

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF FEBRUARY 10, 2011**

MEMBERS PRESENT

Robin Baldree
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
Robbie Hayes, Planner
Lincoln Sweet, Planner
Floyd Heflin, County Engineer
William Andrews, Assistant to County Engineer
Kristi Ransom, Attorney
Sheila Myers, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, February 10, 2011, at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Fisher, Lane, Mosley and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. The second community meeting regarding the Leiper's Fork Small Area Plan was held Tuesday, January 18, 2011 at Hillsboro Elementary Middle School.
2. A steering committee meeting will be scheduled regarding Modules I and II of Williamson County Zoning Ordinance update to discuss the feedback received from the focus group meetings that were held. No date has been established at this time.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the January 13, 2010 Planning Commission meeting.

A motion was made by Commissioner Murdic to approve the minutes as submitted and was seconded by Commissioner Crohan. The motion passed by unanimous voice 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 requiring that the asphalt surface mix be placed and shoulder work completed or the bond could be called.
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. **Breiz Valley Addition, Section 1** – Not on Consent
4. **Breiz Valley, Section 3** – Not on Consent
5. **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.

6. **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.
7. **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.
8. **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.
9. **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.
10. **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 six (6) months.
11. **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.
12. **Silver Stream Farm, Section 3** – Performance Bond for Landscaping - \$58,400.
Recommendation: Extend in the current amount for a period of one (1) year.
13. **Silver Stream Farm, Section 3** – Performance Bond for Roads, Drainage and Erosion Control - \$150,000.
Recommendation: Extend in the current amount for a period of six (6) months.

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

ITEM 3

BREINZ VALLEY ADDITION, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be extended in the current amount of \$75,000 for a period of one (1) year, with Green Bank listed as the applicant.

Chairman Lackey asked for any comments from Commission members.

Commissioner Walton asked what plans Green Bank has for the property.

Mr. Andrews stated he met with representatives from Green Bank last week to discuss what needed to be done to finalize the improvements. He stated the build-out is minimal in this section and there are no real problems with this section.

Commissioner Crohan asked what the timeframe is for the bank to have their bonds in order.

Mr. Andrews stated Green Bank must have the bonds in place prior to the existing bonds expiring March, 2011.

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

ITEM 4

BREINZ VALLEY, SECTION 3, MAINTENANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be extended in the current amount of \$40,000 for a period of one (1) year, with Green Bank listed as the applicant.

Chairman Lackey asked for any comments from Commission members.

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

PRELIMINARY PLATS:

ITEM 14

REQUEST FOR CONTINUATION OF THE PRELIMINARY PLAT REVIEW FOR BELLE VISTA, PHASE 3, CONTAINING 36 LOTS ON 20.49 ACRES LOCATED OFF VALLEY RIDGE ROAD IN THE 2ND VOTING DISTRICT (1-2011-300)

Commissioner Baldree stated she previously had a business relationship with this applicant, but this was some time ago and stated she believes there is no conflict of interest and she feels comfortable voting on this request.

Mr. Matteson reviewed the background (see Staff report) recommending continuation of this plat subject to the stipulations established in conjunction with the June 2007 approval (See Attachment 14-2).

Chairman Lackey asked for any comments from Commission members.

Commissioner Crohan asked if the cul-de-sac was going to cut through to the existing road.

Mr. Matteson stated that it would.

Mr. Tom King, Clifton & King, representing the applicant, stated the applicant has buyers lined up for this phase and would like for this request to be approved so he can move forward with the improvements of this section.

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

FINAL PLATS:

ITEM 15

**FINAL PLAT REVIEW FOR BURWOOD PLACE, LARGE LOT EASEMENT
SUBDIVISION, CONTAINING 5 LOTS ON 105.46 ACRES LOCATED OFF
SPARKMAN ROAD IN THE 2ND VOTING DISTRICT (1-2011-400)**

Chairman Lackey stated the applicant has requested a deferral of this item to next months meeting.

There being no comments, Commissioner Murdic made a motion to defer this item to the March 10, 2011 meeting. Commissioner Crohan seconded the motion, which passed by unanimous voice vote.

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There being no further business, the meeting was adjourned at approximately 7:15 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON MARCH 10, 2011**

_____ CHAIRMAN JOHN LACKEY