

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF DECEMBER 11, 2008**

**MEMBERS PRESENT**

Don Crohan  
Holli Givens  
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  
William Andrews, Assistant to County Engineer  
Robbie Hayes, Planner  
Aaron Holmes, Planner  
Kristi Earwood, Attorney  
Lori John, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, December 11, 2008, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Cain, Fisher, and Lackey were unable to attend.

Vice Chairman Crohan called the meeting to order.

Mr. Horne made the following announcements:

1. The Citizens Advisory Committee for the "Small Area Plan" for the College Grove Community will meet on Tuesday, December 16<sup>th</sup> at 6:00 p.m. at the Artsitorium (old College Grove Gymnasium).
2. The Planning Commission meeting next month will be held the third Thursday of the month, January 15, 2009.
3. The updated Zoning Ordinance administrative module has been received and Staff is currently reviewing it, A meeting with the Steering Committee will be set up to in January discuss this item.
4. A Zoning Ordinance Steering Committee meeting is scheduled for Monday, December 15, 2009 in the Economic Meeting Room at 5:00.
5. Lincoln Sweet has been hired as the new Planner to replace Ann Haines and will begin work January, 2009.

**CONSIDERATION OF MINUTES:**

Vice Chairman Crohan asked for a motion to consider the minutes of the November 13, 2008 Planning Commission meeting.

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

**CONSENT AGENDA:**

**BONDS:**

1. **Laurelbrooke, Section 10-B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
2. **Laurelbrooke, Section 11A, Maintenance** Bond for Roads, Drainage and Erosion Control - \$65,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
3. **Saddle Springs, Phase 2A, Section 4** - Maintenance Bond for Roads, Drainage and Erosion Control - \$102,000.

**Recommendation:** Extend in the current amount for a period of one (1) year.

4. **Saddle Springs, Phase 2A, Section 7** - Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.

**Recommendation:** Extend in the current amount for a period of one (1) year.

5. **Vulcan Materials** – Performance Bond for Landscaping/Revegetation - \$48,500.

**Recommendation:** Extend in the current amount for a period of one (1) year.

6. **Watkins Creek, Section 3** - Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.

**Recommendation:** Extend in the current amount for a period of six (6) months.

7. **Watkins Creek, Section 4** - Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.

**Recommendation:** Extend in the current amount for a period of six (6) months.

#### **FINAL PLATS:**

- 12. Final Plat Review for Stag's Leap, Section 2A, containing 19 lots on 28.31 acres located off Arno Road in the 4<sup>th</sup> Voting District (1-2007-417).**

This plat is in order. Approval is recommended pending:

1. The posting of a performance bond for roads, drainage and erosion control in the amount of \$206,000;
2. The posting of a performance bond for water improvements in the amount of \$45,000 as specified by Milcrofton Utility District;
3. The posting of a performance bond in the amount of \$48,400 for the wastewater collection system;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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.

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

#### **PUBLIC HEARINGS:**

#### **ITEM 8**

#### **SITE PLAN & CONDITIONAL USE REVIEW FOR STEPPENWOLF PRODUCTIONS, (RESIDENTIAL BUSINESS), ON 8.04 ACRES LOCATED AT 1004 HOLLY TREE GAP ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (5-2008-059)**

Mr. Hayes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Completion of an Affidavit of Compliance to ensure continued adherence to Division 4520 (M) and 4520 (X) of the Williamson

County Zoning Ordinance, the approved site plan, the applicant's Letter of Intent (Attachment 8-3), and the use of only 1,883 square feet of the accessory structure as illustrated on the Site Plan (Attachment 8-1); and

2. Obtaining a building permit for the proposed renovation.

Vice Chairman Crohan opened the Public Hearing.

There being no one wishing to speak, Vice Chairman Crohan closed the Public Hearing.

Vice Chairman Crohan asked for any comments.

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 9**

**SITE PLAN & CONDITIONAL USE REVIEW FOR WILDWOOD CONSTRUCTION, LLC, (RESIDENTIAL BUSINESS), ON 5.73 ACRES LOCATED AT 5001 ASH HILL ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (5-2008-060)**

This item was withdrawn.

#### **NON RESIDENTIAL SITE PLANS:**

#### **ITEM 10**

**SITE PLAN REVIEW FOR OLD HOPE CHURCH OF CHRIST, ON 5.12 ACRES LOCATED AT 3768 SYCAMORE ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2008-061)**

Mr. Holmes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. The Building Codes Department shall verify that the building's construction meets all necessary requirements for the proposed type of occupancy and the issuance of a Certificate of Occupancy; and
2. Posting of a landscaping bond in the amount of \$2,500.00  
Chairman Lackey asked for any comments.

Vice Chairman Crohan asked for any comments.

Commissioner Mosley stated he had been contacted by a member of this church's congregation who expressed frustration regarding the difficulty the church experienced in order to construct a covered picnic area and he asked why it will require a Certificate of Occupancy.

Mr. Horne stated the structure was approved as a pole barn and then converted to be used as an auxiliary meeting place; once the change from storage to assembly occurred, the building must then meet the building code.

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

**FINAL PLATS:**

**ITEM 11**

**FINAL PLAT REVIEW FOR CHARDONNAY, SECTION 2, CONTAINING 44 LOTS ON 29.51 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2008-416)**

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

1. The posting of a performance bond in the amount of \$590,000 for roads, drainage and erosion control;
2. The posting of a performance bond in the amount of \$119,500 for the wastewater collection system;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. 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.

Vice Chairman Crohan asked for any comments.

Mr. Matteson also noted that a letter was received from TDOT stating they have released the bond on the roadway and a copy has been placed before the Commission.

Vice Chairman Crohan asked for any comments.

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 12**

**FINAL PLAT REVIEW FOR STAG'S LEAP, SECTION 2A, CONTAINING 19 LOTS ON 28.31 ACRES LOCATED OFF ARNO ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2007-417)**

This item was on the consent agenda.

**OTHER BUSINESS:**

Mr. Matteson stated the amendment to Section 4620 (G) of the Zoning Ordinance regarding Events of Public Interest which was deferred from the November 11, 2008 meeting would not be brought back before the Planning Commission. The event organizer who requested this change is going to pursue another avenue to address the buffer requirements.

- - - - -

There being no further business, the meeting was adjourned at approximately 7:25 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JANUARY 15, 2009**

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