

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 10, 2013**

MEMBERS PRESENT

Brian Richter
Don Crohan
Susan Fisher
John Lackey
Pete Mosley
Brian Sanders
Jack Walton

STAFF PRESENT

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

The Williamson County Regional Planning Commission met in regular session Thursday, October 10, 2013 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Givens, Lane, Murdic and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 14 has been withdrawn.
2. The next Community Outreach meeting for the Grassland Village Small Area Plan will be held at 6:30 p.m. on October 15, 2013 at Grassland Middle School.
3. Staff requests that Item 4, Cascade Estates, Maintenance Bond for RDE, be removed from the Consent Agenda and heard separately.
4. Williamson County received a 2013 Outstanding Planning Award from the Tennessee Chapter of the American Planning Association for the new Zoning Ordinance and their recent conference in Kingsport.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the September 12, 2013 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted and was seconded by Commissioner Sanders. The motion passed by unanimous 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. **Breinz Valley Addition, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for six (6) months.
4. **Cascade Estates** – Removed from Consent.
5. **Inns of the Cove, Section 1** – Maintenance Bond for Landscaping - \$9,015.
Recommendation: Release the bond.
6. **Inns of the Cove, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$575,000.
Recommendation: Extend in the current amount for six (6) months.
7. **Security Central Storage** – Maintenance Bond for Landscaping - \$3,100.
Recommendation: Release the bond.

8. **Stag's Leap, Section 2B** – Performance Bond for Roads, Drainage and Erosion Control - \$227,000.
Recommendation: Convert to Maintenance in the amount of \$100,000 and extend for a period of one (1) year.

9. **Stag's Leap, Section 3A** – Performance Bond for Roads, Drainage and Erosion Control - \$9,000.
Recommendation: Convert to Maintenance in the amount of \$6,000 and extend for a period one (1) year.

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

ITEM 4

CASCADE ESTATES, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be raised to an amount of \$125,000, due to current construction costs and extended for a period of six (6) months.

Chairman Lackey asked for any comments.

Commissioner Crohan asked if the owner is in attendance.

Mr. Andrews stated that he was not. He also stated that several attempts have been made to contact the owner but that Staff has yet to talk to him and is not sure of the owner's intent to carry forward with this project.

Chairman Lackey excused himself and turned over the meeting to Vice Chairman Crohan.

Vice Chairman Crohan asked for any more comments.

There being no comments, Commissioner Walton made a motion to accept Staff's recommendation on the Consent Agenda items. Commissioner Mosley seconded the motion, which passed with Chairman Lackey abstaining.

PUBLIC HEARING

ITEM 13

AMENDMENT TO THE OFFICIAL ZONING MAP REGARDING THE FOLLOWING TAX MAPS, PARCELS AND ZONING DISTRICTS:

TO REZONE FROM SUBURBAN INFILL AND CONSERVATION (SIC) TO RURAL PRESERVATION-5 (RP-5): TAX MAP 38, PARCELS 3.00, 3.02, 3.03, 6.00, 8.00, 9.00, 12.01;

TO REZONE FROM RURAL PRESERVATION-1 (RP-1) TO RURAL PRESERVATION-5 (RP-5): TAX MAP 38, PARCELS 24.05 AND 24.12;

TO REZONE FROM RURAL PRESERVATION-1 (RP-1) TO RURAL PRESERVATION-5 (RP-5): TAX MAP 51, PARCEL 11.09

Mr. Matteson reviewed the background (see Staff report) recommending that the requested Map Amendment for these properties, with the exception of Map 38, Parcel 8 (which has been withdrawn) be approved and that the attached Resolution (See Attachment 10-3) be forwarded to the County Commission for adoption.

Chairman Lackey returned to the meeting.

Chairman Lackey opened the public hearing.

Commissioner Mary Brockman, 1407 Old Hillsboro Road, representing the 9th District, stated she and others living in her area want to preserve the rural character of this area and are asking that these properties be rezoned to the RP-5 Zoning District. She stated this is a historic area and the current zoning of RP-1 doesn't fit with the area. She also stated that when the County Commission voted on the new Zoning Ordinance they were told this is a working document and would see many amendments. She urged the Commission to support this effort.

Ms. Clara Priest, 1417 Old Hillsboro Road, asked that the Commission support this amendment to rezone these properties.

Ms. Susan Kaestner, 3210 Del Rio Pike, stated she grew up in Williamson County and has seen the County explode in population. She stated if this areas zoning remains RP-1, it could hurt the value of the current homes already there. She urged the Commission to support this effort.

Chairman Lackey closed the public hearing

Chairman Lackey asked for any comments.

Commissioner Mosley asked if this amendment was only for those who have requested that their property be rezoned.

Mr. Matteson stated that was correct.

Commissioner Mosley then asked if the road frontage and setbacks would change.

Mr. Matteson stated that it would change to what the setbacks are for the RP-5 zoning.

There being no further comments, Commissioner Fisher made a motion to accept Staff's recommendation to forward the amendment to the County Commission. Commissioner Crohan seconded the motion, which passed by unanimous vote.

PRELIMINARY PLATS:

ITEM 11

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 5, CONTAINING 27 LOTS ON 16.80 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report) recommending approval of the Preliminary Plat as well as the requested design speed variance.

The following must be addressed in conjunction with Final Plat consideration:

1. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant;
2. Prior to Final Plat submittal, approval by TDOT of the recently constructed left turn lane or release of the bond by TDOT;
3. Establishment of performance bonds for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of appropriate performance bonds for the sewer collection system as it relates to this Phase;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Providing 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 Final Plat.

Chairman Lackey asked for any comments.

Commissioner Fisher asked if the traffic study that was completed in 2008 is still valid, as the costs have increased over the past five (5) years.

Mr. Matteson stated it was factored in on the front-end that this would be a multi-year project.

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

ITEM 12

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 6, CONTAINING 34 LOTS ON 18.95 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report) recommending approval of the Preliminary Plat as well as the requested design speed variance.

The following must be addressed in conjunction with Final Plat consideration:

1. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant;
2. Prior to Final Plat submittal, approval by TDOT of the recently constructed left turn lane or release of the bond by TDOT;
3. Establishment of performance bonds for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of appropriate performance bonds for the sewer collection system as it relates to this Phase;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Providing 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 Final Plat.

Chairman Lackey asked for any comments.

Commissioner Mosley asked if the traffic mitigation amount has changed since 2008.

Mr. Matteson stated that it had not changed.

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

ITEM 13

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 7, CONTAINING 38 LOTS ON 22.15 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report) recommending approval of the Preliminary Plat as well as the requested design speed variance.

The following must be addressed in conjunction with Final Plat consideration:

1. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant;
2. Prior to Final Plat submittal, approval by TDOT of the recently constructed left turn lane or release of the bond by TDOT;

3. Establishment of performance bonds for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of appropriate performance bonds for the sewer collection system as it relates to this Phase;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. Providing 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 Final Plat.

Chairman Lackey asked for any comments.

Commissioner Crohan asked if we make recommendations to the State of Tennessee on roadway improvements.

Mr. Horne stated one of the pending road projects from the state is the widening of Highway 96 but he does not know when this project will be funded or when it might start..

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

FINAL PLATS:

ITEM 14

FINAL PLAT REVIEW FOR HART'S LANDMARK, CONTAINING 45 LOTS ON 49.52 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT

This item was withdrawn.

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There being no further business, the meeting was adjourned at approximately 7:40 p.m.

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

_____ CHAIRMAN JOHN LACKEY