

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MAY 8, 2008**

**MEMBERS PRESENT**

John Cain  
Don Crohan  
Susan Fisher  
John Lackey  
Steve Lane  
Pete Mosley  
Tom Murdic  
Paul Pratt, Jr.  
Brian Sanders  
Jack Walton

**STAFF PRESENT**

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

The Williamson County Regional Planning Commission met in regular session Thursday, May 8, 2008, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Medaugh and Givens were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 36, 38 and 41 have been withdrawn.
2. Staff has received the Zoning Ordinance analysis from the consultant and work has begun on the update. Hopefully by June a Steering Committee meeting will be held to discuss the update.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the April 10, 2008 meeting.

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

**CONSENT AGENDA:**

Chairman Lackey asked if anyone wished to pull an item from the Consent Agenda.

Mr. Horne stated he would like to pull Item 1, Belle Chase, Section 1, for separate consideration.

**BONDS:**

1. **Belle Chase, Section 1** – Performance Bond for Landscaping - \$1,950  
**Recommendation:** Pulled from Consent Agenda at request of Mr. Horne for separate consideration.
2. **Belle Vista, Section 2** – Performance Bond for Landscaping – \$8,700.  
**Recommendation:** Convert to Maintenance in the amount of \$2,600 for a period of six (6) months.
3. **Berry's Chapel Church Addition** – Performance Bond for Landscaping - \$14,900.  
**Recommendation:** Extend in the current amount for a period of four (4) months.
4. **Currey Ingram Academy** – Performance Bond for Backup Sewer Treatment System - \$300,000.

**Recommendation:** Release the bond.

5. **Currey Ingram Academy** – Performance Bond for Sewer Treatment System - \$300,000.  
**Recommendation:** Defer until June, 2008 meeting in order to determine whether a reduction and/or conversion to maintenance is appropriate.
6. **Grace Chapel Church** – Maintenance Bond for Landscaping - \$60,000.  
**Recommendation:** Release the bond.
7. **Grove Park** – Performance Bond for Roads, Drainage and Erosion Control - \$75,000.  
**Recommendation:** Convert to Maintenance in the amount of \$35,000 for a period of one (1) year.
8. **King's Chapel, Section 1** – Performance Bond for Sewer Collection & Treatment System - \$998,748.  
**Recommendation:** Convert to Maintenance in two separate amounts of \$48,108 for collection and \$151,642 for treatment for a period of one (1) year.
9. **King's Chapel, Section 1** – Performance Bond for Backup Treatment System - \$651,000.  
**Recommendation:** Release the bond.
10. **King's Chapel, Section 2A** – Performance Bond for Sewer Collection System - \$57,500.  
**Recommendation:** Convert to Maintenance in the amount of \$11,500 for a period of fifteen (15) months.
11. **King's Chapel, Section 2B** – Performance Bond for Water (Milcrofton) - \$30,000.  
**Recommendation:** Convert to Maintenance in the amount of \$3,000 for a period of one (1) year.
12. **King's Chapel, Section 2B** – Performance Bond for Sewer Collection System - \$32,500.  
**Recommendation:** Reduce amount to \$21,775 for a period of ninety (90) days.
13. **King's Chapel, Section 2B** – Performance Bond for Roads, Drainage and Erosion Control - \$144,000.  
**Recommendation:** Reduce amount to \$75,000 for a period of six (6) months.
14. **King's Chapel, Section 2C** – Performance Bond for Sewer Collection System - \$41,000.  
**Recommendation:** Reduce amount to \$27,375 for a period of six (6) months.
15. **Laurelbrooke, Section 11-F** – Performance Bond for Roads, Drainage and Erosion Control - \$246,000.  
**Recommendation:** Extend in the current amount for a period of three (3) months.
16. **River Landing, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.  
**Recommendation:** Release the bond.
17. **River Landing, Section 7** – Maintenance Bond for Roads, Drainage and Erosion Control - \$33,000.  
**Recommendation:** Release the bond.

18. **Saddle Springs, Phase 2A, Section 7** – Performance Bond for Landscaping - \$72,250.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
19. **Silver Stream Farms, Section 1A** – Performance Bond for Landscaping - \$20,000.  
**Recommendation:** Extend in the current amount for a period of three (3) months.
20. **Stag's Leap** – Performance Bond for Off-Site Roads, Drainage and Erosion Control - \$35,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
21. **Stag's Leap** – Performance Bond for Water (Milcrofton) – \$75,000.  
**Recommendation:** Convert to Maintenance in the amount of \$11,250 for a period of one (1) year.
22. **Stag's Leap** – Performance Bond for Landscaping - \$101,950.  
**Recommendation:** Reduce amount to \$71,000 for a period of six (6) months.
23. **Stag's Leap** – Performance Bond for Backup Sewer Treatment - \$206,000.  
**Recommendation:** Release the bond.
24. **Stag's Leap** – Performance Bond for Roads, Drainage and Erosion Control - \$316,000.  
**Recommendation:** Reduce amount to \$216,000 for a period of six (6) months.
25. **Stag's Leap** – Performance Bond for Sewer & Treatment System - \$323,700.  
**Recommendation:** Defer until June, 2008 meeting in order to determine whether a reduction and/or conversion to maintenance is appropriate.
26. **Stockett Creek, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$180,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
27. **Stockett Creek, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
28. **Vale Creek** – Performance Bond for Landscaping - \$78,500.  
**Recommendation:** Defer until June, 2008 meeting.
29. **Vale Creek** – Performance Bond for Water (HB & TS) - \$178,000.  
**Recommendation:** Convert to Maintenance in the amount of \$26,700 for a period of six (6) months.
30. **Vale Creek** – Performance Bond for Roads, Drainage & Erosion Control - \$400,000.  
**Recommendation:** Reduce amount to \$200,000 for a period of one (1) year.
31. **Watkins Creek, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

**ITEM 1**

**BELLE CHASE, SECTION 1, MAINTENANCE BOND FOR LANDSCAPING**

Mr. Andrews reviewed the background (see Staff report) recommending the bond be converted to Maintenance in the current amount of \$1,950 for a period of six (6) months.

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

**PUBLIC HEARINGS:**

**ITEM 32**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR M&M LAWN CARE, (RESIDENTIAL BUSINESS), ON 5.01 ACRES LOCATED AT 1849 LEWISBURG PIKE IN THE 3<sup>rd</sup> VOTING DISTRICT (5-2008-026).**

Mr. Holmes reviewed the background (see Staff report) recommending approval of this Site Plan with the following stipulation:

Completion of an Affidavit of Compliance to ensure continued adherence to Division 4520 (M) of the Williamson County Zoning Ordinance, the approved site plan, the use of only 1,820 square feet of the barn as illustrated on the approved Site Plan, and the applicant's Letter of Intent.

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.

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

**ITEM 33**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR STRIPECO, LLC, (RESIDENTIAL BUSINESS), ON 5 ACRES LOCATED AT 1860 BARKER ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2008-021).**

Mr. Holmes reviewed the background (see Staff report) recommending approval of this Site Plan with the following stipulation:

Completion of an Affidavit of Compliance to ensure continued adherence to Division 4520 (M) of the Williamson County Zoning Ordinance, the approved site plan, the use of only 600 square feet of the barn as illustrated on the approved Site Plan, and the applicant's Letter of Intent.

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.

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

**ITEM 34**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR STILLWATER GOLF CLUB, ON 106.86 ACRES, LOCATED OFF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2008-025).**

Mr. Matteson reviewed the background (see Staff report). This Site Plan is in order and approval is recommended with the following stipulations:

1. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
2. All proposed signage must be approved per ordinance requirements;
3. The proposed wastewater system must be completed prior to issuance of a Certificate of Occupancy (C.O.) for the converted clubhouse and prior to the issuance of building permits for any new structures;
4. An up-to-date letter of consent from the current owner(s) of the properties on which wastewater system components are proposed (or a copy of a valid purchase contract for these properties) shall be provided prior to the issuance of a Land Disturbance Permit. Further, prior to approval of a Final Plat for any portion of the development, proof of ownership of the wastewater treatment and disposal areas shall be provided; and
5. Appropriate bonds for water, sewer, landscaping and golf course improvements must be posted in conjunction with approval of the first Final Plat.

Chairman Lackey opened the Public Hearing.

Mr. Jay Crawford, 8151 Horton Hwy, stated he would like to recommend that the access to Patton Road from the golf course be eliminated due to flood issues, historic landmarks along the roadway that could possibly be destroyed and that he also thought this would be a dangerous intersection.

Mr. Marcus Stewart, 6238 Patton Road, stated he agreed with Mr. Crawford that the access to Patton Road, which is a small two lane road, should be eliminated.

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

Chairman Lackey asked for any comments.

Commissioner Fisher stated she still believes that this property is an unsuitable location for a golf course and that the number of variances requested for the waterway natural areas should be an indication of this.

Commissioner Mosley stated he was concerned about the flood issues on Patton Road.

Mr. Heflin stated there is a flood area delineated on the site plan and the golf course is out of the flood area. Because there are multiple points of access to this site, from an emergency standpoint, it is not necessary for Patton Road to be out of the flood area because it would not be considered a critical service road.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Walton seconded the motion, which passed six (6) to four (4) with Commissioners Mosley, Fisher, Crohan and Sanders voting "No".

**ITEM 35**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR MID AMERICA DISTRIBUTORS, (TEMPORARY FIREWORK STAND), ON 1.32 ACRES, LOCATED AT 1270 LEWISBURG PIKE IN THE 3<sup>RD</sup> VOTING DISTRICT (5-2008-022).**

Ms. Haines reviewed the background (see Staff report). This Site Plan is in order and approval is recommended with the following stipulations:

1. That the time period for this conditional use be limited to twenty-eight (28) days annually; specifically from June 20 to July 5 and December 20 to January 2;
2. That a traffic officer be on duty during the peak sales days (July 3 & 4) from 4 p.m. until 8 p.m. ~ 2008 (Thursday and Friday) and 2009 (Friday and Saturday);
3. Any proposed lighting must meet the Williamson County Zoning Ordinance requirements;
4. That this approval is valid for two (2) years unless the site plan is amended, per the criteria set forth in Division 4200 (D) 2 of the Zoning Ordinance;
5. Provide proof of insurance in the amount of \$1,000,000 each occurrence for bodily injury liability and property damage liability prior to June 20, 2008 and 2009 indicating Williamson County as an additional insured; and
6. That the applicant obtain an approved zoning certificate prior to the approved operating dates. Said zoning certificate will not be issued until proof of insurance is provided and any proposed signs are approved by the Codes Compliance office.

