

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MARCH 13, 2008**

MEMBERS PRESENT

Don Crohan
Susan Fisher
Holli Givens
John Lackey
Steve Lane
Robert Medaugh
Pete Mosley
Tom Murdic
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant to the County Engineer
Ann Haines, Planner
Aaron Holmes, Planner
Jama Olsen, Planner
Kristi Earwood, Attorney
Sheila Myers, Planning Assistant
Lori John, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, March 13, 2008, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Cain and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Letter from Deer Run Retreat submitted stating they are on schedule and should make the May, 2008 meeting.
2. Item 14 and Item 16 have been withdrawn.
3. Jama Olsen's last working day is today and she will be missed.

CONSIDERATION OF SPECIAL JOINT MEETING MINUTES:

Chairman Lackey asked for a motion to consider the joint meeting minutes of the February 14, 2008 meeting.

A motion was made by Commissioner Murdic to approve, and seconded by Commissioner Crohan. The motion passed by unanimous vote.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the February 14, 2008 meeting.

A motion was made by Commissioner Murdic to approve, and seconded by Commissioner Crohan. The motion passed by unanimous vote.

CONSENT AGENDA:

BONDS:

1. **Belle Chase, Section 2** – Performance Bond for Water (N/CG Utility District) - \$9,700.
Recommendation: Release the bond.
2. **Belle Chase, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$131,000.
Recommendation: Extend the current amount for a period of one (1) year.
3. **Bellview Cumberland Presbyterian Church** – Maintenance Bond for Landscaping - \$5,880.
Recommendation: Release the bond.

4. **Brienz Valley, Section 1** – Maintenance Bond for Landscaping - \$1,200.
Recommendation: Defer until the April, 2008 meeting.
5. **Chapelwood, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$32,000.
Recommendation: Release the bond.
6. **Hardwood Estates** – Maintenance Bond for Water (HB & TS Utility District) - \$8,954.
Recommendation: Release the bond.
7. **King's Chapel, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control – \$190,000.
Recommendation: Not on Consent.
8. **River Landing, Section 10** – Maintenance Bond for Roads, Drainage and Erosion Control - \$80,000.
Recommendation: Extend in the current amount for a period of sixty (60) days.
9. **River Landing, Section 11** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Extend in the current amount for a period of six (6) months.
10. **Saddle Springs Equestrian Center** – Maintenance Bond for Landscaping - \$6,000.
Recommendation: Release the bond.
11. **Silver Stream Farms, Section 1B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$120,000.
Recommendation: Extend the current amount for a period of one (1) year.
12. **Silver Stream Farms, Section 1B** – Performance Bond for Landscaping - \$67,000.
Recommendation: Extend in the current amount for a period of six (6) months.
13. **Stockett Creek, Section 1** – Performance Bond for Landscaping - \$82,000.
Recommendation: Extend in the current amount for a period of six (6) months.

Chairman Lackey asked for any comments.

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.

ITEM 7

KING'S CHAPEL, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) stating the applicant paid for an early review of this bond asking for it to be released. It is Staff's interpretation of the Subdivision Regulations that the date the plat was recorded is the date that should be used as the implementation date of the bond; accordingly Staff does not have the authority to recommend release. The County Attorney for Planning & Environment concurs with Staff's position. However, the Planning Commission can release this bond if so desired. If the Planning Commission decides not to release the bond at this time, the bond amount can

be reduced to \$135,000 and extended for a period of six months. Staff has no problem with either release or extension of the bond. It should also be noted that these streets are private and will not be maintained by Williamson County.

Chairman Lackey asked how many months this bond has been in place.

Mr. Andrews stated it has been in place thirty (30) months which is six (6) months less than required based on the date the final plat was recorded.

Commissioner Mosley asked if the drainage and erosion control problems have been corrected.

Mr. Andrews stated that everything that Staff asked for has been completed for the section.

Commissioner Crohan asked if Staff believed it would be better to extend the bond for six (6) months to allow for settling.

Mr. Andrews stated if the bond is extended it gives Staff longer to watch for problems, but Staff has no problem with either extending or release.

Commission Murdic noted that these are private roads and this should be taken into consideration.

