

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JULY 10, 2014**

MEMBERS PRESENT

Don Crohan
Susan Fisher
Steve Lane
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
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Katy Rucker, Planner
Lincoln Sweet, Planner
Debbie Smith, Administrative Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, June 12, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Givens, and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 17 has been withdrawn.
2. Two requests have been made for non-agenda Items:
 - a. Hillsboro Cove, Performance Bond for Landscaping
 - b. Concept Plan for Kevin and Janet Lee Subdivision, Small Major Subdivision
3. Extend sympathies to Sheila Myers and her family on the passing of her father.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the May 8, 2014 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted and was seconded by Commissioner Lane. 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.

Commissioner Crohan stated he would like to pull Item 10 from the Consent Agenda.

BONDS:

3. **Arrington Vineyard Rural Retreat** – Maintenance Bond for Landscaping - \$28,000.
Recommendation: Release the Bond.
4. **Chardonnay, Section 3** – Maintenance Bond for Wastewater Collection System - \$15,480
Recommendation: Extend in the current amount for a period of one (1) year.

5. **Chardonnay, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$130,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Chardonnay, Section 4** – Maintenance Bond for Water - \$6,050.
Recommendation: Defer until the September 2014 meeting.
7. **Chardonnay, Section 4** – Maintenance Bond for Wastewater Collection System - \$12,210.
Recommendation: Extend in the current amount for a period of one (1) year.
8. **Chardonnay, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **Chardonnay, Section 5** – Performance Bond for Water - \$15,000.
Recommendation: Release the Bond.
10. **Hopewell Ridge, Section 1** – Pulled from Consent Agenda.
11. **King's Chapel, Section 4A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000.
Recommendation: Extend in the current amount for a period of one (1) year.
12. **Stag's Leap, Section 3B** – Performance Bond for Roads, Drainage and Erosion Control - \$379,000.
Recommendation: Convert to Maintenance in the amount of \$180,000 and extend for a period of one (1) year.
13. **The Grove, Section 4** – Performance Bond for Water - \$20,000.
Recommendation: Release this bond on July 19, 2014.
14. **Watkins Creek, Section 5** – Maintenance Bond for Water - \$17,500.
Recommendation: Release the bond.

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

ITEM 10

HOPEWELL RIDGE, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending the bond be extended in the current amount of \$60,000 for a period of one (1) year.

Chairman Lackey asked for any comments.

Commissioner Crohan asked what the paving schedule is.

Mr. Andrews stated he had spoken with the developer and that he has indicated between October and December (the end of the paving season).

Commissioner Crohan asked if it would be possible to have a report back on this item.

Mr. Andrews stated it would.

There being no other comments, Commissioner Crohan made a motion to accept Staff recommendation with the stipulation that the developer report back at the November 2014 meeting with a paving status. Commissioner Lane seconded the motion which passed by unanimous vote.

FINAL PLATS:

ITEM 15

FINAL PLAT REVIEW FOR MISTY MEADOW ACRES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON AN EASEMENT, ON 15 ACRES LOCATED OFF LONG LANE IN THE 4TH VOTING DISTRICT

Mr. Sweet reviewed the background (see Staff report) recommending approval subject to the following:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Chairman Lackey asked for any comments.

Commissioner Walton asked who decides that no fire hydrants are required.

Mr. Sweet stated it would be up to the water district to put in fire hydrants. He also stated the Subdivision Regulations allow homes to be built without a fire hydrant as long as there is a separation of two hundred feet between building envelopes.

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

ITEM 16

FINAL PLAT REVIEW FOR BRENDA FLOYD LOVETT SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS, ON 31 ACRES LOCATED OFF EUDAILEY-COVINGTON ROAD IN THE 5TH VOTING DISTRICT

Mr. Sweet reviewed the background (see Staff report) recommending approval subject to the following:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Chairman Lackey asked for any comments.

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

ITEM 17

FINAL PLAT REVIEW FOR HILLSBORO COVE (REVISED), CONTAINING 20 LOTS ON 34.09 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT

This item was withdrawn.

OTHER:

ITEM 18

ESTABLISHMENT OF A LANDSCAPING BOND FOR VINTAGE CONSTRUCTION LOCATED AT 8421 HORTON HIGHWAY 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 \$26,100.

Chairman Lackey asked for any comments.

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

NON-AGENDA ITEMS:

NON-AGNEDA ITEM 1

HILLSBORO COVE, PERMORMANCE BOND FOR LANDSCAPING

Mr. Matteson reviewed the background (see Staff report) recommending the Performance Bond for landscaping be increased to the amount of \$47,700.

Chairman Lackey asked for any comments.

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

NON-AGENDA ITEM 2

CONCEPT PLAN REVIEW FOR KEVIN AND JANET LEE SUBDIVISION, SMALL MAJOR SUBDIVISION, CONTAINING 4 LOTS ON 12.11 ACRES LOCATED OFF GILES HILL ROAD IN THE 2ND VOTING DISTRICT

Mr. Sweet reviewed the background (see Staff report) stating the Final Plat must address the following:

1. Access to Lot 1 shall be from Giles Hill Road rather than from Arno-Allisona Road; and
2. 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.

No comments were provided and no action was required.

CLOSED SESSION:

**SAVE RURAL FRANKLIN AND SAVE OLD HILLSBORO ROAD V.
WILLIAMSON COUNTY BY AND THROUGH ITS REGIONAL PLANNING
COMMISSION, WILLIAMSON COUNTY CHANCERY COURT, DOCKET
NUMBER 43237**

The session was closed for approximately fifteen (15) minutes.

The session was re-opened. No action was required by the Commission.

Chairman Lackey asked for a motion to adjourn.

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There being no further business, the meeting was adjourned at approximately 7:44 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON AUGUST 14, 2014**

CHAIRMAN JOHN LACKEY