

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MARCH 13, 2014**

**MEMBERS PRESENT**

Robin Baldree  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Pete Mosley  
Tom Murdic  
Paul Pratt, Jr.  
Bryan 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  
Kristi Ransom, Attorney  
Sheila Myers, Administrative Assistant  
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, March 13, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. A revised report for Item 6 has been placed before the Commission.
2. Staff asks that Item 16, Stockett Creek, Section 1, be pulled from the Consent Agenda for separate consideration.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the February 13, 2014 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted and was seconded by Commissioner Givens. 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. None of the Commissioners requested an item pulled for separate discussion.

**BONDS:**

3. **2<sup>nd</sup> Addition to Legends Ridge** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
4. **Addition to Legends Ridge, Section 2A, Lot 924** – Performance Bond for Roads, Drainage and Erosion Control - \$65,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
5. **Arrington Retreat Amenity Center** – Performance Bond for Landscaping - \$20,845.  
**Recommendation:** Convert to maintenance in the amount of \$6,150 and extend for a period of six (6) months.
6. **Arrington Retreat, Section 2** – Performance Bond for Water - \$2,500.  
**Recommendation:** Defer to the May 2014 meeting.

7. **Arrington Retreat, Section 2** – Performance Bond for Wastewater Collection System - \$150,000.  
**Recommendation:** Convert to maintenance in the amount of \$45,000 for two (2) years.
8. **Arrington Retreat, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$375,000  
**Recommendation:** Convert to maintenance in the amount of \$225,000 and extend for a period of one (1) year.
9. **Delta Springs** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
10. **Dolan's Commercial Venue** – Performance Bond for Landscaping - \$8,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year and allow early review if the applicant installs the landscaping prior to the next review.
11. **Gateway Church** – Performance Bond for Landscaping - \$37,350.  
**Recommendation:** Convert to maintenance in the amount of \$11,200 and extend for a period of six (6) months.
12. **Mint Springs Farms** – Performance Bond for Landscaping - \$10,275.  
**Recommendation:** Convert to maintenance in the amount of \$4,000 and extend for a period of six (6) months.
13. **Silver Stream Farm, Section 4B** – Performance Bond for Sewer - \$20,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year or until confirmation of final paving / casting adjustments / final inspection and execution of the Deed for the Sanitary Sewer.
14. **Silver Stream Farm, Section 4B** – Performance Bond for Roads, Drainage and Erosion Control - \$225,000.  
**Recommendation:** Convert to maintenance in the amount of \$125,000 and extend for a period of one (1) year.
15. **Silver Stream Farm, Section 6B** – Maintenance Bond for Landscaping - \$16,300.  
**Recommendation:** Release the bond.
16. **Stockett Creek, Section 1** – Not on Consent.
17. **The Grove, Section 1** – Performance Bond for Landscaping - \$76,065  
**Recommendation:** Extend in the current amount for a period of six (6) months.

**FINAL PLATS:**

**ITEM 22**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3B, CONTAINING 12 LOTS ON 7.71 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> DISTRICT**

Staff recommends approval with the following stipulations:

1. A note indicating that portions of lots 329 through 333 are subject to a State Aquatic Resources Alteration Permit (ARAP) for wetlands mitigation;

2. A note indicating that Lots 329 through 333 require engineered footings;
3. Issuance of the required ARAP prior to signing of the Final Plat;
4. The posting of a Performance Bond in the amount of \$235,000 for roads, drainage and erosion control;
5. The posting of a Performance Bond in the amount of \$75,000 for water improvements as specified by Milcrofton Utility District;
6. The posting of a Performance Bond in the amount of \$30,000 for the wastewater collection system;
7. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. That the applicant provides two 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 on the Consent Agenda Items. Commissioner Fisher seconded the motion, which passed by unanimous vote.

#### **ITEM 16**

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

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be extended in the current amount of \$180,000 for a period of six (6) months with the stipulation that binder repairs are made and surface mix is either placed or scheduled to be placed. At the February meeting, this body requested that a report be made at this time.

Mr. Walter Davidson, representing the applicant, stated the applicant has a contract with a grading contractor and they have already begun work. The applicant has also entered into a contract with a Geo-Technical Engineering Firm to do a complete evaluation of the existing paving and curbs to recommend what needs to be done for repair prior to final topping. When this report is received, the applicant will then contract with a paving contractor to make repairs and place final topping in Phase 1.

Chairman Lackey asked for clarification if the applicant said the work would be complete in sixty (60) days at last months meeting.

Mr. Davidson stated they were hoping to be done by now but it would probably be another sixty (60) days.

There being no comments, Commissioner Crohan made a motion to review this Item at the April 2014 meeting. Commissioner Walton seconded the motion, which passed by unanimous vote.

**PUBLIC HEARINGS:**

**ITEM 18**

**AMENDMENTS TO ARTICLES 11 AND 23 OF THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE REGARDING SPECIAL EVENTS (6-2014-002)**

Ms. Rucker reviewed the background (see Staff report) recommending approval of this Amendment and that the Resolution be forwarded to the County Board of Commissioners with a recommendation for its adoption.

Chairman Lackey opened the public hearing.

Commissioner Mary Brockman, 9<sup>th</sup> District, 1407 Old Hillsboro Road, asked the difference between how Special Events Extensive Impact is crafted versus Special Events Limited Impact. She asked why it was limited to fifteen (15) days.

Ms. Rucker stated fifteen (15) days was established in recognition of events that already exist in the County, such as the Renaissance Festival.

Commissioner Brockman stated she would like the amendment to list what is defined as an Extensive Event in the way that limited is crafted.

Ms. Ransom stated rather than trying to craft you're extensive if, the standards are drafted as you're limited if, and anything beyond those parameters would fall into the extensive category.

Commissioner Brockman then asked why yard sales were placed under permitted accessory uses instead of permitted temporary uses.

Ms. Ransom stated because yard sales are accessory to residential use and no permits are issued. She also stated that language has been drafted in the event someone starts having yard sales every weekend, then it would no longer be an accessory use, it would be a commercial use.

Ms. Deborah Warnick, 5514 Joseph Street, representing the Williamson County and Visitor's Bureau, stated she had just learned of this proposed amendment and she would like for this item to be deferred so that she and others that will be affected can review this proposed amendment.

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

Chairman Lackey asked for any comments.

Commissioner Mosley asked if this would affect any events that are currently held, such as the Renaissance Festival.

Ms. Ransom stated these regulations would apply to any event that has to go before the Board of Zoning Appeals (BZA) for approval every year.

Commissioner Mosley stated he did not like the idea of limiting one area of the County and not another.

Commissioner Givens stated she was surprised to see this amendment on the agenda and that she is concerned about some of the limitations it puts on all areas of the County. She also stated she felt this Item should be deferred so additional research can be done and to make sure this amendment will be beneficial and not too restrictive.

There being no other comments, Commissioner Givens made a motion to defer this item to the May 2014 meeting. Commissioner Baldree seconded the motion which passed by unanimous vote.

#### **ITEM 19**

#### **RESOLUTION TO ADOPT THE GRASSLAND VILLAGE SPECIAL AREA PLAN AND RECOMMENDATION FOR ENDORSEMENT BY THE COUNTY COMMISSION (6-2014-003)**

Mr. Rucker reviewed the background (see Staff report) recommending adoption of the Special Area Plan and that the Resolution be forwarded to the County Commission with a recommendation of approval. Ms. Rucker also gave a brief presentation.

Chairman Lackey opened the public hearing.

Pastor Ryan Bennett, 505 Bobby Drive, stated he served on the Advisory Committee and he would like to thank everyone who was involved in this process. He also stated the Plan allows for responsible growth and development, while also protecting the area.

Mr. Michael Myers, 2197 Hillsboro Road, stated he was also a member of the Advisory Committee. He stated he believes this is a good plan and he appreciates all of Staff's hard work and looks forward to the next phase. He asked for the Commission to please consider adoption of this plan.

Ms. Robbin Holland, 1303 Blue Springs Road, stated she is also a member of the Advisory Committee. She stated the Committee worked hard and she appreciated being involved. She would ask for the Commission to adopt this plan.

Mr. Kyle Callahan, 6408 Edinburgh Drive, stated he is concerned about preserving the character of the area and the traffic issues that already are a problem. He stated he hopes these issues were addressed when coming up with this plan and any future plans.

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

Chairman Lackey asked for any comments.

Commissioner Givens asked about the email she received concerning the Bethlehem Loop area. She asked if this would be a Tennessee Department of Transportation (TDOT) issue.

Mr. Matteson stated that the County and TDOT would both be involved if changes are made regarding the alignment of Bethlehem Loop.

There being no comments, Commissioner Walton made a motion to adopt the Special Area Plan and to forward the Resolution to the County Commission with a recommendation for Endorsement. Commissioner Murdic seconded the motion which passed by unanimous vote.

#### **CONCEPT PLANS:**

#### **ITEM 20**

#### **CONCEPT PLAN FOR DUNBLANE, CONTAINING 16 LOTS ON 13.65 ACRES LOCATED OFF NORTH BERRY'S CHAPEL ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2013-101)**

Mr. Holmes reviewed the background (see Staff report) recommending approval, with future submittals subject to the following:

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. Such would include off-site improvements on North Berry's Chapel Road as stipulated by the Traffic Access Analysis review findings provided by the County's traffic engineering consultants (See Attachment 20-3). Off-site improvements must be approved by the County Highway Commission prior to Preliminary Plat submittal;
3. The applicant shall demonstrate that adequate departure sight distance will be provided;
4. Submission of sewer plans for review and approval by Berry's Chapel Utility, Inc.; and
5. Submission of water plans for review and approval by Mallory Valley Utility District.

The Final Plat must address the following:

1. Prior to Final Plat submittal, the off-site improvements on North Berry's Chapel Road must be completed in accordance with the approved plans;
2. 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;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of performance bonds for sewer improvements as specified by Berry's Chapel Utility, Inc.;
5. Establishment of performance bonds for water improvements as specified by Mallory Valley Utility District;
6. Submission and approval of landscaping plans, and establishment of a performance bond for the same;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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.

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

**PRELIMINARY PLATS:**

**ITEM 21**

**PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 4, CONTAINING 97 LOTS ON 95.31 ACRES LOCATED OFF ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2014-300)**

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. Prior to the Final Plat submittal that includes the 201<sup>st</sup> lot within the development, the improvements to Eudailey-Covington Road, including the right turn lane at the site entrance, must be completed in accordance with the approved plans;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system;
5. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
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.

Chairman Lackey asked for any comments.

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

**FINAL PLATS:**

**ITEM 22**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 3B, CONTAINING 12 LOTS ON 7.71 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2014-404)**

This item was on Consent.

**ITEM 23**

**FINAL PLAT REVIEW FOR BLACKBERRY RIDGE, CONTAINING 15 LOTS  
ON 144.90 ACRES LOCATED OFF BENDING CHESTNUT ROAD IN THE 1<sup>ST</sup>  
VOTING DISTRICT (1-2014-405)**

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request with the following stipulations:

1. The posting of a Performance Bond in the amount of \$295,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$130,000 for water improvements as specified by H.B. & T.S. Utility District;
3. The posting of a Performance Bond for Landscaping in the amount of \$9,900;
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 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 Givens made a motion to accept Staff's recommendation. Commissioner Crohan 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 APRIL 10, 2014**

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