this request be denied. Commissioner Brockman indicated this request does not meet the requirements as set forth within the Comprehensive Land Use Plan, which was reviewed appropriately seven (7) years ago, which states this area will be an area of Rural Preservation. The Commissioner feels that a subdivision of one (1) acre lots does not meet those requirements.

Commissioner Brockman requested a deferral to allow time for the following to be addressed. 1) Review of the Rural Preservation Zoning District, 2) FEMA will be revising the Flood Plain maps in this area and feels that if asked, Staff could receive these proposed maps sooner, and 3) traffic along Hillsboro Road has increased over the past years.

Commissioner Williams stated he echoed Commissioner Brockman's comments. He stated he having lived in this area for 27 years can state that in 2010 the flood waters crossed over Old Hillsboro Rd. According to the flood maps, the flood waters were supposed to stop at Old Hillsboro Rd. He says even though the flood maps are not available to the Public, they are available upon request.

Commissioner Williams stated in years past the flood waters were absorbed into the ground, however, since the open space has decreased over the years the flood levels have not increased and the proposed FEMA maps should be reviewed prior to the approval of this request.

Bryan Echols, Attorney with Dickinson, Wright Law Firm represented this Item. Mr. Echols stated that as Staff noted, this Plat meets all requirements and it should be approved. He stated this area is a transitional zone, that consisting of 1 to 5 acres parcels, and in a County with growth like Williamson is experiencing, you have to accommodate growth were necessary and preserve open space as needed.

Mr. Echols stated this development has gone above and beyond the Zoning requirements to include waterway, steep slopes and karst topography, flood hazard area, wetland and woodland and Historic and Cultural Resource Protection.

Commissioner Fisher asked the Developer if they have reviewed the new data that will be included in FEMA's floodmaps. Mr. Echols stated these maps

have not been released to the public. There is data, but it has not been analyzed or approved. Mr. Lackey added that County Staff has asked for these maps, and was declined by FEMA.

Commissioner Crohan asked if Staff felt a 15 foot bufferyard was sufficient. Mr. Matteson stated 15 feet was the required buffer and it met all requirements. Commissioner Crohan asked if the Developer would be required to provide funds for the Intersection of Old Natchez and Del Rio. Mr. Matteson stated it would not be part of this subdivision, but there would be a deceleration lane required.

Commissioner Crohan also asked which direction a majority of the traffic would be going. Mr. Matteson stated that due to the small size of the subdivision a traffic study was not required.

Commissioner Crohan asked the applicant if a 30 day deferral would cause any problems as a means to give time for the community to get comfortable with the request. Mr. Echols stated the deferral would be inappropriate because all requirements have been met or exceeded.

Commissioner Pratt asked what the zoning was around this property. Mr. Matteson stated the bulk of the east side is zoned 1 unit per acre and the west side is zoned one unit per 5 acres. Commissioner Lackey added that according to records this property has been zoned 1 unit per acre since 1977. Commissioner Pratt also stated that recently the plan review was done for the entire County and wanted to know if this area was part of that study that the entire Commission reviewed and approved. Commissioner Lackey stated this area was part of that study.

There being no further comments, Commissioner Walton moved to defer this item until the September 2013 meeting. Commissioner Crohan seconded the motion, which passed by a show of hands, 6 Aye, 5 No. Commissioners Crohan, Fisher, Givens, Baldree, Murdic and Walton voted Aye. Commissioners Sanders, Pratt, Richter, Lackey and Mosley voted No.

**FINAL PLAT:**

**ITEM 28**

**FINAL PLAT REVIEW FOR THE THE GROVE, SECTION 1 (REVISED), CONTAINING 2 LOTS ON 458 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2013-413).**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Final Plat with the stipulation that the applicant must submit two (2) 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.

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.

**OTHER BUSINESS:**

**ITEM 29**

**ELECTION OF OFFICERS**

Chairman Lackey asked if there was a nomination for the Chairman of the Planning Commission.

Commissioner Pratt made a motion to nominate Commissioner Lackey. Commissioner Walton seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Vice Chairman of the Planning Commission.

Commissioner Fisher made a motion to nominate Commissioner Crohan. Commissioner Murdic seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary of the Planning Commission.

Commissioner Crohan made a motion to nominate Mr. Matteson. Commissioner Murdic seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary Pro-Tempore.

Commissioner Givens made a motion to nominate Mr. Holmes. Commissioner Fisher seconded the motion, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 7:58 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON SEPTEMBER 12, 2013**

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