Commissioner Crohan made a motion to reduce the bond in the amount of \$135,000 and extend for a period of six (6) months. Commissioner Walton seconded the motion, which passed nine (9) to one (1), with Commissioner Sanders voting "No".

PUBLIC HEARINGS:

ITEM 14

SITE PLAN & CONDITIONAL USE REVIEW FOR GRASSLAND LAWN CARE, (LIGHT INDUSTRIAL), ON 2.20 ACRES LOCATED AT 1238 OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (5-2008-004)

This item was withdrawn.

ITEM 15

SITE PLAN & CONDITIONAL USE REVIEW FOR WILD WOOD STUDIO, (RESIDENTIAL BUSINESS), ON 12.60 ACRES LOCATED AT 2201 N. BERRY'S CHAPEL ROAD IN THE 8TH VOTING DISTRICT (5-2008-005)

Ms. Olsen reviewed the background (see Staff report) recommending approval of this Site Plan with the following stipulations:

1. All signage be approved per Ordinance requirements; and
2. Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 (M) of the Williamson County Zoning Ordinance and the approved site plan.

Ms. Olsen also noted a letter was submitted from Jason Murphy, an adjacent property owner who could not be in attendance, and a copy has been distributed to the Commission.

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.

Commissioner Crohan asked to what extent this facility would be rented out.

Ms. Olsen stated the letter of intent proposed two (2) to four (4) people once or twice a month would visit the site.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 16

NON-RESIDENTIAL SITE PLAN REVIEW FOR TRIUNE BAPTIST CHURCH, (ADDITION), ON 19.71 ACRES LOCATED AT 8094 HORTON HWY, IN THE 5TH VOTING DISTRICT (5-2008-006)

This item was withdrawn.

PRELIMINARY PLATS:

ITEM 17

PRELIMINARY PLAT REVIEW FOR SILVER STREAM FARM, PHASE 4, CONTAINING 38 LOTS ON 23.33 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2007-301)

Ms. Haines reviewed the background (see Staff report) recommending approval of this request. The following items must be addressed in conjunction with Final Plat consideration:

1. Establishment of a performance bond for roads, drainage, and erosion control;
2. Establishment of a performance bond for water services;
3. Establishment of a performance bond for sewer services;
4. Establishment of a landscaping performance bond for a .4 opacity bufferyard and agricultural fence along the eastern property line as well as a street tree plan for all interior streets;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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.

Mr. Steve Clifton, of Clifton & King, representing the applicant, was in attendance for any questions.

Commissioner Mosley stated the adjacent property owners had spoken with him and do not have any problems with the development as submitted, although one adjacent property owner may request a minor revision to adjust the location of an access easement.

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

ITEM 18

**PRELIMINARY PLAT REVIEW FOR SILVER STREAM FARM, PHASE 5,
CONTAINING 29 LOTS ON 9.78 ACRES LOCATED OFF ROCKY FORK
ROAD IN THE 5TH VOTING DISTRICT (1-2007-302)**

Ms. Haines reviewed the background (see Staff report) recommending approval of this request. The following items must be addressed in conjunction with Final Plat consideration:

1. Establishment of a performance bond for roads, drainage, and erosion control;
2. Establishment of a performance bond for water services;
3. Establishment of a performance bond for sewer services;
4. Establishment of a landscaping performance bond;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Submission of two copies of the approved final plat in .dwg format on Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Chairman Lackey asked for any comments.

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

FINAL PLATS:

ITEM 19

**FINAL PLAT REVIEW FOR CASCADE ESTATES, CONTAINING 14 LOTS ON
34.15 ACRES LOCATED OFF LEWISBURG PK IN THE 3RD VOTING
DISTRICT (1-2007-400)**

Mr. Holmes reviewed the background (see Staff report) recommending approval subject to the following:

1. The approved Homeowner's Association documents must be recorded at the same time as the recording of the final plat;
2. Posting of a performance bond for roads, drainage, and erosion control in the amount of \$215,000;
3. Posting of a performance bond for water improvements in the amount of \$424,000 as specified by H.B. & T.S. Utility District
4. Posting of a landscaping bond in the amount of \$117,950;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

6. 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.

