

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JANUARY 9, 2014**

MEMBERS PRESENT

Don Crohan
Susan Fisher
Holli Givens
John Lackey
Pete Mosley
Tom Murdic
Paul Pratt, Jr.
Brian Richter
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant 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 9, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Lane 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 January 14, 2014 at 6:00 p.m. at Grassland Middle School.
2. The re-zoning request the Planning Commission has recently forwarded to the County Commission were scheduled to be on the January, 2014 meeting, but due to public notice error, they will need to be re-advertised for a future County Commission meeting.
3. Item 13 has been withdrawn.
4. A revised report for Item 5 has been placed before the Commission.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the December 12, 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. **Arrington Vineyard Rural Retreat** – Performance Bond for Landscaping - \$72,100.
Recommendation: Convert to maintenance in the amount of \$28,000 and extend for a period of six (6) months.
4. **Arrington Vineyard Rural Retreat** – Performance Bond for Wastewater Treatment & Disposal System - \$72,750.
Recommendation: Convert to maintenance in the amount of \$21,825 and extend for a period of two (2) years.
5. **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 and also request that a schedule for the placement of the asphalt surface mix be received prior to the next review of this bond, and that the asphalt surface be placed prior to October of 2014.

6. **Silver Stream Farm, Section 8** - Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for a period of three (3) months in order to obtain the proper approvals from both the Williamson County Highway Commission and the Williamson County Commission prior to release of the bond.
7. **Stag's Leap, Section 3B** – Performance Bond for Wastewater Collection System - \$66,300.
Recommendation: Convert to maintenance in the amount of \$19,890 and extend for a period of two (2) years.
8. **Stag's Leap, Section 3B** – Performance Bond for Roads, Drainage and Erosion Control - \$379,000.
Recommendation: Extend in the current amount for a period of six (6) months.
9. **Stag's Leap, Section 3B** – Performance Bond for Water - \$135,000.
Recommendation: Reduce to the amount of \$13,500 and extend for a period of one (1) year.

FINAL PLATS:

ITEM 14

FINAL PLAT REVIEW ARRINGTON RETREAT, SECTION 3, CONTAINING 30 LOTS ON 15.92 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT

Staff recommends approval with the following stipulations:

1. Posting of a Performance Bond in the amount of \$301,000 for roads, drainage, and erosion control. This is a reduced Performance amount based on work completed.
2. The posting of a Performance Bond in the amount of \$10,000 for water improvements as specified by Nolensville/College Grove Utility District;
3. Posting of a Performance Bond in the amount of \$107,500 for the wastewater collection system;
4. 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 (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.

Commissioner Murdic made a motion to accept Staff's recommendation on the Consent Agenda items. Commissioner Fisher seconded the motion, which passed eight (8) to one (1) with Commissioner Crohan abstaining.

PUBLIC HEARING

ITEM 10

AMENDMENTS TO THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE TO CORRECT VARIOUS TYPOGRAPHICAL ERRORS AND OTHER MINOR ERRORS (6-2013-015)

Mr. Holmes reviewed the background (see Staff report) recommending approval of the Amendments and that the Resolution be forwarded to the County Commission for adoption.

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.

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

ITEM 11

AMENDMENTS TO THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING RURAL RETREAT PARKING (6-2013-014)

Mr. Horne reviewed the background (see Staff report) recommending approval of the Amendments and that the Resolution be forwarded to the County Commission for adoption.

Chairman Lackey opened the public hearing.

Commissioner Steve Smith, 12th District, 404 Chatsworth Court, thanked Staff for all their hard work and asked for the Commission's support for this request.

Michael Kelly, 2030 Cedarmont Drive, stated he agreed with Commissioner Smith and hoped the Commission would support this request.

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

Chairman Lackey asked for any comments.

There being no other 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 Fisher seconded the motion, which passed by unanimous vote.

ITEM 12

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

TO REZONE FROM RURAL PRESERVATION-1 (RP-1) TO RURAL PRESERVATION-5 (RP-5): TAX MAP 51, PARCELS 12.02, 12.03, 12.05, 12.05, 12.06, 12.07, 12.08, 12.09, 12.10, 12.12, 12.14, 12.17, 12.20 AND 12.21 (6-2013-010)

Mr. Matteson reviewed the background (see Staff report) recommending that action on this Item be deferred until the February meeting.

Chairman Lackey opened the public hearing.

Mr. Kurt Barton, 4219 Two Rivers Lane, representing the board members of Two Rivers, stated they wanted to preserve the rural nature of the area. He urged the Commission to endorse this request due to the fact that the majority of the subdivision wants the rezoning.

Commissioner Todd Kaestner, 9th District, 3210 Del Rio Pike, urged the Commission to support this rezoning due to the fact that the majority of residents want this.

Ms. Dorrie Bolze, 201 Deerfield Lane, stated she believed this request could be approved and then held until all of the homeowners have had a chance to sign off on it before submitting it to the County Commission.

Commissioner Mary Brockman, 9th District, 1407 Old Hillsboro Road, stated she believes the Commission needs to support this petition and approve what is before them. She stated she believes this is best for this area and the property owners have requested it.

Chairman Lackey stated that since the subdivision has covenants that prohibit less than five (5) acre lots, and also since the area has been a phosphate mine, he did not see what this request is accomplishing.

Commissioner Kaestner stated that two-thirds of the residents have the ability to change the covenants in the future. He also asked if there was a reason not to support this.

Chairman Lackey expressed concern over setting a precedent and that it is not good planning to have a subdivision with split zoning.

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

Chairman Lackey asked for any comments.

Commissioner Givens asked what efforts have been made to contact the property owners who have not requested to be rezoned.

Mr. Matteson stated Staff sent letters to adjacent property owners as well as the affected property owners.

Commissioner Murdic stated that since the restrictive covenants already restrict these lots to five (5) acres, he doesn't see what the request is accomplishing. He stated he felt it would be a bad precedent to set having a subdivision with split zoning and until all owners have signed off on this request, he cannot support it.

Commissioner Crohan asked if they were asking to rezone these properties and then rezone the others as they come in.

Commissioner Brockman stated that was the goal.

Commissioner Murdic stated he believed this item needed to be deferred until next month in order for the applicants to try to get the remaining property owners' signatures.

Commissioner Crohan asked if this request could be approved with the contingency that the other property owners must also request rezoning.

Chairman Lackey stated that they could not.

Commissioner Pratt stated that since the HOA documents stated that each parcel must be five (5) acres, he doesn't see what this request is accomplishing.

There being no additional comments, Commissioner Mosley made a motion to defer this item to the February 13, 2014 meeting. Commissioner Givens seconded the motion, which passed eight (8) to one (1) with Commissioner Pratt voting "no".

CONCEPT PLANS:

ITEM 13

CONCEPT PLAN FOR COTTAGES OF ENSWORTH, CONTAINING 35 LOTS ON 61.40 ACRES LOCATED OFF SNEED ROAD IN THE 8TH VOTING DISTRICT (1-2013-204)

This item was withdrawn.

ITEM 14

FINAL PLAT REVIEW FOR ARRINGTON RETREAT, SECTION 3, CONTAINING 30 LOTS ON 15.92 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (1-2013-420)

This item was on consent.

ITEM 15

REVISED FINAL PLAT REVIEW FOR FALLSGROVE, SECTION 1 (A.K.A. INNS OF THE COVE), CONTAINING 99 LOTS ON 187.14 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT (1-2013-421)

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

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.

ITEM 16

VACATE PLAT FOR CASCADE ESTATES, LOCATED OFF LEWISBURG PIKE IN THE 2ND VOTING DISTRICT (1-2013-419)

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

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by unanimous 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 13, 2014

CHAIRMAN JOHN LACKEY