

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 8, 2011**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Steve Lane
Pete Mosley
Tom Murdic
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Aaron Holmes, Planning Coordinator
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, September 8, 2011 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Three (3) Public Meetings were held to present to the public Module 3 of the update to the Williamson County Zoning Ordinance. The meetings were held at 6:30 p.m. on Thursday, August 25th at the Cafeteria of Grassland Middle School; Monday, August 29th at the Cafeteria of Page Middle School; and Tuesday, August 30th at the Burwood Community Center.
2. A focus group meeting was held with the Real Estate Community and meetings are being scheduled for representatives of the Development Consulting and the Agricultural Community
3. A meeting was held August 24th concerning the preliminary findings of the update to the Williamson County Major Thoroughfare Plan. Another meeting will be held in approximately two (2) weeks with adoption of the Plan in November.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the August 11, 2011 Planning Commission meeting.

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

CONSENT AGENDA:

BONDS:

1. **Addition to Legends Ridge, Section 1– Not on Consent.**
2. **Animal Haven** – Maintenance Bond for Landscaping - \$2,000.
Recommendation: Release the bond.
3. **Brienz Valley Addition, Section 1 – Not on Consent.**
4. **Brienz Valley, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control – \$40,000.
Recommendation: Review at the December, 2011 meeting.

5. **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.
6. **Delta Springs** – Maintenance Bond for Roads, Drainage and Erosion Control – \$125,000.
Recommendation: Extend in the current amount for a period of six (6) months.
7. **Inns of the Cove, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System – \$74,639.
Recommendation: Extend in the current amount for a period of one (1) year.
8. **Inns of the Cove, Section 1** – Maintenance Bond for Wastewater Collection System – \$80,861.
Recommendation: Extend in the current amount for a period of one (1) year.
9. **King’s Chapel Amenity Center** – Maintenance Bond for Landscaping – \$2,355.
Recommendation: Release the bond.
10. **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.
11. **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.
12. **Silver Stream Farm, Section 5** – Performance Bond for Landscaping – \$13,000.
Recommendation: Convert to Maintenance in the amount of \$6,400 and extend for a period of seven (7) months.

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

ITEM 1

ADDITION TO LEGENDS RIDGE, SECTION 1, MAINTENANCE BOND FOR ROADS DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending that the developer be allowed to place the asphalt surface mix, and that the bond be extended in the current amount of \$40,000 for a period of six (6) months.

Chairman Lackey asked for any comments.

Commissioner Walton stated after doing some research he now understands that once a road is complete it has to be approved by the County Commission, and if it is not up to par the County can vote not to accept it until the deficiencies are corrected. He stated he is now more comfortable accepting these types of requests.

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

ITEM 3

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

Mr. Horne stated the applicant is requesting a deferral to the October meeting.

Chairman Lackey asked for any comments.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation to defer this Item to the October 13, 2011 meeting. Commissioner Murdic seconded the motion, which passed by unanimous vote.

PRELIMINARY PLATS:

ITEM 13

PRELIMINARY PLAT REVIEW FOR STAG'S LEAP, PHASE 3, CONTAINING 28 LOTS ON 28.85 ACRES LOCATED OFF ARNO ROAD IN THE 4TH VOTING DISTRICT (1-2011-305)

Mr. Holmes reviewed the background (see Staff report) recommending approval of the preliminary plat.

The following must be addressed in conjunction with Final Plat consideration:

1. Establishment of a performance bond for roads, drainage and erosion control;
2. Establishment of a performance bond for water improvements as specified by Milcrofton Utility District;
3. Establishment of a performance bond for the sewer collection system;
4. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
5. Lot 324 must be connected to the sewer system that serves the development, and the existing septic system must be abandoned in accordance with County regulations;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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.

Chairman Lackey asked for any comments.

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.

OTHER:

ITEM 14

APPROVAL OF THE PLANNING COMMISSION'S MEETING SCHEDULE FOR 2012

Mr. Horne recommended approval of the proposed 2012 meeting schedule.

Chairman Lackey asked for any comments.

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

CLOSED SESSION:

ITEM 15

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 approximately ten (10) minutes.

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 7:25 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON OCTOBER 13, 2011

_____ CHAIRMAN JOHN LACKEY