

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF JULY 14, 2011**

**MEMBERS PRESENT**

John Cain  
Don Crohan  
Susan Fisher  
Holli Givens  
John Lackey  
Pete Mosley  
Tom Murdic  
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 Ransom, Attorney  
Sheila Myers, Administrative Assistant  
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, July 14, 2011 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Pratt, Lane and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. A Public Meeting will be held on Tuesday, July 26, 2011 from 6:00 p.m. to 8:00 p.m. at the Williamson County Public Library to discuss Module 3 of the Williamson County Zoning Ordinance update. In addition, a joint meeting will be held on Wednesday, July 27, 2011 between the Planning Commission, County Commission and Board of Zoning Appeals at 6:00 p.m. in the Williamson County Auditorium.
2. The final Leiper's Fork Special Area Plan public meeting will be held on August 18, 2011 at 6:30 p.m. in the Hillsboro Elementary Middle School cafeteria.
3. Items 35 and 36 have been withdrawn.

Mr. Horne also announced the resignation of Robbie Hayes effective July 15, 2011. He stated it has been a pleasure to work with Mr. Hayes and that he will be missed.

Mr. Matteson also stated that it has been a pleasure to work with Mr. Hayes and wished him well in his new endeavors.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the June 9, 2011 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. **2<sup>nd</sup> Addition at Legends Ridge** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
2. **Arno Storage** – Maintenance Bond for Landscaping - \$10,600.  
**Recommendation:** Release the bond.
3. **Belle Vista, Section 1** – Maintenance Bond for Wastewater Treatment System - \$64,500.  
**Recommendation:** Extend in the current amount for a period of one (1) year.

4. **Belle Vista, Section 1 – Not on Consent.**
5. **Belle Vista, Sections 1 & 2 – Maintenance Bond for Wastewater Collection System - \$54,427.**  
**Recommendation:** Extend in the current amount for a period of one (1) year.
6. **Black Hawk, 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.
7. **Black Hawk, Section 3 - Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.**  
**Recommendation:** Extend in the current amount for a period of six (6) months.
8. **Black Hawk, Section 4 - Maintenance Bond for Roads, Drainage and Erosion Control - \$15,000.**  
**Recommendation:** Extend in the current amount for a period of six (6) months.
9. **Breinz Valley Addition, Section 1 – Not on Consent.**
10. **Cartwright Close - Performance Bond for Water - \$333,050.**  
**Recommendation:** Extend in the current amount for a period of six (6) months.
11. **Chardonnay, Section 1 - Maintenance Bond for Wastewater Collection System - \$2,500.**  
**Recommendation:** Release the bond.
12. **Chardonnay, Section 1 - Maintenance Bond for On-Site Water (Milcrofton) - \$14,000.**  
**Recommendation:** Extend in the current amount for a period of six (6) months.
13. **Chardonnay, Section 1 - Maintenance Bond for Wastewater Treatment and Disposal System - \$43,500.**  
**Recommendation:** Extend in the current amount for a period of one (1) year.
14. **Chardonnay, Section 1 - Performance Bond for Off-Site Roads, Drainage and Erosion Control - \$50,000.**  
**Recommendation:** Convert to Maintenance in the amount of \$20,000 and extend for a period of one (1) year.
15. **Chardonnay, Section 1 - Performance Bond for On-Site Roads, Drainage and Erosion Control - \$80,000.**  
**Recommendation:** Convert to Maintenance in the amount of \$30,000 and extend for a period of one (1) year.
16. **Chardonnay, Section 1 - Performance Bond for Off-Site Water (Milcrofton) - \$160,000.**  
**Recommendation:** Extend in the current amount for a period of one (1) year.
17. **Grace Chapel Academy – Performance Bond for Wastewater Collection System - \$35,000.**  
**Recommendation:** Convert to Maintenance in the amount of \$10,500 and extend for a period of two (2) years.
18. **Grace Chapel Academy – Performance Bond for Landscaping - \$57,050.**  
**Recommendation:** Convert to Maintenance in the amount of \$17,200 and extend for a period of nine (9) months.