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.

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

**SKETCH PLAN**

**ITEM 36**

**SKETCH PLAN REVIEW FOR ESTATES OF GALLANT RIDGE, (A.K.A. IMPERIAL ESTATES), CONTAINING 33 LOTS ON 56.55 ACRES LOCATED OF S. CAROTHERS ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2007-112).**

This item was withdrawn.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 37**

**NON-RESIDENTIAL FINAL SITE PLAN REVIEW FOR DEER RUN RETREAT, ON 75.96 ACRES, LOCATED AT 3865 PERKINS ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2007-030)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this request with the following stipulations:

1. The posting of a performance bond in the amount of \$83,500 for the sewer treatment and disposal system;
2. The posting of a performance bond in the amount of \$141,000 for the sewer collection system;
3. That the existing driveway adjacent to the lodge be restricted for use by emergency vehicles in a manner approved by the County's Emergency Services Department;
4. The relocation of parking spaces from the required Waterway Natural Area; and
5. Completion of an Affidavit of Compliance to ensure continued adherence to Division 4400 (BB) of the Williamson County Zoning Ordinance and the approved site plan.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation with the additional stipulation that the method of restricting the driveway for use by emergency vehicles only must also be approved by Planning Staff. Commissioner Walton seconded the motion, which passed by unanimous vote.

**PRELIMINARY PLATS:**

**ITEM 38**

**PRELIMINARY PLAT REVIEW FOR MYSTIC FALLS, PRCD, (A.K.A. STILLWATER), CONTAINING 203 LOTS ON 570.49 ACRES LOCATED OFF COX ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2008-304)**

This item was withdrawn.

**FINAL PLATS:**

**ITEM 39**

**FINAL PLAT REVIEW FOR LAUREL COVE, SECTION 1, CONTAINING 2 LOTS ON 558.02 ACRES LOCATED OFF ARNO ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2008-407).**

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

1. The approved Property Owner's Association documents must be recorded at the same time as the recording of the Final Plat;
2. Prior to issuance of a Certificate of Occupancy for the clubhouse and other amenity area buildings and prior to submittal of a Final Plat that includes any residential lots, the Arno Road improvements, including

turn lane improvements at the site entrance, must be completed in accordance with the approved plans;

3. Prior to issuance of a Certificate of Occupancy for the clubhouse and other amenity area buildings and prior to submittal of a Final Plat that includes any residential lots, an as-built certification and "No Impact" letter must be provided for all golf course grading in the 100-year floodplain;
4. The posting of a performance bond in the amount of \$3,742,445 for the golf course improvements;
5. The posting of a performance bond in the amount of \$150,000 for roads, drainage and erosion control improvements;
6. The posting of a performance bond in the amount of \$495,250 for the sewer treatment and disposal system;
7. The posting of a performance bond in the amount of \$186,250 for the sewer collection system;
8. The posting of performance bonds in the amount of \$490,000 for off-site water improvements and \$277,690 for on-site water improvements as specified by Milcrofton Utility District;
9. Establishment of a performance bond for landscaping in the amount of \$407,500;
10. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
11. Submission of 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.

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

#### **ITEM 40**

#### **FINAL PLAT REVIEW FOR LAURELBROOKE, SECTION 11F, CONTAINING 22 LOTS ON 77.90 ACRES LOCATED OFF SNEED ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2008-406).**

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

Signature of all owners within Section 11F. (The Planning Commission, at its discretion, may require signatures from other property owners that may be impacted by the proposed revision.)

Chairman Lackey asked for any comments.

Mr. Doug Sharp, Southern Land Company, representing the applicant, stated the applicant has met with all twenty-two (22) lot owners but still needs to obtain two (2) more signatures. He would like to defer this item in order to obtain the last two signatures for the plat.



There being no additional comments, Commissioner Murdic made a motion to accept the applicant's request for deferral. Commissioner Crohan seconded the motion, which passed by unanimous vote.

**ITEM 41**

**FINAL PLAT REVIEW FOR OZBURN SUBDIVISION, OFF-SITE SEPTIC EASEMENT, CONTAINING 1 LOT ON 5 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (2-2008-014)**

This item was withdrawn.

**OTHER BUSINESS:**

**ITEM 42**

**WATERBRIDGE, NAME CHANGE TO SEDONA WOODS, LOCATED OFF NOLENSVILLE ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this request with the name change to become effective with Final Plat approval.

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

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There being no further business, the meeting was adjourned at approximately 7:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JUNE 12, 2008.**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY