

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 12, 2013**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Steve Lane
Pete Mosley
Tom Murdic
Brian Richter
Jack Walton

STAFF PRESENT

Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant County Engineer
Aaron Holmes, Planning Coordinator
Kristi Ransom, Attorney
Sheila Myers, Administrative Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, December 12, 2013 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Lane arrived at approximately 7:02. Commissioners Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Matteson made the following announcements:

1. The final public meeting for the Grassland Village Small Area Plan will be held in mid January.
2. A series of Text Amendments to the 2013 Williamson County Zoning Ordinance will be brought before the Commission in the coming month regarding parking issues, bonding, special event issues, and some general clean-up items.
3. Boy Scout Troop 399 was in attendance satisfying a requirement to attend a civic meeting.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the November 14, 2013 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:

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 2** – Performance Bond for Roads, Drainage and Erosion Control – \$82,000
Recommendation: Extend in the current amount for six (6) months.
4. **Cartcon1 Airsoft Fields** – Performance Bond for Landscaping – \$21,492.
Recommendation: Convert to maintenance in the amount of \$6,500 and extend for a period of six (6) months.
5. **King's Chapel, Section 2A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$114,000.
Recommendation: Reduce to the amount of \$70,000 and extend for a period of six (6) months.

6. **King's Chapel, Section 2B** – Performance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Convert to maintenance in the amount of \$40,000 and extend for a period of one (1) year.
7. **King's Chapel, Section 2C** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Reduce to the amount of \$45,000 and extend for a period of six (6) months.
8. **The Grove, Section 1** – Performance Bond for Landscaping - \$200,870.
Recommendation: Reduce to the amount of \$76,065 and extend for a period of three (3) months to allow time for the additional materials to be installed.
9. **Vale Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$200,000.
Recommendation: Extend in the current amount for six (6) months.
10. **Vulcan Materials** – Performance Bond for Landscaping/Revegetation - \$53,350.
Recommendation: Extend in the current amount for one (1) year.
11. **Watkins Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.
Recommendation: Extend in the current amount for six (6) months.
12. **Watkins Creek, Section 5** – Performance Bond for Landscaping - \$5,800.
Recommendation: Extend in the current amount for six (6) months and require completion or the bond could be called.
13. **Watkins Creek, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$225,000.
Recommendation: Convert to maintenance in the amount of \$157,000 and extend for a period of one (1) year.

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

PUBLIC HEARING

ITEM 14

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

TO REZONE FROM SUBURBAN INFILL AND CONSERVATION (SIC) TO RURAL PRESERVATION-5 (RP-5): TAX MAP 38, PARCEL 008.00

Mr. Matteson reviewed the background (see Staff report) recommending that the requested Map Amendment be approved and that the Resolution be forwarded to the County Commission for adoption.

Chairman Lackey opened the public hearing.

Commissioner Mary Brockman, 1407 Old Hillsboro Road, representing the 9th District, stated she and others living in the area want to preserve the rural character of this area and she urged the Commission to support this effort.

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

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation to forward the amendment to the County Commission with a recommendation for adoption. Commissioner Givens seconded the motion, which passed by unanimous vote.

OTHER

ITEM 15

**ESTABLISHMENT OF A LANDSCAPING BOND FOR GAINANGO FARMS,
LOCATED AT 7668 NOLENSVILLE ROAD, IN THE 5TH VOTING DISTRICT**

Mr. Holmes reviewed the background (see Staff report) recommending the establishment of a Performance Bond for landscaping in the amount of \$17,985.

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 vote.

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There being no further business, the meeting was adjourned at approximately 7:13 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL
PLANNING COMMISSION ON JANUARY 9, 2014**

_____ CHAIRMAN JOHN LACKEY