

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MARCH 12, 2009**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Steve Lane
Tom Murdic
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Floyd Heflin, County Engineer
William Andrews, Assistant to County Engineer
Robbie Hayes, Planner
Aaron Holmes, Planner
Lincoln Sweet, Planner
Kristi Earwood, Attorney
Sheila Myers, Planning Assistant
Lori John, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, March 12, 2009, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Mosley and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Items 21 and 25 have been withdrawn;
2. The second module of the Zoning Ordinance update is scheduled for delivery next week.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the February 12, 2009 Planning Commission meeting.

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

CONSENT AGENDA:

BONDS:

1. **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.
2. **Abington Ridge, Section 1**– Maintenance Bond for Landscaping - \$8,300.
Recommendation: Release the Bond.
3. **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.
4. **Belle Chase, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$131,000.
Recommendation: Convert to Maintenance in the amount of \$66,000 and extend for a period of one (1) year.
5. **Cartwright Close** – Performance Bond for Water (Mallory Valley) - \$333,050.
Recommendation: Extend in the current amount for a period of one (1) year.

6. **Cartwright Close** – Performance Bond for Roads, Drainage and Erosion Control - \$654,000.
Recommendation: Extend in the current amount for a period of six (6) months.
7. **Delta Springs** – Performance Bond for Landscaping - \$3,100.
Recommendation: Extend in the current amount for a period of six (6) months.
8. **Delta Springs** – Maintenance Bond for Water (Milcrofton) - \$12,750.
Recommendation: Release the Bond.
9. **Delta Springs** – Performance Bond for Roads, Drainage and Erosion Control \$292,000.
Recommendation: Convert to Maintenance in the amount of \$125,000 and extend for a period of one (1) year.
10. **Durham Manor** – Maintenance Bond for Landscaping - \$2,000.
Recommendation: Release the Bond.
11. **Kings Chapel, Section 2C** – Performance Bond for Roads, Drainage and Erosion Control - \$145,000.
Recommendation: Extend in the current amount for a period of six (6) months.
12. **Laurel Cove, Section 1** – Performance Bond for On-Site Water (Milcrofton) - \$277,690.
Recommendation: In an effort to complete this project, Milcrofton Utility District has chosen to call this Letter of Credit. No action is required.
13. **Laurel Cove, Section 1** – Performance Bond for Off-Site Water (Milcrofton) - \$490,000.
Recommendation: In an effort to complete this project, Milcrofton Utility District has chosen to call this Letter of Credit. No action is required.
14. **Saddle Springs, Phase 2A, Section 5** – Affidavit of Compliance for Landscaping - \$1,650.
Recommendation: Extend in the current amount for a period of six (6) months.
15. **Silver Stream Farms, Section 1B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$120,000.
Recommendation: Extend in the current amount for a period of six (6) months.
16. **Silver Stream Farms, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Extend in the current amount for a period of six (6) months.
17. **Silver Stream Farms, Section 2** – Maintenance Bond for Sewer (Metro) - \$7,000.
Recommendation: Extend in the current amount for a period of one (1) year.
18. **Temple Hills, Section 16, Phase A** – Maintenance Bond for Water Improvements (HVUD) - \$28,528.
Recommendation: Release the Bond.
19. **Temple Hills, Section 16, Phase A** – Maintenance Bond for Roads, Drainage and Erosion Control – \$125,000.
Recommendation: Extend in the current amount for a period of six (6) months.

20. Temple Hills, Section 16, Phase A – Maintenance Bond for Sewer Improvements (HVUD) - \$246,020.

Recommendation: Release the Bond.

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

PUBLIC HEARINGS:

ITEM 21

SITE PLAN & CONDITIONAL USE REVIEW FOR BIERLY STABLES, (COMMERCIAL), ON 42.31 ACRES LOCATED AT 7305 BAHNE ROAD IN THE 1ST VOTING DISTRICT (5-2009-004).

This item was withdrawn.

ITEM 22

SITE PLAN & CONDITIONAL USE REVIEW FOR FURNITURE DOCTOR, (RESIDENTIAL BUSINESS), ON 3.57 ACRES LOCATED AT 7257 TALLEY HOLLOW ROAD IN THE 1ST VOTING DISTRICT (5-2008-046).

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

1. Applicant shall dispose of all hazardous waste in accordance with Federal, State and local laws. Applicant shall dispose of all hazardous waste semi-annually (every 6 months) at either the Household Hazardous Waste Collection Program at the Williamson County Administrative Complex, or at any other facility authorized to accept such waste;
2. All materials used in the business shall be stored inside the permitted area of the accessory structure in which the business takes place; and
3. Completion of an Affidavit of Compliance to ensure continued adherence to Division 4520 (M) of the Williamson County Zoning Ordinance, the applicant's Letter of Intent (Attachment 22-2), the approved Site Plan (Attachment 22-1), and the use of only 2,438 square feet of the accessory structure as illustrated on the Site Plan (Attachment 22-1).

Chairman Lackey stated the Public Hearing for this item was held at the February 12, 2009 meeting.

Chairman Lackey asked for any comments.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 23

SITE PLAN REVIEW FOR BUTTERFLY MEADOWS, (RURAL RETREAT EXTENSIVE), ON 36.70 ACRES LOCATED AT 6775 BETHESDA-ARNO ROAD IN THE 3RD VOTING DISTRICT (5-2009-042).

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

1. Submission of a revised site plan indicating the parking areas are to be paved;
2. Submission of a letter from an engineer licensed in the State of Tennessee regarding the stability of the facility's access drive as well as the functionality of the drainage associated with said drive;
3. Submission of a geotechnical letter certifying the facility's foundation; and
4. Obtaining a Land Disturbance Permit, including an erosion control plan and submission of the necessary fees.

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.

RESIDENTIAL SITE PLANS:

ITEM 24

SITE PLAN REVIEW FOR MYSTIC RIDGE, PRCD, (REVISED), CONTAINING 482 LOTS ON 736.35 ACRES LOCATED OFF COX ROAD IN THE 3RD VOTING DISTRICT (1-2009-200).

Mr. Horne reviewed the background (see Staff report) recommending deferral until the April 9, 2009 meeting. The applicant's representatives were present and did not voice objection to the recommendation of deferral.

Chairman Lackey asked for any comments.

Commissioner Walton asked for clarification if this item is deferred will it fall under the revised wastewater regulations or the previous.

Ms. Earwood stated the applicant could withdraw this item and submit separate site plans for the wastewater facility and the development can proceed under the new regulations, otherwise they can keep the site plan as is and proceed to the Wastewater Authority pursuant to the previous regulations.

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

FINAL PLATS:

ITEM 25

FINAL PLAT REVIEW FOR MEADOWWOOD FARMS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 136.50 ACRES LOCATED OFF BARKER ROAD IN THE 2ND VOTING DISTRICT (2-2009-006)

This item was withdrawn.

There being no further business, the meeting was adjourned at approximately 7:20 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON APRIL 9, 2009

CHAIRMAN JOHN LACKEY