

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 12, 2015**

MEMBERS PRESENT

Don Crohan
Susan Fisher
Holli Givens
John Lackey
Sammie McCoy
Pete Mosley
Bryan Richter
Eddie 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, Planning Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, November 12, 2015 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Lane and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. A request has been made for a Non-Agenda item, establishment of a Landscaping Bond for Karen Whitford Commercial Lot. Without objection, the Planning Commission agreed to hear this as Item 23; and
2. Eddie Sanders was appointed as a new Planning Commissioner by the County Commission November 9, 2015. Mr. Sanders is a lifelong resident of Williamson County and a respected member of the Farming Community.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the October 8, 2015 Planning Commission meeting.

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

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. None of the Commissioners requested separate consideration. Mr. Horne read the following into the record:

3. **Arrington Retreat, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000.
Recommendation: Release the bond.
4. **Belle Vista, Section 3** – Performance Bond for Landscaping - \$7,260
Recommendation: Extend in the current amount until January 14, 2016 and if the landscaping has not been installed by that time, the Subdivision will be considered in default and building permits will not be issued per Section 4.4 of the Williamson County Subdivision Regulations.
5. **Dunblane** – Maintenance Bond for Water - \$14,493.45.
Recommendation: Extend in the current amount until May 19, 2016.
6. **Estates of Gallant Ridge** – Maintenance Bond for Landscaping - \$2,100.
Recommendation: Release the bond.

7. **Grace Chapel (Parking Lot Addition)** – Performance Bond for Landscaping – \$24,200.
Recommendation: Extend in the current amount for a period of one (1) year.
8. **Ivan Creek** – Maintenance Bond for Roads, Drainage and Erosion Control - \$220,000.
Recommendation: Extend in the current amount for a period of six (6) months.
9. **Leipers Fork Distillery** – Performance Bond for Landscaping - \$66,100.
Recommendation: Extend in the current amount for a period of one (1) year.
10. **Silver Stream Farm, Section 4C** – Performance Bond for Sewer - \$5,000.
Recommendation: Release the bond.
11. **Silver Stream Farm, Section 4C** – Maintenance Bond for Landscaping - \$2,700.
Recommendation: Release the bond.
12. **Silver Stream Farm, Section 4C** – Maintenance Bond for Roads, Drainage and Erosion Control - \$25,000.
Recommendation: Extend in the current amount for a period of one (1) year.
13. **Silver Stream Farm, Section 6A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Release the bond.
14. **Silver Stream Farm, Section 6B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.
Recommendation: Release the bond.

FINAL PLATS:

ITEM 17

FINAL PLAT REVIEW FOR THE GROVE, SECTION 6 (REVISED), CONTAINING 95 LOTS ON 95.31 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2015-416)

Staff recommended approval of the revised Final Plat with the following stipulations:

1. The owners of all lots within this Section must sign the Plat prior to signature and recording of the Plat; 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.

ITEM 20

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 5, CONTAINING 28 LOTS ON 16.76 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2015-412)

Staff recommended approval with the following stipulations:

1. The payment of \$53,620 (\$1,915 per lot) as traffic mitigation funds to the appropriate traffic shed escrow account;
2. The posting of a Performance Bond in the amount of \$267,000 for roads, drainage and erosion control. This is a reduced Performance amount based on work completed;
3. The posting of a Maintenance Bond in the amount of \$13,795 for water improvements as specified by Milcrofton Utility District;

4. The posting of a Performance Bond in the amount of \$70,000 for the wastewater collection system;
5. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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.

ITEM 21

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 7, CONTAINING 37 LOTS ON 22.11 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2015-413)

Staff recommended approval with the following stipulations:

1. The payment of \$70,855 (\$1,915 per lot) as traffic mitigation funds to the appropriate traffic shed escrow account;
2. The posting of a Performance Bond in the amount of \$240,000 for roads, drainage and erosion control. This is a reduced Performance amount based on work completed;
3. The posting of a Maintenance Bond in the amount of \$11,205 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$92,500 for the wastewater collection system;
5. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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 Walton seconded the motion, which passed by unanimous vote.

NON-RESIDENTIAL SITE PLANS:

ITEM 15

NONRESIDENTIAL SITE PLAN REVIEW FOR THE FARMS AT CLOVERCROFT AMENITY CENTER, ON 44.18 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (5-2015-025)

Mr. Holmes reviewed the background (see Staff Report), recommending approval.

Chairman Lackey asked for any comments from the Commission.

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

FINAL PLATS:

ITEM 16

FINAL PLAT REVIEW FOR CAROL LOUISE LEGG, LOTS 1 & 2, LARGE LOT EASEMENT SUBDIVISION, 3RD AND 4TH LOT OFF EASEMENT, ON 47.63 ACRES LOCATED OFF ARROWHEAD ROAD IN THE 9TH VOTING DISTRICT (2-2015-017)

Mr. Holmes reviewed the background (see Staff Report), recommending approval.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 17

FINAL PLAT REVIEW FOR THE GROVE, SECTION 6 (REVISED), CONTAINING 95 LOTS ON 95.31 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2015-416)

This item was on Consent.

ITEM 18

FINAL PLAT REVIEW FOR HIDEAWAY AT ARRINGTON, SECTION 1, CONTAINING 2 LOTS ON 570.84 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2015-410)

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

1. The posting of a Maintenance Bond in the amount of \$1,320,000 for the golf course;
2. The posting of a Performance Bond in the amount of \$537,000 for the wastewater treatment and disposal system as specified by the County's wastewater consultant;
3. The posting of a Performance Bond in the amount of \$227,590 for landscaping;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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 Plat.

Chairman Lackey asked for any comments from the Commission.

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

ITEM 19

FINAL PLAT REVIEW FOR HIDEAWAY AT ARRINGTON, SECTION 2, CONTAINING 98 LOTS ON 45.84 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2015-413)

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

1. The Posting of a Performance Bond in the amount of \$567,000 for roads, drainage and erosion control. This is a reduced amount based on work completed;
2. The posting of a Performance Bond in the amount of \$220,500 for the wastewater collection system as specified by the County's wastewater consultant;
3. The posting of a Maintenance Bond in the amount of \$256,000 for water improvements as specified by Milcrofton Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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 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 Fisher seconded the motion, which passed by unanimous vote.

ITEM 20

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 5, CONTAINING 28 LOTS ON 16.76 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2015-412)

This item was on Consent.

ITEM 21

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 7, CONTAINING 37 LOTS ON 22.11 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2015-413)

This item was on Consent.

OTHER:

ITEM 22

VARIANCE REQUEST, BRIENZ VALLEY, SECTION 3, LOT 305 CONTAINING 1.68 ACRES, ON BRIENZ VALLEY DRIVE IN THE 11th VOTING DISTRICT (7-2015-001)

Ms. Ransom reviewed the background (see Staff Report), recommending approval of the variance with the following conditions:

1. That the Links and potential purchasers sign a statement prepared by the County Attorney for Planning and Environment that will be a condition of the issuance of the building permit whereby the both parties agree and confirm:
 - a. That the parties are aware of the conditions of the roads, drainage, and erosion control improvements;
 - b. That the improvements are not currently public improvements and that a date certain has not been identified for when they will become County roads; and

- c. That the Links and potential purchaser will indemnify and hold the County, its Staff and Planning Commission harmless for any loss claims, damages, costs and attorneys fees for injuries or damages arising in whole, or in part, from the incomplete condition of the roads, drainage and erosion control and/or negligent or intentional acts or omissions of the Links and potential purchasers and/or their employees and/or agents, including any sub or independent contractors.

Chairman Lackey asked for any comments from the Commission.

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

NON-AGENDA ITEM:

ITEM 23

ESTABLISHMENT OF A LANDSCAPING BOND FOR KAREN WHITFORD COMMERCIAL LOT LOCATED AT 4165 OLD HILLSBORO ROAD ON 0.45 ACRES IN THE 9TH VOTING DISTRICT (5-2015-026)

Ms. Rucker reviewed the background (see Staff Report), recommending the establishment of a Performance Bond for landscaping in the amount of \$1,815.

Chairman Lackey asked for any comments from the Commission.

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

- - - - -

There being no further business, the meeting was adjourned at approximately 7:30 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON DECEMBER 10, 2015

_____ CHAIRMAN JOHN LACKEY