

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MAY 9, 2013**

**MEMBERS PRESENT**

Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Pete Mosley  
Tom Murdic  
Paul Pratt, Jr.  
Brian Sanders  
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  
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, May 9, 2013 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Baldree and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. The next Public Outreach meeting for the Grassland Small Area Plan will be held in early June, 2013.
2. Item 9, Ivan Creek, Performance Bond for Landscaping will not be on the Consent Agenda.

**CONSIDERATION OF MINUTES:**

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

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

**CONSENT AGENDA:**

Chairman Lackey stated Staff has pulled Item 9 from the Consent Agenda and asked if any of the Commissioners would like to pull an item for separate discussion.

Commissioner Crohan stated he would like to pull Item 14, Stockett Creek, Section 1, Maintenance Bond for Roads, Drainage and Erosion Control and Item 15, Stockett Creek, Section 2, Maintenance Bond for Roads, Drainage and Erosion Control from the Consent Agenda.

**BONDS:**

3. **Arrington Retreat, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$225,000.  
**Recommendation:** Convert to Maintenance in the amount of \$185,000 for a period of one (1) year.
4. **Bell Pond** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
5. **Breiz Valley Addition, Section 2** – Performance Bond for Landscaping - \$4,800.

- Recommendation:** Convert to Maintenance in the amount of \$1,500 for a period of six (6) months.
6. **Chardonnay, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$220,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months in order to allow time for the proper reports to be presented to the Williamson County Highway Commission for review.
  7. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment System - \$90,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
  8. **Grace Chapel Academy** – Performance Bond for Landscaping - \$23,000  
**Recommendation:** Convert to Maintenance in the amount of \$10,200 for a period of six (6) months.
  9. **Not on Consent.**
  10. **Ivan Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$375,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  11. **Ivan Creek** – Performance Bond for Off-Site Road Improvements - \$83,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  12. **Owendale** – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  13. **Stag's Leap, Section 2A** – Performance Bond for Roads, Drainage and Erosion Control - \$206,000.  
**Recommendation:** Convert to Maintenance in the amount of \$150,000 for a period of one (1) year.
  14. **Stockett Creek, Section 1** – Pulled from Consent.
  15. **Stockett Creek, Section 2** – Pulled from Consent.

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

#### **ITEM 9**

#### **IVAN CREEK, PERFORMANCE BOND FOR LANDSCAPING**

Mr. Andrews reviewed the background, recommending that the applicant be present to discuss why the landscaping improvements have not been completed. Mr. Andrews noted since the writing of the report, Staff has met with the applicant and they have indicated they are in the process of getting bids to get the landscaping completed. Therefore, Staff recommends this bond be reviewed in three (3) months to make sure the landscaping has been installed.

Mr. Tim Unger, the applicant, stated he has gotten bids and is ready to have the landscaping installed.

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

**ITEM 14**

**STOCKETT CREEK, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL**

Mr. Andrews reviewed the background, recommending that this bond be extended in the current amount for a period of six (6) months. Staff also noted that the asphalt binder is in poor condition and recommends that the developer be allowed to make the necessary repairs and place the asphalt surface mix. It should be noted that the streets within this development are private and will not be maintained by Williamson County.

Commissioner Crohan stated he would like a report back in three (3) months to make sure the required asphalt binder and asphalt surface mix is in place.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation with a review in three (3) months. Commissioner Murdic seconded the motion, which passed by unanimous vote.

**ITEM 15**

**STOCKETT CREEK, SECTION 2, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL**

Mr. Andrews reviewed the background, recommending that this bond be extended in the current amount for a period of six (6) months. Staff also notes that the asphalt binder is in poor condition and recommends that the developer be allowed to make the necessary repairs and place the asphalt surface mix. It should be noted that the streets within this development are private and will not be maintained by Williamson County.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation with a review in three (3) months. Commissioner Fisher seconded the motion, which passed by unanimous vote.

**PUBLIC HEARINGS:**

**ITEM 16**

**AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING CRAFT DISTILLERIES (6-2013-004)**

Mr. Matteson reviewed the background, recommending that the attached Resolution be forwarded to the County Commission for consideration.

Chairman Lackey opened the Public Hearing.

Mr. John Gibson, 3371 Southall Road, stated he has no objections to this small distillery being located next door to him.

Mr. Ralph Drury, 234 Miles Manor, stated he believes this proposal will be an asset to Williamson County and will not negatively impact the area.

Ms. Mary Pearce, 410 Watercrest Drive, and with the Heritage Foundation, stated she does not believe that this request is of a scale that it would negatively impact the area. She would ask that two things be added to the amendment; that the historic resources on the site be protected, and that there is

a design review of the building to make sure the structure is in keeping with the historic character of the area.

Mr. Lee Kennedy, 2405 Old Charlotte Pike, stated he is in support of the text amendment. He stated he had his first meeting with Staff in 2012 and since that time he has been meeting with experts, consultants and visiting Craft Distilleries. This amendment is the result of a year or more due diligence.

Commissioner Walton stated he would encourage the applicant to work with the Williamson County Rescue Squad on fire prevention.

Mr. Kennedy stated if the amendment passes, it will be absolutely imperative that they work with the Rescue Squad on fire prevention.

Commissioner Walton asked why this amendment is for only one side of the County.

Mr. Matteson stated Staff had discussed opening this amendment up to other Zoning Districts but felt like they should start with the Rural Preservation-5 (RP-5) zoning district and this could be added to other zoning districts in the future.

Commissioner Mosley stated he believed these amendments should be looked at in the broader perspective and not just for one particular entity.

Mr. Steven Skelton, 5390 Old Harding Road, stated he is the owner and operator of Beechtree Distillery, which is in Nashville now. He stated it is really hard to get your license to operate a distillery. His wish is to get back to his home and operate his distillery.

Chairman Lackey closed the Public Hearing.

Chairman Lackey asked Staff to explain where the RP-5 district is applied.

Mr. Matteson stated the RP-5 district is on the western side of Williamson County, the areas that were previously zoned Rural and Estate.

Chairman Lackey stated he would rather do this in one Zoning District before trying it in others.

Commissioner Mosley stated he had no objection to this amendment, but was concerned that someone in another zoned area of the County may want to do the same thing and will have to go through the amendment process again.

Commissioner Fisher asked if this would also apply to the RD-5 District.

Mr. Matteson stated it only applies to the RP-5 District as proposed.

Commissioner Crohan asked if this would open up the RP-5 District to Industrial Uses.

Mr. Matteson stated this was placed under the Industrial use category because it was the closest fit. However, this amendment would only allow Craft Distilleries.

There being no other comments, Commissioner Pratt made a motion to forward the attached Resolution to the County Commission for consideration with a recommendation for adoption. Commissioner Murdic seconded the motion, which passed by unanimous vote.

**ITEM 17**

**AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING SPECIALTY EDUCATION FACILITY, INTELLECTUALLY AND DEVELOPMENTALLY DISABLED**

Mr. Horne reviewed the background, recommending that the attached Resolution be forwarded to the County Commission for consideration.

Chairman Lackey opened the Public Hearing.

Mr. Dick Wells, 337 Whitewater Way, Chairman of BrightStone Board, stated they have been in Williamson County for thirty (30) years. He stated they would like to build a life-long learning campus worthy of Williamson County.

Mr. Herb Duell, 1601 Rosewood Drive, stated his daughter Barbara has been attending BrightStone since the very first day it opened. He stated BrightStone has been wonderful for their daughter but now the school has run out of room. He asked the Commission to approve this resolution so BrightStone can build a campus for the adults who need it.

Ms. Ann El-Urfalli, 1428 Adams Street, asked the Commission to take into consideration what this will mean to the young adults who need this facility.

Mr. Justin El-Urfalli, 1428 Adams Street, stated that he may move out someday and he needs a place to live if he does, and his mother trusts BrightStone and Ms. Hauk (BrightStone's Executive Director) to take care of him.

Chairman Lackey closed the Public Hearing.

Chairman Lackey asked about setbacks.

Mr. Horne stated it would be one-hundred (100) feet on all sides.

Commissioner Mosley stated he had been involved with a group home that deals with teenage boys in state custody and asked if they would be able to go under these same guidelines?

Mr. Horne stated this amendment was crafted very narrowly because this is a rather unusual use and given the unique nature of this proposal, Staff felt this would be the best approach.

Commissioner Mosley stated he believes there should be security fencing around the property for the safety of the young adults.

There being no other comments, Commissioner Pratt made a motion to forward the attached Resolution to the County Commission for consideration. Commissioner Murdic seconded the motion, which passed by unanimous vote.

**CONCEPT PLANS:**

**ITEM 18**

**CONCEPT PLAN REVIEW FOR HART'S LANDMARK, CONTAINING 46 LOTS ON 49.77 ACRES, LOCATED OFF HARTLAND ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2013-201)**

Mr. Matteson reviewed the background (see Staff report), recommending approval of the Concept Plan.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Identification of lots requiring engineered Site Plans per Article 13 of the Zoning Ordinance;
2. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer; and
3. Submission of water and sewer plans for review and approval by the City of Franklin and Berry's Chapel Utility, Inc. respectively.

The Final Plat must address the following:

1. Prior to consideration, 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 performance bonds for water and sewer improvements as specified by the City of Franklin and Berry's Chapel Utility, Inc. respectively;
4. Establishment of a performance bond for landscaping improvements;
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.

Chairman Lackey asked for any comments from the Commission.

Mr. John Haas, Principal with Edge Planning, Landscape and Architectural Design, representing Tennessee Contractors, Inc. was in attendance for any questions.

Commissioner Walton asked if there was a timeline for Phase 2 of this development.

Mr. Haas stated that the phase lines become real after this goes to Preliminary Plat. He stated the Roadway connection to the adjoining property will be in Phase 1.

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

#### **NON-RESIDENTIAL SITE PLANS:**

#### **ITEM 19**

#### **SITE PLAN REVIEW FOR THE RETREAT AT BIG EAST FORK (RURAL RETREAT, EXTENSIVE), ON 184.02 ACRES, LOCATED AT 5375 BIG EAST FORK ROAD IN THE 1<sup>ST</sup> VOTING DISTRICT (5-2013-008)**

Mr. Sweet reviewed the background (see Staff report), recommending approval of this request subject to the following stipulations:

1. Completion of an Affidavit of Compliance to ensure continued adherence to Section 11.03(D)(5) of the Williamson County Zoning Ordinance and the approved Site Plan, and that the property is subject to periodic inspection to ensure compliance with the terms of approval; and
2. The use may not serve 25 or more individuals 60 or more days per year, per the Tennessee Department of Environment and Conservation.

Chairman Lackey asked for any comments from the Commission.

Mr. Jeff King, Stites and Harbison, representing the applicant, was in attendance for any questions.

Commissioner Fisher asked if the applicant was going to use filtered lake water for drinking.

Mr. King stated the applicant has had the water tested and found to be safe. He also stated the existing home on the property does have filtered lake water coming out of the tap but for guests, bottled water will be available.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Fisher seconded the motion, which passed eight to one with Commissioner Crohan voting "No".

**FINAL PLATS:**

**ITEM 20**

**VARIANCE REQUEST FOR OFF-SITE SEPTIC EASEMENT FOR HILLSBORO VALLEY ADDITION, LOT 3, CONTAINING 1 LOT ON 3.65 ACRES, LOCATED AT 2216 HILLSBORO VALLEY ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (4-2013-006)**

Mr. Sweet reviewed the background (see Staff report), recommending approval of the variance request.

Chairman Lackey asked for any comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 8:10 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JUNE 13, 2013**

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