

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 9, 2008**

MEMBERS PRESENT

John Cain
Don Crohan
Holli Givens
John Lackey
Steve Lane
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 County Engineer
Robbie Hayes, 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, October 9, 2008, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Fisher, Pratt and Medaugh were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Items 3, 18, 19, 20, 26 & 27 have been withdrawn.
2. Tuesday, October 28, 2008 @ 4:30 p.m. the College Grove Citizens Advisory Committee meeting will be held at the Artsitorium (old College Grove Gymnasium).
3. The Zoning Ordinance Steering Committee will meet sometime during the week of October 20th to discuss the Zoning Ordinance Update.
4. Greater Nashville Regional Council awarded Williamson County a local government award for planning for the Comprehensive Plan Update. Also, the Tennessee Chapter of the American Planning Association awarded Williamson County an Outstanding Planning Award for the Comprehensive Plan Update for a government with a population over one hundred thousand (100,000).

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the September 11, 2008 meeting.

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

CONSENT AGENDA:

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

Commissioner Crohan stated he would like to pull Item 16, Legends Ridge, Section 8, for separate consideration.

BONDS:

1. **2nd Addition at Legends Ridge** – Maintenance Bond for Landscaping - \$13,725.
Recommendation: Release the bond.
2. **Abington Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000.

- Recommendation:** Extend in the current amount for a period of six (6) months.
3. **Abington Ridge, Section 3A - WITHDRAWN FROM AGENDA.**
 4. **Addition to Legends Ridge, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control \$40,000.**
Recommendation: Extend in the current amount for a period of six (6) months.
 5. **Addition to Legends Ridge, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$38,000.**
Recommendation: Extend in the current amount for a period of six (6) months.
 6. **Addition to Legends Ridge, Section 2, Lot 924 –Performance Bond for Roads, Drainage and Erosion Control - \$23,000.**
Recommendation: Increase to an amount of \$35,000, due to increase in construction cost and extend for a period of six (6) months.
 7. **Addition to Legends Ridge, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control - \$8,000.**
Recommendation: Extend in the current amount for a period of six (6) months.
 8. **Belle Chase, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.**
Recommendation: Extend in the current amount for a period of six (6) months.
 9. **Belle Vista, Section 1 - Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000.**
Recommendation: Extend in the current amount for a period of six (6) months.
 10. **Black Hawk, Section 1 - Maintenance Bond for Roads, Drainage and Erosion Control - \$70,000.**
Recommendation: Extend in the current amount for a period of six (6) months.
 11. **Black Hawk, Sections 3 & 4 – Performance Bond for Water (Milcrofton) - \$30,000.**
Recommendation: Convert to Maintenance in the amount of \$3,500 for a period of fourteen (14) months.
 12. **Breizn Valley, Section 2 - Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.**
Recommendation: Extend in the current amount for a period of six (6) months.
 13. **Cayce Springs Estates - Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.**
Recommendation: Extend in the current amount for a period of six (6) months.
 14. **Inns of the Cove (aka Guffee Farms, Section 1) – Performance Bond for Wastewater Treatment and Disposal System - \$248,795.**
Recommendation: Convert to Maintenance in the amount of \$74,639 for a period of two (2) years.
 15. **Inns of the Cove (aka Guffee Farms, Section 1) – Performance Bond for Wastewater Collection System - \$269,535.**

Recommendation: Convert to Maintenance in the amount of \$80,861 for a period of two (2) years.

16. **Legends Ridge, Section 8** – Maintenance Bond for Roads, Drainage and Erosion Control - \$35,000.

Recommendation: Pulled from Consent Agenda at request of Commissioner Crohan for separate consideration.

17. **Leipers Valley & Mauldin Woods** – Maintenance Bond for Water (HB & TS) - \$19,695.

Recommendation: HB & TS has indicated its intent to call the maintenance bond due to erosion in the ditch and the waterline being exposed.

18. **Saddle Springs, Phase 2A, Section 5** - WITHDRAWN FROM AGENDA.

19. **Saddle Springs, Phase 2A, Section 6** - WITHDRAWN FROM AGENDA.

20. **Saddle Springs, Phase 2A, Section 7** - WITHDRAWN FROM AGENDA.

FINAL PLATS:

24. **Final Plat Review for Silver Stream Farm, Section 5, containing 32 lots on 15.82 acres located off Rocky Fork Road in the 5th Voting District (1-2007-413).**

This plat is in order. Approval is recommended pending:

1. Posting of a performance bond in the amount of \$150,000 for roads, drainage and erosion control;
2. Final approval of water plans and posting of a performance bond in the amount of \$6,750 as specified by Nolensville/College Grove Utility District;
3. Posting of a performance bond in the amount of \$15,000 for sewer services and improvements as specified by Metro Water & Sewer Services;
4. Posting of a performance bond for landscaping in the amount of \$21,200;
5. Execution and recording 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.