Mr. Mark Mihacsi, the applicant, was in attendance for any questions.

Commissioner Givens asked where on Lewisburg Pike this property is located.

Mr. Mihacsi stated it is located approximately an eighth (1/8) of a mile from Thompson Station Rd on the east side.

Commissioner Murdic asked if the bond amount of \$424,000 for water was correct.

Mr. Holmes stated this is the amount that was provided by the Utility District.

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

ITEM 20

FINAL PLAT REVIEW FOR DELTA SPRINGS, CONTAINING 28 LOTS ON 49.90 ACRES LOCATED OFF S CAROTHER ROAD IN THE 4TH VOTING DISTRICT (1-2007-403)

Mr. Matteson reviewed the background (see Staff report) recommending approval of the final plat subject to the following:

1. The approved Homeowner's Association documents must be recorded at the same time as the recording of the Final Plat;
2. The posting of a performance bond in the amount of \$292,000 for roads, drainage and erosion control improvements;
3. The posting of any surety for deceleration lane improvements as required by and through the Highway Department;
4. The posting of a maintenance bond for water improvements in the amount of \$12,750 as specified by Milcrofton Utility District;
5. The posting of a performance bond for landscaping in the amount of \$3,100;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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.

Mr. Kenny Ferrali, Landmark Realty Services, was in attendance for any questions.

Commissioner Fisher stated the City of Franklin commented that the ten (10) foot easement was not adequate for future sewer service and asked if this will cause a problem.

Mr. Matteson stated that at the Preliminary Plat phase the applicant was asked to provide easements for utilities on the side and rear property lines in the event the city provides sewer to this area. He also stated that it may be problematic to provide a twenty (20) foot easement due to the location of septic areas.

Chairman Lackey asked if the twenty foot easement would allow them to construct the sewer without a construction easement.

Commissioner Lane stated the City of Franklin requires a twenty (20) easement, ten (10) for construction and ten (10) for the sewer easement.

Mr. Horne stated that if sewer is ever provided the ten (10) foot easement is not as problematic because the need for septic area goes away and the easement can be widened.

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

ITEM 21

FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 3, (RE-APPROVAL), CONTAINING 36 LOTS ON 29.39 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2007-404)

Mr. Holmes reviewed the background (see Staff report) recommending re-approval of this request with the previous conditions as outlined in the July 12, 2007 report with the exception of the following:

1. Posting of a performance bond in the amount of \$38,500 for sewer services and improvements as specified by Metro Water and Sewer Services.

The previous conditions of approval from July 12, 2007 are as follows:

1. Posting of a performance bond in the amount of \$321,000 for roads, drainage and erosion control;
2. Final approval of water plans and posting of a performance bond in the amount of \$70,000 as specified by Nolensville/College Grove Utility District;
3. Posting of a performance bond for landscaping in the amount of \$58,400; and
4. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements.

Chairman Lackey asked for any comments.

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

ITEM 22

INTER-PLANNING REVIEW FOR NICHOLS BEND, CONTAINING 613 DWELLING UNITS ON 220.90 ACRES LOCATED OFF S. CAROTHERS ROAD IN THE 4TH VOTING DISTRICT (7-2008-001)

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

Chairman Lackey asked if the City of Franklin has received the Staff report.

Mr. Matteson stated the Staff report was sent to the City of Franklin and any additional comments from the Planning Commission would be forwarded to the city.

The Planning Commission gave the following comments concerning this development:

1. If a significant amount of traffic is generated prior to completion of the Carothers Parkway project the impact the development may have on South Carothers Road, particularly between the development site and Arno Road, could be a problem. The City should consider these potential impacts during their review of this development; and
2. The 23-acre parcel in the northeast corner of the development site still located within the unincorporated County should be annexed prior to development.

No action was required.

OTHER BUSINESS:

Mr. Horne stated the comment sheet that was given out at the February 14, 2008 meeting regarding the Zoning Ordinance Update needs to be turned in if it hasn't happened already.

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There being no further business, the meeting was adjourned at approximately 7:40 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON APRIL 10, 2008.**

CHAIRMAN JOHN LACKEY