

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MAY 12, 2011**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
John Lackey
Pete Mosley
Tom Murdic
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
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, May 12, 2011, at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Givens, Lane, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 26 has been withdrawn.
2. Staff will be presenting the College Grove Village District Standards on May 17, 2011 at the College Grove Artsitorium.
3. The Zoning Ordinance Update Steering Committee met on April 26, 2011 to discuss Module III of the update to the Zoning Ordinance. Once comments are addressed, the update will be placed on the County's website.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the April 14, 2011 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 vote.

CONSENT AGENDA:

BONDS:

1. **Arrington Retreat, Section 1** – Performance Bond for Landscaping - \$115,750.
Recommendation: Extend in the current amount for a period of six (6) months.
2. **Arrington Retreat, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$360,000.
Recommendation: Extend in the current amount for a period of six (6) months.
3. **Bell Pond – Not on Consent**
4. **Belle Vista, Section 2** – Maintenance Bond for Water (HB & TS) - \$200.
Recommendation: Release the bond.
5. **Belle Vista, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$130,000.
Recommendation: Extend in the current amount for a period of six (6) months.

6. **Brienz Valley Addition, Section 2** – Performance Bond for Landscaping - \$4,800
Recommendation: Extend in the current amount for a period of one (1) year.
7. **Brienz Valley Addition, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$82,000.
Recommendation: Extend in the current amount for a period of six (6) months.
8. **Chardonnay, Section 1** – Performance Bond for Landscaping - \$80,900.
Recommendation: Extend in the current amount for a period of five (5) months.
9. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment System - \$90,000.
Recommendation: Extend in the current amount for a period of one (1) year, with a review in six (6) months.
10. **Inns of the Cove, Section 1** – Performance Bond for Landscaping - \$133,450.
Recommendation: Extend in the current amount for a period of six (6) months with the stipulation that the landscaping be completed within this time frame.
11. **Ivan Creek** – Maintenance Bond for Water (Milcrofton) - \$26,000.
Recommendation: Release the bond.
12. **Ivan Creek** – Performance Bond for Landscaping - \$53,550.
Recommendation: Extend in the current amount for a period of six (6) months with the stipulation that the landscaping be completed within this time frame.
13. **Ivan Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$375,000.
Recommendation: Extend in the current amount for a period of six (6) months.
14. **Ivan Creek** – Performance Bond for Off-Site Road Improvements - \$83,000.
Recommendation: Extend in the current amount for a period of one (1) year.
15. **King's Chapel, Section 1** – Maintenance Bond for Wastewater Treatment System - \$151,642.
Recommendation: Extend in the current amount for a period of one (1) year.
16. **Saddle Springs, Phase 2A, Section 5** – Maintenance Bond for Wastewater Collection System - \$14,800.
Recommendation: Extend in the current amount for a period of one (1) year.
17. **Silver Stream Farm, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$90,000.
Recommendation: Extend in the current amount for a period of six (6) months, with a review in three (3) months.
18. **Silver Stream Farm, Section 5** – Maintenance Bond for Roads, Drainage and Erosion Control - \$80,000
Recommendation: Extend in the current amount for a period of six (6) months.
19. **Stag's Leap, Section 2A** – Maintenance Bond for Water (Milcrofton) - \$4,500.
Recommendation: Release the bond.

20. **Stag's Leap, Section 2A** – Maintenance Bond Wastewater Collection System - \$14,520.

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

21. **Stag's Leap, Section 2A** – Performance Bond for Roads, Drainage and Erosion Control - \$206,000.

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

22. **Stockett Creek, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$180,000.

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

23. **Stockett Creek, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,000.

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

Chairman Lackey asked for any comments or a motion from Commission members.

Commissioner Walton stated he would be abstaining due to a conflict of interest.

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

ITEM 3

BELL POND, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be reduced to an amount of \$45,000 and extend for a period of six (6) months.

Ms. Lynn Standifird, 1200 Bell Pond Lane, the developer, asked for the County to release this bond because they have been working with Staff to make repairs to the road as requested and she does not believe they will reach eighty percent build-out anytime soon. She stated eight (8) of the ten (10) lots have been sold since 2007 and she no longer has control over them. She asked if there is anything they can do to release them from the eighty percent build-out threshold in order to release this bond.

