

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 10, 2009**

MEMBERS PRESENT

Robin Baldree
John Cain
Don Crohan
Susan Fisher
Holli Givens
Pete Mosley
Jack Walton

STAFF PRESENT

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

The Williamson County Regional Planning Commission met in regular session Thursday, September 10, 2009, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Lackey, Lane, Murdic, Sanders and Pratt were unable to attend.

Vice Chairman Crohan called the meeting to order.

Mr. Horne made the following announcements:

1. Items 15, 16, 17, 18, 20 and 22 have been withdrawn.
2. Staff's review of Module 2 of the Zoning Ordinance Update is complete. A meeting to discuss this with the Steering Committee will be held with the date to be announced.

CONSIDERATION OF MINUTES:

Vice Chairman Crohan asked for a motion to consider the minutes of the August 13, 2009 Planning Commission meeting.

A motion was made by Commissioner Walton to approve as submitted and was seconded by Commissioner Givens. 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: Review bond at the October, 2009 meeting.
2. **Abington Ridge, Section 3B** – Maintenance Bond for Wastewater Collection System - \$4,840.
Recommendation: Extend in the current amount for a period of ten (10) months.
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. **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.
5. **Delta Springs** – Performance Bond for Landscaping - \$3,100.

Recommendation: Convert to Maintenance in the amount of \$3,100 for a period of eight (8) months.

6. **King's 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.

7. **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.

8. **Silver Stream Farm, 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.

9. **Silver Stream Farm, Section 2** – Performance Bond for Landscaping - \$25,400.

Recommendation: Extend in the current amount for a period of eight (8) months.

10. **Silver Stream Farm, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$150,000.

Recommendation: A letter of certification is submitted from a Geotechnical Engineer stating that all improvements for this section were constructed in accordance with the specifications of "Appendix F" in the Williamson County Subdivision Regulations and extend in the current amount for a period of three (3) months.

11. **Stag's Leap, Section 1** – Performance Bond for Landscaping - \$71,000

Recommendation: Review bond at the October 2009 meeting.

12. **Temple Hills, Phase A, Section 16** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.

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

13. **Triune Baptist Church Addition** – Performance Bond for Landscaping - \$2,000.

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

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

PUBLIC HEARINGS:

ITEM 14

SITE PLAN AND CONDITIONAL USE REVIEW FOR BURCHAM STABLES (REVISED) (COMMERCIAL STABLE), ON 20.62 ACRES LOCATED AT 1440 MENTELLE DRIVE IN THE 9TH VOTING DISTRICT (5-2009-039).

Mr. Holmes 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 4400 (V) of the Williamson County Zoning Ordinance, the applicant's Letter of Intent (Attachment 14-4), the

approved Site Plan (Attachment 14-1), and the approved floor plan (Attachment 14-5);

2. Other than those owned by the owner, there shall be no horses boarded on-site;
3. Submission of Elevation Certificates for all structures indicating the lowest floor elevations are a minimum of one (1) foot above the base flood elevation; and
4. Obtain a Land Disturbance Permit.

Vice Chairman Crohan opened the public hearing.

There being no comments Vice Chairman Crohan closed the public hearing.

Vice Chairman Crohan asked for any comments by Commissioners.

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

ITEM 15

SITE PLAN AND CONDITIONAL USE REVIEW FOR CALLOWAY BOXWOOD AND LANDSCAPING (MIXED USE), ON 1.69 ACRES LOCATED AT 2131 HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (5-2009-038).

This item was withdrawn.

ITEM 16

SITE PLAN AND CONDITIONAL USE REVIEW FOR CHUCK'S GYM (RESIDENTIAL BUSINESS), ON 21.30 ACRES LOCATED AT 933 HICKORY HILLS DRIVE IN THE 4TH VOTING DISTRICT (5-2009-036).

This item was withdrawn.

ITEM 17

SITE PLAN AND CONDITIONAL USE REVIEW FOR FREEDOM REINS, LLC (COMMERCIAL STABLE), ON 5.14 ACRE LOCATED AT 4468 PRATT LANE IN THE 3RD VOTING DISTRICT (5-2009-037).

This item was withdrawn.

ITEM 18

COLLEGE GROVE SPECIAL AREA PLAN (6-2009-004).

This item was withdrawn.

NON-RESIDENTIAL SITE PLANS:

ITEM 19

SITE PLAN REVIEW FOR STILLWATER GOLF CLUB (REVISED), ON 106.86 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (5-2009-0400).

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

1. Approval of the temporary facilities, including the office trailer, the temporary restroom facilities, and the use of a private water source shall be limited to six (6) months from the date of this approval;
2. TDEC approval (or a letter from TDEC indicating such approval is not necessary) of well water as a potable water source for the temporary facilities must be obtained prior to issuance of building permits for any temporary structures;
3. The access drive and parking areas must be constructed and paved prior to issuance of a Certificate of Occupancy (C.O.) for the temporary office trailer;
4. The non-traditional wastewater treatment and disposal system must be completed and operational prior to issuance of a Certificate of Occupancy (C.O.) for any permanent structures;
5. Execution of a Stormwater Maintenance Agreement and Submission of an Operation and Maintenance Plan for stormwater improvements;
6. All proposed signage must be approved per Ordinance requirements; and
7. Bonds for water, sewer, landscaping and golf course improvements, as applicable, must be posted in conjunction with approval of the first Final Plat.

Vice Chairman Crohan asked for any comments.

Commissioner Walton asked when the golf course would be allowed to open.

Mr. Matteson stated that construction of the parking lot, as well as the access drive, will have to be complete and paved before a Certificate of Occupancy can be issued for the temporary office which would then allow the public to use the facility.

Mr. Dan Strebel, Atwell-Hicks, representing the applicant estimated that it will be the end of October or November before the pavement can be installed.

Commissioner Walton asked if the wastewater system would be operational when the golf course opens or would the temporary facilities still be utilized.

Mr. Strebel stated the reason for this request is to get the golf course open utilizing the temporary facilities and at the time the final plat is submitted the wastewater system will have to be operational. He stated the wastewater system will be completed approximately November or December of 2009.

Mr. Matteson stated that one of the recommended stipulations of approval is the use of the temporary facilities, including the office trailer, the temporary restroom facilities, and the approved use of a private water source shall be limited to six (6) months from the date of this approval.

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

SKETCH PLANS:

ITEM 20

SKETCH PLAN REVIEW FOR RIDGEVIEW ESTATES, CONTAINING 12 LOTS ON 113.88 ACRES LOCATED OFF OLD HIGHWAY 96 IN THE 1ST VOTING DISTRICT (1-2009-102).

This item was withdrawn.

FINAL PLATS:

ITEM 21

FINAL PLAT REVIEW FOR TRACE CREEK HEIGHTS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 27.57 ACRES LOCATED OFF TRACE CREEK DRIVE IN THE 8TH VOTING DISTRICT (1-2009-404).

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

1. Posting of a Maintenance Bond for water in the amount of \$10,000 in favor of Harpeth Valley Utility District;
2. Posting of a Maintenance Bond for sewer in the amount of \$16,703 in favor of Harpeth Valley Utility District;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements prior to recordation; and
4. Submission of two 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.

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

OTHER:

ITEM 22

PRESENTATION BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (6-2009-003).

This item was withdrawn.

ITEM 23

APPROVAL OF THE PLANNING COMMISSION'S MEETING SCHEDULE FOR 2010

Mr. Horne noted the schedule for 2010, recommending approval.

Vice Chairman Crohan asked for any comments.

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

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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 OCTOBER 8, 2009**

_____ CHAIRMAN JOHN LACKEY