19. **Grace Chapel Academy** – Performance Bond for Wastewater Treatment & Disposal System - \$88,500.  
**Recommendation:** Convert to Maintenance in the amount of \$26,550 and extend for a period of two (2) years.
20. **Grove Park Addition, Section 1** - Performance Bond for Roads, Drainage and Erosion Control - \$193,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
21. **Hopewell Ridge, Section 1 – Not on Consent.**
22. **King’s Chapel, Section 2A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$130,000.  
**Recommendation:** Reduce to the amount of \$114,000 and extend for a period of six (6) months.
23. **Saddle Springs, Section 1 – Not on Consent.**
24. **Saddle Springs, Phase 2A, Section 1 –Not on Consent.**
25. **Saddle Springs, Phase 2A, Section 2– Not on Consent.**
26. **Saddle Springs, Phase 2A, Section 3 – Not on Consent.**
27. **Saddle Springs, Phase 2A, Section 4 – Not on Consent.**
28. **Saddle Springs, Phase 2A, Section 5 – Not on Consent.**
29. **Saddle Springs, Phase 2A, Section 5** – Affidavit of Compliance for Landscaping - \$1,650.  
**Recommendation:** Release the Affidavit of Compliance.
30. **Saddle Springs, Phase 2A, Section 7 – Not on Consent**
31. **Silver Stream Farm, Section 1B** – Maintenance Bond for Landscaping - \$20,000.  
**Recommendation:** Release the bond.
32. **Silver Stream Farm, Section 2** – Maintenance Bond for Landscaping - \$7,620.  
**Recommendation:** Release the bond.
33. **Stag’s Leap, Section 1** – Maintenance Bond for Wastewater Treatment System - \$64,740.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
34. **Stockett Creek, 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.

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 4**

#### **BELLE VISTA, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL.**

Mr. Andrews reviewed the background (see Staff report) recommending that this bond be extended in the current amount of \$135,000 for a period of three (3) months.

Chairman Lackey asked for any comments.

Commissioner Walton asked if the applicant had met all of the requirements set by the Planning Commission.

Mr. Andrews stated that the asphalt surface mix for Section One has not been placed and the drainage repairs for Section One have not been completed. He stated the applicant has told Staff he is in the process of selecting a contractor to place the asphalt.

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

#### **ITEM 9**

#### **ADDITION TO BRIENZ VALLEY, SECTION 1, PERFORMANCE BOND FOR WATER**

Mr. Horne reviewed the background (see Staff Report) recommending that this bond be deferred for thirty (30) days to determine whether declaration of default is in order for both Sections 1 and 2, as well as to provide an opportunity to furnish notice to all affected parties.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation to defer this Item to the August 11, 2011 meeting. Commissioner Cain seconded the motion, which passed by unanimous vote.

#### **ITEM 21**

#### **HOPEWELL RIDGE, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL.**

Mr. Andrews reviewed the background (see Staff Report) recommending that this bond be extended in the current amount of \$60,000 for a period of six (6) months and that the developer be allowed to place the asphalt surface mix.

Chairman Lackey asked for any comments.

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 23**

#### **SADDLE SPRINGS, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL.**

Mr. Andrews reviewed the background (see Staff Report) recommending that this bond be released.

Chairman Lackey asked for any comments.

Chairman Lackey asked what the build-out for this Section is.

Mr. Andrews stated the build-out is 33%. He stated these are large lots and the majority of lots have been sold and are now owned by other individuals. The remaining lots are owned by Pinnacle Bank and Staff has been working with them to have all of the deficiencies corrected and the asphalt surface mix placed. In addition, he also stated that Pinnacle Bank had completed all of the improvements. He also stated he has met with the Highway Superintendent and he has no problem with this request.

Commissioner Mosley asked what the County's role is if the road is damaged by a builder and the bond has been released. Can the County have the builder repair the damage?

Mr. Andrews stated that once the bond is released and the road is accepted for maintenance by the County Highway Commission and the County Commission, the maintenance of the roads becomes the County's responsibility.

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

#### **ITEM 24**

#### **SADDLE SPRINGS, PHASE 2A, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL.**

Mr. Andrews reviewed the background (see Staff Report) recommending that this bond be released. He also stated that the build-out is at 38%.

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 25**

#### **SADDLE SPRINGS, PHASE 2A, SECTION 2, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL.**

Mr. Andrews reviewed the background (see Staff Report) recommending that this bond be released. The build-out for this section is 50%.

Chairman Lackey asked for any comments.

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

#### **ITEM 26**

#### **SADDLE SPRINGS, PHASE 2A, SECTION 3, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL.**

Mr. Andrews reviewed the background (see Staff Report) recommending that this bond be released. The build-out for this section is 33%.

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.

#### **ITEM 27**

#### **SADDLE SPRINGS, PHASE 2A, SECTION 4, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL.**

Mr. Andrews reviewed the background (see Staff Report) recommending that this bond be released. The build-out for this section is 33%.

Chairman Lackey asked for any comments.

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 28**

**SADDLE SPRINGS, PHASE 2A, SECTION 5, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL.**

Mr. Andrews reviewed the background (see Staff Report) recommending that this bond be released. The build-out for this section is 22%.

Chairman Lackey asked for any comments.

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 30**

**SADDLE SPRINGS, PHASE 2A, SECTION 7, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL.**

Mr. Andrews reviewed the background (see Staff Report) recommending that this bond be released. The build-out for this section is 11%.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Givens seconded the motion, which passed by seven (7) to one (1), with Commission Crohan voting "No".

**PUBLIC HEARINGS:**

**ITEM 35**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR ALEA PROPERTIES, LLC (MIXED COMMERCIAL) ON 24.27 ACRES LOCATED AT 8430 HORTON HIGHWAY IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2011-019)**

This item was withdrawn.

**ITEM 36**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR CROSSROADS NATURAL HORSEMANSHIP (COMMERCIAL STABLE), ON 76 ACRES LOCATED AT 1875 BURKE HOLLOW ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2011-020)**

This item was withdrawn.

**PRELIMINARY PLATS:**

**ITEM 37**

**(REVISED) PRELIMINARY PLAT REVIEW FOR WATKINS CREEK, PHASE 5, CONTAINING 50 LOTS ON 41.85 ACRES LOCATED OFF N. CHAPEL ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2011-303)**

Mr. Hayes reviewed the background (see Staff Report) recommending approval of this request.

In conjunction with final plat consideration the following items will need to be addressed:

1. Establishment of a performance bond for roads, drainage, and erosion control;

2. Establishment of performance bonds for water improvements in favor of Milcrofton Utility District;
3. Establishment of performance bonds for the wastewater collection system;
4. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
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. Hayes noted that several letters concerning this item have been placed before the Commission.

Mr. Matteson clarified that this Phase 5 is not a new Phase and that the overall Site Plan that was approved for the development included lots in this area of the property. Mr. Matteson highlighted some of the concerns expressed in the correspondence. Mr. Matteson indicated that one of the concerns related to a lack of public notice and indicated that there is no requirement for a public hearing or specific public notice for a Preliminary Plat. Mr. Matteson also noted that the variance request does not rise to the level of requiring written notice to the property owners. Mr. Matteson mentioned that a second concern was that there is no reference on the plat that the recorded covenants and restrictions for the subdivision will apply to this Phase 5. When the Final Plat is submitted, Staff will ensure that the covenants cover the entire development and sufficiently address the maintenance of common open space. Mr. Matteson indicated that one of the most frequently-cited concerns expressed in the correspondence relates to the location of Lot 501, which is located adjacent to several lots in Section 2 and which is detached from the other lots in this Phase.

Steve Clifton, of Clifton and King, was in attendance for any questions. Chairman Lackey asked for any comments.

Commissioner Givens asked if Lot 501 is located in a Flood Zone.

Mr. Matteson stated that Lot 501 is not located within the one-hundred year flood plain.

Commissioner Givens asked why Lot 501 is located where it is.

Mr. Clifton stated this lot has always been at this location since the Site Plan was approved in 2000. He also stated the developer who is holding a meeting with homeowners at this very time, is willing to eliminate Lot 501 and dedicate it as open space. He stated the developer has given him his approval to make this commitment.

Commissioner Crohan asked for clarification regarding the requested right-of-way variance.

Mr. Heflin stated that the Planning Commission, at some point, decided they did not want sidewalks located within the right-of-way. So one of the accepted approaches was to grant variances to the forty feet right-of-way because the County does not have utilities that need to be in that space, this way the applicants can use this area for sidewalks.

There being no other comments, Commissioner Walton made a motion to accept Staff's recommendation with the stipulation that Lot 501 is eliminated and a revised Preliminary Plat reflecting the deletion of this lot be submitted to the Planning Department. Commissioner Givens seconded the motion, which passed by unanimous vote.

**OTHER:**

**ITEM 38**

**UPDATE ON MYSTIC RIDGE (A.K.A. STILLWATER) LOCATED OFF COX ROAD  
IN THE 5<sup>TH</sup> VOTING DISTRICT**

Mr. Matteson reviewed the background (see Staff Report).

Mr. Charles Morton, attorney representing Eagle Ridge Investments, stated at this time his client continues to maintain the Golf Course. At this time Eagle Ridge and its Lender are attempting to sever ties. There are a couple of different options in the works. His client has informed him that within sixty (60) to ninety (90) days the ties should be severed. The developer plans on continuing with this development as soon as financing is worked out.

There being no comments, Commissioner Murdic made a motion that the applicant appear before the Planning Commission at the October 13, 2011 meeting to provide another update on the development. Commissioner Cain Seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 7:40 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL  
PLANNING COMMISSION ON AUGUST 11, 2011**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY