

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 8, 2017**

MEMBERS PRESENT

Don Crohan
Sharon Hatcher
John Lackey
Steve Lane
Sammie McCoy
Pete Mosley
Paul Pratt, Jr.
Eddie Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Rachel Durham, Planner
Sheila Myers, Planning Assistant
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, June 8, 2017 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Givens and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Chairman Lackey asked if there were any announcements.

Mr. Horne stated there were no announcements.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the May 11, 2017 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. There being none, Mr. Horne read the following into the record:

3. **Chardonnay, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Hillsboro Cove** – Maintenance Bond for Landscaping - \$14,400.
Recommendation: Release the bond.
5. **King's Chapel, Section 5** – Performance Bond for Roads, Drainage and Erosion Control - \$267,000.
Recommendation: Convert to maintenance in the amount of \$81,000 and extend for a period of one (1) year.
6. **King's Chapel, Section 7** – Performance Bond for Roads, Drainage and Erosion Control - \$240,000.
Recommendation: Convert to maintenance in the amount of \$75,000 and extend for a period of one (1) year.
7. **Southern Preserve, Section 1** – Performance Bond for Landscaping - \$11,385.
Recommendation: Extend in the current amount for a period of nine (9) months.

8. **Southern Preserve, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **Southern Preserve, Section 2** – Performance Bond for Landscaping - \$44,660.
Recommendation: Extend in the current amount for a period of nine (9) months.
10. **Southern Preserve, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$200,000.
Recommendation: Extend in the current amount for a period of one (1) year.
11. **Sycamore Farm Event Center** – Performance Bond for Landscaping - \$12,600.
Recommendation: Staff has requested the applicant submit a revised site plan for Staff level approval and until this is received, the bond will be extended in the current amount for a period of one (1) year.
12. **Temple Hills, Section 16, Phase B** – Maintenance Bond for Roads, Drainage and Erosion Control – \$135,000.
Recommendation: Extend in the current amount for a period of one (1) year.
13. **The Grove, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System - \$495,250.
Recommendation: Extend in the current amount for a period of one (1) year.
14. **The Grove, Section 3** – Maintenance Bond for Wastewater Collection System - \$13,380.
Recommendation: Release the bond.

Chairman Lackey asked for comments from the Commission.

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

FINAL PLATS:

ITEM 15

FINAL PLAT REVIEW FOR BUMBLEBEE FARMS, LARGE LOT EASEMENT SUBDIVISION, 2ND AND 3RD LOT OFF EASEMENT, CONTAINING 2 LOTS ON 33 ACRES LOCATED OFF EVERGREEN ROAD IN THE 1ST VOTING DISTRICT (1-2017-404)

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

Chairman Lackey asked for comments from the Commission.

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

ITEM 16

**FINAL PLAT REVIEW FOR COVINGTON COVE, LARGE LOT EASEMENT
SUBDIVISION, 2ND AND 3RD LOT OFF EASEMENT, CONTAINING 2 LOTS ON
11 ACRES LOCATED OFF PATTERSON ROAD IN THE 5TH VOTING
DISTRICT (1-2017-403)**

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

Chairman Lackey asked for comments from the Commission.

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

OTHER:

ITEM 17

**ESTABLISHMENT OF A LANDSCAPING BOND FOR MIKE HAYES
LANDSCAPING, ON 5.02 ACRES LOCATED AT 5466 CARTERS CREEK
PIKE IN THE 1ST VOTING DISTRICT (5-2017-016)**

Mr. Holmes reviewed the background (see Staff Report) recommending the establishment of a Performance Bond for landscaping in the amount of \$9,300.

Chairman Lackey asked for comments from the Commission.

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

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There being no further business, the meeting was adjourned at approximately 5:40p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON AUGUST 10, 2017**

CHAIRMAN JOHN LACKEY