

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 10, 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
Sheila Myers, Planning Assistant
Lania Escobar, Secretary

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. Commissioner Sanders arrived after attendance was recorded. Commissioners Baldree, Lane and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the announcement that Item 23, Preliminary Plat for Foxen Canyon, was withdrawn.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the November 12, 2015 Planning Commission meeting.

A motion was made by Commissioner Walton to approve the minutes as submitted, and was seconded by Commissioner Fisher. 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 4** – Performance Bond for Water - \$24,000.
Recommendation: Convert to Maintenance in the amount of \$3,600 for a period of one (1) year.
4. **Arrington Retreat, Section 4** – Performance Bond for Wastewater Collection System - \$232,800.
Recommendation: Convert to Maintenance in the amount of \$69,840 for a period of two (2) years.
5. **Arrington Retreat, Section 4** – Performance Bond for Roads, Drainage and Erosion Control - \$695,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **King's Chapel, Section 6** – Performance Bond for Water - \$14,000.
Recommendation: Release the bond.
7. **Silver Stream Farm, Section 4D** – Performance Bond for Landscaping - \$26,200.
Recommendation: Extend in the current amount for a period of six (6) months and require completion.
8. **Silver Stream Farm, Section 4E** – Performance Bond for Landscaping - \$20,460.
Recommendation: Extend in the current amount for a period of six (6) months.
9. **Silver Stream Farm, Section 4E** – Performance Bond for Water - \$67,500.
Recommendation: Convert to Maintenance in the amount of \$10,125 for a period of one (1) year.
10. **Silver Stream Farm, Section 4E** – Performance Bond for Sewer - \$150,000
Recommendation: Convert to Maintenance in the amount of \$25,000 for a minimum period of one (1) year.

11. **Silver Stream Farm, Section 4E** – Performance Bond for Roads, Drainage and Erosion Control - \$350,000.
Recommendation: Reduce to the amount of \$105,000 for a period of one (1) year.
12. **The Grove, Section 6** – Performance Bond for Water - \$46,500.
Recommendation: Review at the February, 2016 meeting.
13. **The Grove, Section 6** – Performance Bond for Landscaping - \$98,800.
Recommendation: Convert to Maintenance in the amount of \$29,640 for a period of six (6) months.
14. **The Grove, Section 6** – Performance Bond for Wastewater Collection System - \$393,200.
Recommendation: Extend in the current amount for a period of one (1) year.
15. **The Grove, Section 6** – Performance Bond for Roads, Drainage and Erosion Control - \$600,000.
Recommendation: Extend in the current amount for a period of one (1) year.
16. **The Grove, Section 7** – Performance Bond for Water - \$280,000.
Recommendation: Convert to Maintenance in the amount of \$28,000 until November 2, 2016.
17. **Vulcan Materials** – Performance Bond for Landscaping/Revegetation - \$63,350.
Recommendation: Extend in the current amount for a period of one (1) year.
18. **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 Givens seconded the motion, which passed by unanimous vote.

PUBLIC HEARINGS:

ITEM 19

AMENDMENT TO ARTICLE 11 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING RURAL RETREAT-EXTENSIVE USES (6-2015-019)

Mr. Matteson reviewed the background (see Staff Report), recommending approval or the Amendment and that the Resolution be forwarded the County Commission for adoption

Chairman Lackey opened the Public Hearing.

Commissioner Steve Smith, 12th District, 404 Chatsworth Court, stated he supports the proposed Amendments and believes it will be beneficial to the County's tourism industry.

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

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley stated he was in favor of this amendment but was opposed to singling out the Leipers Fork Village District.

Chairman Lackey stated it applies to the other zoning districts as well.

Commissioner Crohan asked what the extent of the traffic impact study will be. He stated he is concerned about the rural roads and the impact these types of venues will have.

Mr. Matteson stated if the Rural Retreat involves an event center component, then a traffic study will always be required.

Commissioner Crohan asked how the adjacent property owners will be protected from noise and lights. He also asked if the Restaurant and Spa components would be open to the general public.

Mr. Matteson stated the Zoning Ordinance includes lighting requirements and the applicant would have to demonstrate that these requirements will be met. He stated the noise issues are addressed by requiring any sound amplification be located within a fully enclosed building as well as by providing a maximum decibel level at the property line. He also stated that Restaurant and Spa's could be open to the general public and this is why there are size limitations on them.

Chairman Lackey asked how the sound ordinance would apply to this request. He also asked how the distance from the property lines was determined.

Mr. Matteson stated there is a requirement in the General Standards about a maximum decibel level at the property line and also any sound amplification would have to be in a fully enclosed building. He also stated that at the joint meeting, concerns about the distance of these uses to the property lines were brought up, so Staff revisited this and determined that the setbacks should be at least 200 feet from property lines and at least 300 feet from existing residential dwellings on surrounding parcels.

Commissioner McCoy asked how the traffic study would work because these uses are not going to generate a huge amount of traffic but could still cause issues on small rural roads.

Mr. Matteson stated the concern is mainly with event venues because people arrive and leave at the same time and can cause traffic issues

Chairman Lackey stated there may be a need for a mechanism stating that this road must meet a minimum road character instead of relying on a traffic study.

Commissioner McCoy asked what the minimum standards for roads are.

Mr. Heflin stated the Highway Department has standards for certain classes of roads based on State highway law but this doesn't apply to this type of use.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed seven (7) to two (2), with Commissioners Crohan and Mosley voting "No".

ITEM 20

NON-RESIDENTIAL SITE PLAN REVIEW FOR FIDDLERS GLENN, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 183.03 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (5-2015-030)

Mr. Holmes 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 \$210,000 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 \$15,070 for landscaping improvements.

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley asked if this proposal is approved, does this mean the subdivision will also be approved.

Mr. Holmes stated that the approval for the subdivision does not occur until the Concept Plan is submitted.

Commissioner Crohan stated he is concerned about these systems being all over the County. Can these developments utilize the same system?

Chairman Lackey stated the problem is there being connectivity to the developments.

Mr. Matteson stated that regional systems are allowed but it is not a requirement.

Commissioner Fisher stated she is concerned about the traffic generated by this new development.

Mr. Holmes stated that traffic issues would be evaluated when the Concept Plan is submitted.

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

ITEM 21

NON-RESIDENTIAL SITE PLAN REVIEW FOR HARVEST ORCHARD, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 131.91 ACRES LOCATED OFF TULLOSS ROAD IN THE 5TH VOTING DISTRICT (5-2015-031)

Mr. Holmes 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 \$123,000 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 \$40,920 for landscaping improvements.

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 22

NON-RESIDENTIAL SITE PLAN REVIEW FOR THE ENCLAVE AT DOVE LAKE, NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 214.60 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 4TH VOTING DISTRICT (6-2015-032)

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 \$271,500 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 \$34,155 for landscaping improvements.

Chairman Lackey asked for any comments from the Commission.

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

PRELIMINARY PLATS:

ITEM 23

PRELIMINARY PLAT REVIEW FOR FOXEN CANYON, CONTAINING 49 LOTS ON 83.90 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2015-315)

This item was withdrawn.

OTHER:

ITEM 24

CODE OF ETHICS AND STATE DISCLOSURE REMINDER

Ms. Ransom reminded the Commission that the State Disclosure is due by January 31, 2016.

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There being no further business, the meeting was adjourned at approximately 7:50 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JANUARY 14, 2016

_____ CHAIRMAN JOHN LACKEY