

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JANUARY 12, 2012**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
Holli Givens
John Lackey
Pete Mosley
Tom Murdic
Paul Pratt, Jr.
Brian Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Anna Shell, 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, January 12, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Crohan arrived at approximately 7:05 p.m. after Roll Call. Commissioners Baldree and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Item 14 and Item 19 have been withdrawn.
2. Three (3) public meetings will be held this month to present the Proposed Zoning Maps to the public.. The meetings will begin at 6:30 p.m. on the following days:
 - Monday, January 23, 2012, Grassland Middle School
 - Tuesday, January 24, 2012, Burwood Community Center
 - Wednesday, January 25, 2012, Page Middle School

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the December 8, 2011 Planning Commission meeting.

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

Chairman Lackey asked for a motion to consider the minutes of the December 15, 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. **2nd 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. **Belle Vista, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000.

- Recommendation:** Reduce to the amount of \$57,000 for a period of six (6) months and request that the developer provide the record drawings of the stormwater infrastructure from the design engineer, including the sealed stormwater statement and the geotechnical certification from the geotechnical engineer.
3. **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.
 4. **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.
 5. **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.
 6. **Cartwright Close** – Performance Bond for Water (Mallory Valley) - \$333,050.
Recommendation: Extend in the current amount for a period of one (1) year.
 7. **Chardonnay, Section 1** – Maintenance Bond for On-Site Water - \$14,000.
Recommendation: Release the bond.
 8. **Cherry Valley** – Maintenance Bond for Roads, Drainage and Erosion Control - \$12,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 9. **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.
 10. **Hopewell Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$60,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 11. **King's Chapel, Section 2A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$114,000.
Recommendation: Extend in the current amount for a period of six (6) months.
 12. **Pet Vet** – Performance Bond for Landscaping - \$11,000.
Recommendation: Extend in the current amount for a period of three (3) months.

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

PUBLIC HEARINGS:

ITEM 13

SITE PLAN AND CONDITIONAL USE REVIEW FOR DOLAN'S COMMERCIAL VENUE, (RURAL RETREAT—EXTENSIVE, COMMERCIAL RETAIL), ON 22.27 ACRES LOCATED AT 8241 MALACHI LANE IN THE 5TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff report) recommending approval of the request subject to the following stipulations:

1. The issuance of a Land Disturbance Permit;
2. All signage must be approved per Ordinance requirements;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
4. The posting of a Landscaping Bond in the amount of \$11,650; and
5. Completion of an Affidavit of Compliance to ensure continued adherence to the Williamson County Zoning Ordinance, Division 4400 (BB) of said Ordinance, and the approved Site Plan.

Chairman Lackey opened the public hearing.

There being no one wishing to speak, Chairman Lackey closed the public hearing.

Mr. Mark Cantrell, Arrowhead Surveying, representing the applicant, was in attendance for any questions.

Chairman Lackey asked for any comments from the Commission

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

NON-RESIDENTIAL SITE PLANS:

ITEM 14

SITE PLAN REVIEW FOR ARRINGTON VINEYARD WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 20 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (5-2011-040)

This item was withdrawn.

ITEM 15

NON-RESIDENTIAL SITE PLAN REVIEW FOR DEER RUN RETREAT, (REVISED), ON 75.96 ACRES LOCATED AT 3845 PERKINS ROAD IN THE 2ND VOTING DISTRICT (5-2011-036).

Ms. Shell reviewed the background (see Staff report) recommending approval of the request with the stipulation that the applicant complete an Affidavit of Compliance to ensure continued adherence to Division 4400 (BB) of the Williamson County Zoning Ordinance (see Attachment 15-4) and the approved revised Site Plan.

Chairman Lackey asked for any comments from the Commission.

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 16

SITE PLAN REVIEW FOR GRACE CHAPEL OFFICE CONVERSION, ON 51.05 ACRES LOCATED AT 3279 SOUTHALL ROAD IN THE 2ND VOTING DISTRICT (5-2011-034)

Commissioner Givens stated she wished to recuse herself from this Item.

Mr. Matteson reviewed the background (see Staff report) recommending approval of the request subject to the following stipulations:

1. The consolidation plat referenced in the November 2011 Staff Report (See Attachment 16-5) be recorded prior to the issuance of an approved Zoning Certificate; and
2. The posting of a Performance Bond for landscaping in the amount of \$10,660.

Chairman Lackey asked for any comments from the Commission.

Mr. Jason Morelock, Perry Engineering, representing the applicant, was in attendance for any questions.

Commissioner Pratt asked how long the church has been operating their office from this converted house and if the applicant was notified that they were operating in violation of the Zoning Ordinance.

Mr. Matteson stated when the County was made aware of the house being used as an office without the proper approval, the Department of Codes Compliance notified the owner that they were in violation and this is the applicant's attempt to get the office conversion approved.

Commissioner Walton asked if the current septic system for this home is adequate for an office conversion.

Mr. Matteson stated the applicant is going to abandon the current septic system and utilize the existing alternative wastewater system that the church currently uses. The County's wastewater consultant has reviewed this and has determined there is adequate capacity for this use.

Commissioner Walton stated he felt it would be more in character to plant landscaping as a buffer instead of a fence.

Mr. Matteson stated the Zoning Ordinance provides a number of options for achieving the required buffer, and one of those options is the use of a stockade fence. This is the option the applicant has proposed and this does meet the Ordinance requirements.

Commissioner Walton also stated he had received several calls from neighbors and one of those neighbors has a water meter which would now be on the church property.

Mr. Morelock stated they were aware of the meter being on the property and would lower it if need be.

Commissioner Pratt stated he has also received several phone calls concerning this request. He stated he is concerned about the neighbor who will

basically be landlocked by the church's property. He stated he would recommend the neighbor and the church have a meeting to discuss fencing, buffering, trees, etc. and try to come to some agreement. He believes there is a better buffer option than an eight (8) foot fence surrounding the neighbor's property.

Mr. Morelock stated there will be landscaping on the neighbor's side of the fence.

Mr. Steve Berger, Pastor of Grace Chapel, stated the church has met with the neighbor on more than one occasion. He discussed the church's unsuccessful negotiations to purchase the property from the adjacent neighbor. He also stated he had met with the neighbor a few more times, including the previous evening.

Commissioner Pratt stated he believes the church is a great church, but he is trying to understand the adjacent property owner's feelings.

Mr. Berger stated he has given the adjacent owner multiple opportunities to sell at fair market value and has only been treated with contempt.

Ms. Ransom reminded the Commission that purchase negotiations between the church and adjacent property owner is not relevant to the review of the site plan, landscaping, fencing, etc that this body is considering.

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

SKETCH PLANS:

ITEM 17

SKETCH PLAN REVIEW FOR ESTATES OF GALLANT RIDGE, CONTAINING 10 LOTS ON 12.73 ACRES LOCATED OFF SOUTH CAROTHERS ROAD IN THE 4TH VOTING DISTRICT (1-2011-101)

Mr. Holmes reviewed the background (see Staff report) stating a number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Prior to submission of a Preliminary Plat, a geotechnical assessment must be conducted to determine the existence and location of any sinkholes on the property;
2. Identification of critical lots demonstrating protection of the requisite percentage of natural resources;
3. Submission of roads, drainage and erosion control plans, including hydraulic, hydrologic, and stormwater quality evaluations, for review and approval by the County Engineer; and
4. Submission of water plans for review and approval by Milcrofton Utility District.

The Final Plat must address the following:

1. Prior to Final Plat consideration, the applicant shall submit HOA documents for review and approval by the County Attorney for Planning and Environment. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;

2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
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;
6. Final approval of septic systems for each lot from the Williamson County Department of Sewage Disposal Management;
7. Dedication of right-of-way thirty (30) feet off the centerline of South Carothers Road; and
8. Providing 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 Final Plat.

Mr. Holmes stated an email concerning this proposal has been placed before the Commission. Concerns noted in the email included drainage, sight distance, and the presence of sinkholes.

Chairman Lackey asked for any comments from Commission members.

Commissioner Mosley stated he spoke to the neighbor who sent in the email and that he was concerned with sight distance and stormwater containment on this site.

No vote was required.

FINAL PLATS:

ITEM 18

FINAL PLAT REVIEW FOR LOG VALLEY TRAIL ESTATES. LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 72.17 ACRES LOCATED OFF DRURY LANE IN THE 2ND VOTING DISTRICT (1-2011-407)

Ms. Shell reviewed the background (see Staff report) recommending approval of the request subject to the following:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat.
2. The approval of the individual on-site septic systems for each lot by the Williamson County Department of Sewage Disposal Management.

Chairman Lackey asked for any comments from Commission members.

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

ITEM 19

FINAL PLAT REVIEW FOR REYNOLDS PROPERTY. LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 151.89 ACRES LOCATED OFF OLD ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2011-409)

This item was withdrawn.

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There being no further business, the meeting was adjourned at approximately 7:35 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON FEBRUARY 9, 2012

CHAIRMAN JOHN LACKEY