

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

MEMBERS PRESENT

Robin Baldree
Don Crohan
Susan Fisher
John Lackey
Pete Mosley
Tom Murdic
Bryan Richter
Brian Sanders
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
Sheila Myers, Administrative Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, October 9, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, Lane and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 16 has been withdrawn.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the September 11, 2014 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Sanders. 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 be pulled for separate discussion.

BONDS:

3. **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.
4. **Arrington Retreat, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000.
Recommendation: Extend in the current amount for a period of one (1) year.
5. **Auto Clinic of Franklin** – Performance Bond for Landscaping - \$26,000.
Recommendation: Extend in the current amount for a period of six (6) months.
6. **Falls Grove, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System - \$74,639.
Recommendation: Extend in the current amount for a period of one (1) year.

7. **Falls Grove, Section 1** – Maintenance Bond for Wastewater Collection System - \$80,861.
Recommendation: Extend in the current amount for a period of one (1) year.
8. **Falls Grove, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$575,000.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **Stag's Leap, Section 2B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Stag's Leap, Section 3A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$6,000.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **Stockett Creek, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$180,000.
Recommendation: Extend in the current amount for a period of one (1) year.

There being no comments, 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 12

AMENDMENT TO ARTICLES 11 AND 23 OF THE 2013 WILLIAMSON COUNTY ZONING ORDINANCE (REVISED), REGARDING SPECIAL EVENTS (6-2014-005)

Ms. Rucker reviewed the background (see Staff report) recommending approval of the 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.

There being no one wishing to speak Chairman Lackey closed the Public Hearing.

Chairman Lackey asked for any comments from the Commission.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 13

SITE PLAN REVIEW FOR GRACE CHAPEL WASTEWATER TREATMENT FACILITY (REVISED), ON 42.27 ACRES LOCATED AT 3279 SOUTHALL ROAD IN THE 9TH VOTING DISTRICT (5-2014-018)

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

Upon completion of the additional primary disposal field, and prior to the issuance of a Zoning Certificate and operation of the additional primary disposal field, the applicant shall provide the following:

1. A letter from TDEC indicating that the system was installed and is functioning;
2. As-built drawings showing the location of the additional primary disposal field and a sealed certification letter from the design engineer indicating that the field was constructed in accordance with the approved construction plans and specifications;
3. A letter from the owner/operator of the system that it has accepted the additional primary disposal field and is operating same; and
4. The posting of a Performance Bond for the system in the amount of \$19,000.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 14

SITE PLAN REVIEW FOR CLOVERCROFT WASTEWATER TREATMENT AND DISPOSAL FACILITY, ON 171.16 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT

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

Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating that the Non-traditional Wastewater Treatment and Disposal System was installed and is functioning;
2. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that the Non-traditional Wastewater Treatment and Disposal System was constructed in accordance with the approved construction plans and specifications;
3. A letter from the owner/utility provider indicating that it has accepted the Non-traditional Wastewater Treatment and Disposal System and is currently operating same;
4. The posting of a Performance Bond in the amount of \$72,000 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
5. The posting of a Performance Bond in the amount of \$64,350 for landscaping improvements.

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley asked how this fit into the Mill Creek Drainage Basin.

Mr. Matteson stated the Tennessee Regulatory has issued a Letter of Necessity for this item.

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

PRELIMINARY PLATS:

ITEM 15

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 8, CONTAINING 51 LOTS ON 39.75 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2014-303)

Mr. Holmes reviewed the background (see Staff report) recommending approval of the Preliminary Plat as well as the requested right-of-way width variance.

The following must be addressed in conjunction with Final Plat consideration:

1. Payment of traffic mitigation funds as outlined in the September 2008 letter from the County's traffic engineering consultant (See Attachment 15-3);
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of appropriate performance bonds for the wastewater treatment and/or collection system;
5. Prior to Final Plat approval of more than 191 total lots within the development, the new access to State Route 96 shall be constructed. Said access shall provide for two exit lanes, one entrance lane from State Route 96, and a minimum of fifty (50) feet of storage capacity for each exit lane;
6. Prior to Final Plat approval of more than 191 total lots within the development, an eastbound left turn lane shall be constructed at the new access entrance, and shall have a minimum of 125 feet of storage space. Additionally, said turn lane shall conform to AASHTO or TDOT guidelines, whichever is more restrictive. Said design shall be subject to TDOT approval;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. Providing 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.

Chairman Lackey asked for any comments from the Commission.

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

FINAL PLATS:

ITEM 16

**FINAL PLAT REVIEW FOR JAMES W. WHITE, LARGE LOT EASEMENT
SUBDIVISION, CONTAINING 2 LOTS ON 34.04 ACRES LOCATED OFF ASH
HILL LANE IN THE 2ND VOTING DISTRICT (1-2014-424)**

This item was withdrawn.

OTHER:

ITEM 17

**RESOLUTION TO REPEAL THE 2006 INTERNATIONAL BUILDING CODE,
THE 2006 INTERNATIONAL RESIDENTIAL CODE, THE 2006
INTERNATIONAL MECHANICAL CODE, THE 2006 INTERNATIONAL
PLUMBING CODE, THE 2006 INTERNATIONAL ENERGY CONSERVATION
CODE AND ADOPT THE 2009 INTERNATIONAL BUILDING CODE, THE 2009
INTERNATIONAL RESIDENTIAL CODE, THE 2009 INTERNATIONAL
PLUMBING CODE, THE 2009 INTERNATIONAL MECHANICAL CODE, AND
THE 2009 ENERGY CONSERVATION CODE (6-2014-006)**

Mr. Horne recommended that a positive endorsement of the 2009 IBC be forwarded to the County Board of Commissioners for its adoption.

Chairman Lackey asked for any comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 7:20 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON NOVEMBER 13, 2014**

CHAIRMAN JOHN LACKEY