

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 11, 2014**

MEMBERS PRESENT

Don Crohan
Holli Givens
John Lackey
Steve Lane
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
Sheila Myers, Administrative Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, December 11, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Fisher and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced that Items 11, 12 and 13 have been withdrawn.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the November 13, 2014 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. None of the Commissioners requested an item be pulled for separate discussion.

BONDS:

3. **King's Chapel, Section 4B** – Performance Bond for Wastewater Collection System - \$67,500.
Recommendation: Extend in the current amount for a period of two (2) months in order to provide adequate time for the applicant to procure the required letters.
4. **King's Chapel, Section 4B** – Performance Bond for Water - \$15,000.
Recommendation: Release the bond.
5. **King's Chapel, Section 4B** – Performance Bond for Roads, Drainage and Erosion Control - \$210,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Vulcan Materials** – Performance Bond for Landscaping/Revegetation - \$53,350.
Recommendation: Increase to the amount of \$63,350 for a period of one (1) year.
7. **Watkins Creek, Section 5** – Performance Bond for Landscaping - \$5,800.
Recommendation: Convert to Maintenance in the amount of \$2,000 and extend for a period of six (6) months.

8. **Watkins Creek, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$157,000.
Recommendation: Extend in the current amount for a period of one (1) year.

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.

NON-RESIDENTIAL SITE PLANS:

ITEM 9

**NON-RESIDENTIAL SITE PLAN REVIEW FOR CLOVERCROFT ACRES
NONTRADITIONAL TREATMENT AND DISPOSAL SYSTEM, ON 190 ACRES
LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (5-
2014-024)**

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 Nontraditional 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 Nontraditional 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 Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
4. The posting of a Performance Bond in the amount of \$146,600 for the Nontraditional 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 \$28,750 for landscaping improvements.

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley noted that in Staff's report it states that the nearest property line is approximately 550 feet, but on page 3 of the Site Plan it appears the eastern property line says it is 217 feet. He asked which figure is correct.

Mr. Matteson stated the line Commissioner Mosley is referring to is not an exiting property line.

Commissioner Pratt asked if the ingress / egress is being looked at for this subdivision.

Mr. Matteson stated that access will be evaluated when the Concept Plan is submitted.

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.

ITEM 10

NON-RESIDENTIAL SITE PLAN FOR SYCAMORE FARMS EVENT CENTER, RURAL RETREAT, EXTENSIVE, ON 27.47 ACRES LOCATED AT 4886 MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff Report), recommending approval with the following stipulations:

1. The posting of a Performance Bond for Landscaping in the amount of \$12,600;
2. Turn lane improvements must be completed in accordance with the approved plans prior to the issuance of the Certificate of Occupancy; and
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Chairman Lackey asked for any comments from the Commission.

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

FINAL PLATS:

ITEM 11

FINAL PLAT REVIEW FOR SILVER STREAM FARMS, SECTION 4E, CONTAINING 20 LOTS ON 12.22 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2014-429)

This item was withdrawn.

ITEM 12

FINAL PLAT REVIEW FOR THE GROVE, SECTION 6, CONTAINING 97 LOTS ON 95.31 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2014-430)

This item was withdrawn

OTHER:

ITEM 13

ESTABLISHMENT OF A LANDSCAPING BOND FOR ON TRACK (ART) STUDIOS, LOCATED AT 1978 WILSON PIKE ON 1.69 ACRES IN THE 4TH VOTING DISTRICT (5-2014-025)

This item was withdrawn.

UPDATE:

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.

Ms. Ransom stated she would like to be sure Commissioners had received their copy of the Court Order and to remind the Commissioners there is a period of time in which the petitioners can file an appeal, so this is still considered "Pending Litigation" and to direct any questions to her.

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There being no further business, the meeting was adjourned at approximately 7:15p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JANUARY 15, 2015

_____ CHAIRMAN JOHN LACKEY