

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF AUGUST 12, 2010**

MEMBERS PRESENT

John Cain
Don Crohan
Holli Givens
John Lackey
Tom Murdic
Paul Pratt, Jr.
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
Kristi Earwood, Attorney
Sheila Myers, Administrative Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, August 12, 2010, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Fisher, Lane, Mosley and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. A joint meeting of the Planning Commission, County Commission and the Board of Zoning Appeals has been scheduled for Wednesday, August 25, 2010 at 6:30 p.m. to discuss the Zoning Ordinance update.
2. A Public Meeting will be held on Thursday, August 26, 2010 at 6:30 p.m. at the Williamson County Library on Columbia Pike to discuss Module I and Module II of the Zoning Ordinance update.
3. The Zoning Ordinance Update Steering Committee will meet on August 26, 2010, to discuss Module I and Module II. Also an update on Module III will be given.

Mr. Matteson announced that Staff will begin the process of developing a Special Area Plan for the Leipers Fork Village this fall. One of the first steps in this process will be the formation of a Citizens Advisory Committee, which will consist approximately nine (9) members and will be comprised of business owners, residents and other stakeholders in the Village. Their role will be to assist Staff in the development of the plan. Over the next month, Staff will be working to identify potential members of this committee by placing flyers in the Village and also through local media. This information will also be on the County's website. Staff will be asking the Planning Commission to endorse the makeup of the committee at the September, 2010 meeting.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the July 8, 2010 Planning Commission meeting.

A motion was made by Commissioner Walton to approve the minutes as submitted and was seconded by Commissioner Murdic. The motion passed by unanimous vote.

CONSENT AGENDA:

BONDS:

1. **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 and request a schedule for the placement of the surface mix be provided.

2. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.
Recommendation: Extend in the current amount for a period of six (6) months.
3. **Breizn Valley, Addition Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of six (6) months.
4. **Breizn Valley, 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 and request a schedule for the placement of the surface mix be provided.
5. **Breizn Valley, Section 3** - Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for a period of six (6) months.
6. **Durham Manor** - Maintenance Bond for Roads, Drainage and Erosion Control - \$210,000.
Recommendation: Extend in the current amount for a period of six (6) months and request a schedule for the placement of the surface mix be provided.
7. **King's Chapel, Section 2A** – Maintenance Bond for Wastewater Collection System - \$11,500.
Recommendation: Extend in the current amount for a period of one (1) year.
8. **Saddle Springs Equestrian Center** – Performance Bond for Landscaping - \$7,950.
Recommendation: This bond be reviewed at the October 2010 meeting.
9. **Saddle Springs, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: Extend in the current amount for a period of six (6) months.
10. **Saddle Springs, Phase 2A, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$54,000.
Recommendation: Extend in the current amount for a period of six (6) months.
11. **Saddle Springs, Phase 2A, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Extend in the current amount for a period of six (6) months.
12. **Saddle Springs, Phase 2A, Section 3** - Maintenance Bond for Roads, Drainage and Erosion Control - \$31,000.
Recommendation: Extend in the current amount for a period of six (6) months.
13. **Saddle Springs, Phase 2A, Section 5** - Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.
Recommendation: Extend in the current amount for a period of six (6) months.

14. **Silver Stream Farm, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Extend in the current amount for a period of six (6) months.
15. **Silver Stream Farm, Section 8** – Performance Bond for Sewer (Metro) - \$132,100.
Recommendation: Convert to Maintenance in the amount of \$20,000 for a period of two (2) years.
16. **Silver Stream Farm, Section 8** – Performance Bond for Roads, Drainage and Erosion Control - \$310,000
Recommendation: Reduce to the amount of \$150,000 for a period of one (1) year.
17. **Trace Creek Heights** – Maintenance Bond for Water (HVUD) - \$10,000
Recommendation: Release the bond.
18. **Trace Creek Heights** – Maintenance Bond for Sewer (HVUD) - \$16,703.
Recommendation: Release the bond.

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

PUBLIC HEARINGS:

ITEM 19

SITE PLAN AND CONDITIONAL USE REVIEW FOR GLENN GROCERY (COMMERCIAL), ON 1.01 ACRES LOCATED AT 4778 PEYTONSVILLE ROAD IN THE 4TH VOTING DISTRICT (5-2010-025)

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

1. Prior to operating the business, the applicant must provide documentation that the Tennessee Department of Environment and Conservation (TDEC) has approved all existing and proposed petroleum storage tanks; and
2. Completion of an Affidavit of Compliance to ensure continued adherence to the approved Site Plan, as well as any stipulations and restrictions specified by the Department of Sewage Disposal Management.

Mr. Matteson noted the Department of Sewage Disposal Management has approved this request.

Chairman Lackey opened the public hearing.

There being no comments Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments.

Commissioner Givens inquired if the locations of the gas tanks are out of the flood zone.

Mr. Heflin stated that the above ground tanks are shown outside of the floodplain.

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

PRELIMINARY SKETCH PLANS:

ITEM 20

PRELIMINARY SKETCH PLAN FOR TEMPLE HILLS CONTAINING 78 LOTS ON 65.70 ACRES LOCATED OFF TEMPLE ROAD IN THE 8TH VOTING DISTRICT (1-2010-100)

Mr. Horne reviewed the background (see Staff report). This preliminary Sketch Plan is in order. Its re-approval is recommended, with future final plats subject to the following:

1. Establishment of roads, drainage and erosion control performance bonds by the County Engineer;
2. Establishment of water and sewer performance bonds by HVUD;
3. Confirmation of access protocol for the private road with the County School System, Emergency Management and Postal Services;
4. Establishment of LFE's and critical lot designations as appropriate on the final plat; and
5. Approval of HOA documents establishing maintenance responsibilities for all common elements (including open space and private road systems) by the County Attorney for Planning and Environment's office.

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 21

PRELIMINARY PLAT FOR SILVER STREAM FARM, PHASE 6, CONTAINING 30 LOTS ON 13.91 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT (1-2010-302)

Mr. Sweet reviewed the background (see Staff report) recommending approval of the Preliminary Plat, inclusive of the requested roadway width variance.

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

1. Establishment of a performance bond for roads, drainage, and erosion control;
2. Establishment of a performance bond for water services as specified by the Nolensville/College Grove Utility District;
3. Establishment of a performance bond for sewer services as specified by Metro Nashville Water and Sewer Services;
4. Establishment of a performance bond for landscaping improvements;

5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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.

Mr. Sweet noted that a revised letter has been received from the Nolensville/College Grove Utility District pertaining to fire flows.

Chairman Lackey asked for any comments.

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

FINAL PLATS:

ITEM 22

FINAL PLAT FOR RIEDLING ACRES, LARGE LOT EASEMENT SUBDIVISION (REVISED), CONTAINING 3 LOTS ON 49.92 ACRES LOCATED OFF SWEENEY HOLLOW ROAD IN THE 2ND VOTING DISTRICT (1-2010-405)

Mr. Holmes reviewed the background (see Staff report) recommending approval of this request pending approval by the Department of Sewage Disposal Management by meeting date.

Mr. Holmes noted the Department of Sewage Disposal Management has approved this request.

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

OTHER:

ITEM 23

ELECTION OF OFFICERS

Chairman Lackey asked if there was a nomination for the Chairman of the Planning Commission.

Commissioner Walton made a motion to nominate Commissioner Lackey. Commissioner Givens seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Vice Chairman for the Planning Commission.

Commissioner Murdic made a motion to nominate Commissioner Crohan. Commissioner Givens seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary of the Planning Commission.

Commissioner Walton made a motion to nominate Mr. Matteson. Commissioner Murdic seconded the motion, which passed by unanimous voice vote.

Chairman Lackey asked if there was a nomination for the Secretary Pro-Tempore.

Commissioner Crohan made a motion to nominate Mr. Holmes. Commissioner Murdic seconded the motion, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 7:22 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON SEPTEMBER 9, 2010**

_____ CHAIRMAN JOHN LACKEY