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

ITEM 16

LEGENDS RIDGE, SECTION 8, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending the bond be extended in the current amount of \$35,000 for a period of six (6) months.

Commissioner Crohan asked if there will be enough time to place the asphalt before the asphalt plants close for the season.

Mr. Andrews stated the asphalt most likely will not be placed before the recommended six (6) month extension but the Planning Commission has to approve this before the surface mix can be placed due to less than eighty (80) percent build-out. Mr. Andrews was hopeful that when the item is reviewed in six (6) months the asphalt mix will be in place.

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

PRELIMINARY PLATS:

ITEM 21

PRELIMINARY PLAT REVIEW FOR LAUREL COVE, PHASE 2, CONTAINING 96 LOTS ON 77.216 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2008-306)

Mr. Matteson reviewed the background (see Staff report) recommending approval of this Preliminary Plat along with the requested roadway variances.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to Final Plat submittal, the Arno-College Grove Road improvements, including turn lane improvements at the site entrance, must be completed in accordance with the approved plans;
2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system;
5. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
7. Dedication of right-of-way 30 feet off centerline of Arno-College Grove Road; and
8. 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.

Chairman Lackey asked for specifics about the roadway variances and design speed variances requested.

Adam Seger, Dale & Associates, stated at Champions Gate Pass there will be a reduced speed limit to account for the lower k value of the road. They are also requesting a roadway variance of up to twelve (12) percent for Champions Gate Pass. He also stated they are requesting a grade variance of

up to twelve (12) percent due to the steep conditions on Tiburon Trail. Stops signs will be placed at both intersections to control speed.

Mr. Heflin stated the speed limit posted will be twenty (20) or twenty-five (25) miles per hour.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed eight (8) to one (1) with Commissioner Mosley voting "No".

FINAL PLATS:

ITEM 22

FINAL PLAT REVIEW FOR CARTWRIGHT CLOSE, (REVISED), CONTAINING 21 LOTS ON 143.21 ACRES LOCATED OFF HIDDEN VALLEY ROAD IN THE 8TH VOTING DISTRICT (1-2008-414)

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request with the stipulation the applicant must provide 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 Murdic made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

ITEM 23

FINAL PLAT REVIEW FOR LILLY LAKE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 71.08 ACRES LOCATED OFF PINWOOD ROAD IN THE 2ND VOTING DISTRICT (2-2008-039)

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

1. Approval of the individual septic systems by the Williamson County Department of Sewage Disposal Management; and
2. Addition of the following note regarding the lots being served by wells: Public potable water is not available for this site. Williamson County bears no responsibility when approving this plat that a dedicated source of potable water is available.

Chairman Lackey asked for any comments.

Commissioner Walton asked what type of water availability the existing house has.

Mr. Holmes stated the water is provided to the existing home by HB & TS.

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

ITEM 24

FINAL PLAT REVIEW FOR SILVER STREAM FARMS, SECTION 5, CONTAINING 32 LOTS ON 15.82 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2008-413)

This item was on the Consent Agenda.

ITEM 25

FINAL PLAT REVIEW FOR SLEEPY HOLLOW POINTE, 3RD LOT ON AN EASEMENT, CONTAINING ONE (1) LOT ON FIVE (5) ACRES LOCATED OFF SLEEPY HOLLOW ROAD IN THE 1ST VOTING DISTRICT (2-2008-033)

Mr. Hayes reviewed the background (see Staff report) recommending approval of this request.

Chairman Lackey asked for any comments.

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

ITEM 26

FINAL PLAT REVIEW FOR TEMPLE HILLS COUNTRY CLUB, SECTION 16, PHASE B, CONTAINING 25 LOTS ON 19.49 ACRES LOCATED OFF TEMPLE ROAD IN THE 9TH VOTING DISTRICT (1-2008-412)

This item was withdrawn.

ITEM 27

FINAL PLAT REVIEW FOR WEATHERINGTON PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 71.40 ACRES LOCATED OFF NATCHEZ TRACE ROAD IN THE 2ND VOTING DISTRICT (2-2008-037)

This item was withdrawn.

OTHER BUSINESS:

Mr. Horne introduced Ms. Robin Baldree who has been nominated by Mayor Anderson to replace Robert "Doc" Medaugh on the Planning Commission.

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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 NOVEMBER 13, 2008.

_____ CHAIRMAN JOHN LACKEY