Chairman Lackey asked when the bond expires.

Ms. Standifird stated it will expire in December, 2011.

Chairman Lackey asked Counsel if it would be a violation of the Subdivision Regulations to release the bond without eighty percent build-out.

Ms. Ransom stated the regulations specify eighty percent build-out unless the Planning Commission approves releasing it before the eighty percent build-out.

Commissioner Mosley asked if the applicant had any problem repairing anything that needs repairing.

Ms. Standifird stated she does not have a problem repairing anything that Staff has asked her to repair.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote. The motion did not include releasing the bond.

PUBLIC HEARINGS:

ITEM 24

SITE PLAN AND CONDITIONAL USE REVIEW FOR MCCANDLESS HOUSE RETAIL (MIXED COMMERCIAL), ON 2.59 ACRES LOCATED AT 4136 OLD HILLSBORO ROAD IN THE 2ND VOTING DISTRICT

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

1. Completion of an Affidavit of Compliance to ensure continued adherence to Division 4520(W) of the Williamson County Zoning Ordinance, the applicant's Letter of Intent (Attachment 24-4), and the approved Site Plan (Attachment 24-1);
2. The Site Plan shall be revised to reflect only one (1) ground sign for the site; and
3. All signage be approved per Ordinance requirements.

Chairman Lackey opened the public hearing.

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

Chairman Lackey asked for any comments from Commission members.

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

ITEM 25

SITE PLAN AND CONDITIONAL USE REVIEW FOR PEPOPS FIREWORKS STAND (TEMPORARY FIREWORKS STAND) ON 6.03 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 2ND VOTING DISTRICT

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

1. That the time periods for this approval be limited to eleven (11) days in 2011; specifically from June 25 to July 5, and thirteen (13) days in 2012; specifically from June 23 to July 5;
2. All lighting shall meet the requirements of the Williamson County Zoning Ordinance;
3. This approval shall be valid for two (2) years unless the Site Plan is amended per the criteria set forth in Section 4200 (D) (2) of the Zoning Ordinance; and
4. Provide proof of insurance for the 2012 sales and display period in the amount of \$1,000,000 for bodily injury liability and property damage liability, indicating Williamson County as an additional insured, on or before June 8, 2012.

Chairman Lackey opened the public hearing.

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

Chairman Lackey asked for any comments from Commission members.

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

ITEM 26

SITE PLAN AND CONDITIONAL USE REVIEW FOR THE CHUCKSTORE (RESIDENTIAL BUSINESS), ON 2.13 ACRES LOCATED AT 8740 HORTON HIGHWAY IN THE 3RD VOTING DISTRICT

This item was withdrawn.

FINAL PLATS:

ITEM 27

FINAL PLAT REVIEW FOR TEMPLE HILLS, SECTION 16, PHASE B, CONTAINING 25 LOTS ON 24.06 ACRES LOCATED OFF TEMPLE ROAD IN THE 8TH VOTING DISTRICT

Mr. Horne reviewed the background (see Staff report) recommending approval pending.

1. The posting of a performance bond in the amount of \$250,000 for Roads, Drainage, and Erosion Control improvements; and
2. The posting of performance bonds in the amounts of \$32,780 and \$33,178 for water and sewer respectively, as specified by Harpeth Valley Utility District.

Chairman Lackey asked for any comments from Commission members.

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

OTHER BUSINESS:

ITEM 28

SPRING HOLLOW DEVELOPMENT, LLC AND TOM MOON v. WILLIAMSON COUNTY ACTING BY AND THROUGH THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION, WILLIAMSON COUNTY CHANCERY COURT NO. 39234

The session was closed for Counsel discussion with the Commission.

The session was re-opened. No action was required by the Commission.

Chairman Lackey asked for a motion to adjourn.

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There being no further business, the meeting was adjourned at approximately 7:30 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JUNE 9, 2011

CHAIRMAN JOHN LACKEY