

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MARCH 8, 2012**

MEMBERS PRESENT

Robin Baldree
John Cain
Don Crohan
Susan Fisher
John Lackey
Steve Lane
Pete Mosley
Tom Murdic
Brian Sanders

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
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, March 8, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, Pratt and Walton were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Items 15 and 17 have been withdrawn.
2. A reminder that a specially called Planning Commission Meeting will be held on March 15, 2012 at 7:00 p.m., at which time the Public Hearing will be held related to adoption of the update to the Williamson County Zoning Ordinance. Also, material pertaining to the secondary effects of Adult Oriented Entertainment establishments is available for the Commission members to review in the Community Development office.
3. A summary of items concerning pending legislation before the General Assembly has been placed before the Commission for review.
4. Item 3 has been removed from Consent to be heard separately.
5. Summaries of Module 1 & 2 and Module 3 have been placed before the Commission for review.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the February 9, 2012 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. **Addition to Legends Ridge, Section 2A, Lot 924** – Performance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Increase to the amount of \$65,000 and extend for a period of six (6) months.
2. **Addition to Legends Ridge, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$40,000.
Recommendation: Extend in the current amount for a period of six (6) months.
3. **Cartwright Close** – Not on Consent.
4. **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.
5. **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.
 6. **Pet Vet** – Performance Bond for Landscaping - \$11,000.
Recommendation: Convert to maintenance in the amount of \$3,300 for a period of six (6) months.
 7. **Security Central Storage** – Performance Bond for Landscaping - \$10,350.
Recommendation: Extend in the current amount for a period of three (3) months.
 8. **Silver Stream Farm, Section 1B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$120,000.
Recommendation: The bond be reviewed again at the April, 2012 Planning Commission meeting.
 9. **Silver Stream Farm, Section 3** – Maintenance Bond for Sewer Services and Improvements - \$19,000
Recommendation: Release the bond.

Final Plats:

16. FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 6A, CONTAINING 14 LOTS ON 5.15 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5TH VOTING DISTRICT

Staff recommended approval of this plat subject to the following:

1. Posting of a performance bond in the amount of \$100,000 for roads, drainage, and erosion control;
2. Posting of a performance bond for water services in the amount of \$32,000, as specified by the Nolensville/College Grove Utility District;
3. Posting of a performance bond for sewer services in the amount of \$51,000, as specified by Metro Nashville Water and Sewerage Services;
4. Posting of a performance bond in the amount of \$8,241 for landscaping improvements;
5. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Submission 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.

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 3

CARTWRIGHT CLOSE, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Ms. Ransom stated that due to the recent failure of Tennessee Commerce Bank, there is a potential that several Letters of Credit will be "repudiated" by the

FDIC, potentially creating a “default” of this and two other developments. It was recommended that this bond, as well as those affecting the remaining two developments be placed on the April, 2012 agenda for review.

Chairman Lackey asked for any comments from the Commission.

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

PUBLIC HEARINGS:

ITEM 10

SITE PLAN AND CONDITIONAL USE REVIEW FOR MID AMERICA DISTRIBUTORS (TEMPORARY FIREWORKS STAND), ON 77.16 ACRES LOCATED ON LIBERTY PIKE IN THE 4TH VOTING DISTRICT (5-2012-005)

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

1. That the time period for this approval be limited to nine (9) days annually; specifically from June 27 through July 5;
2. 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 Williamson County Zoning Ordinance;
3. That the applicant be required to provide proof of insurance in the amount of \$1,000,000 each occurrence for bodily injury liability and property damage liability prior to June 13, 2013, indicating Williamson County as an additional insured;
4. That the applicant be required to hire a police officer to direct traffic on July 3 and 4, 2012 and 2013 from 4 p.m. to 8 p.m.; and
5. No parking shall be permitted along Liberty Pike.

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 the Commission.

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

RESIDENTIAL SITE PLANS:

ITEM 11

RESIDENTIAL SITE PLAN REVIEW FOR THE GROVE (a.k.a. LAUREL COVE), (REVISED), CONTAINING 820 LOTS ON 1,176 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2012-100)

Mr. Matteson reviewed the background (see Staff report) recommending approval of the revised Site Plan. The following items must be addressed with future submittals:

The Preliminary Plat(s) must address the following:

1. Submission of road (on-and off-site), drainage and erosion control plans, including hydraulic, hydrologic, and stormwater quality evaluations, for

review/approval by the County Engineer. Such would include off-site improvements as stipulated in the traffic study review findings provided by the County's traffic engineering consultant (See Attachment 11-3). Off-site roadway improvements must be approved by the Highway Commission or TDOT as applicable.

The improvements to Eudailey-Covington Road, including the right turn lane at the site entrance, shall be approved prior to consideration of the Preliminary Plat that includes the 201st lot within the development. The improvements to Arno-College Grove Road, including left and right turn lanes at the site entrance, shall be approved prior to consideration of the Preliminary Plat that proposes the opening of this site entrance.

2. Submission of water plans for review and approval by Milcrofton Utility District;
3. Submission of construction plans for all required sewer Collection facilities to TDEC, the County's consultant, and staff;
4. Designation of Lowest Floor Elevations (LFE) for lots adjacent to the floodplain; and
5. Identification of critical lots demonstrating protection of the requisite percentage of natural resources.

The Final Plat submittal(s) must address the following:

1. Prior to the final plat submittal that includes the 201st lot within the development, the improvements to Eudailey-Covington Road, including the right turn lane at the site entrance, must be completed in accordance with the approved plans;
2. Prior to the final plat submittal that opens the Arno-College Grove site entrance, the improvements to Arno-College Grove Road, including the right turn lane at the site entrance, must be completed in accordance with the approved plans;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of a performance bond for the sewer treatment, disposal, and collection system as applicable;
6. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
8. Dedication of right-of-way 30-feet off centerline of Arno-College Grove Road; and
9. Submission 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 from the Commission.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 12

SITE PLAN REVIEW FOR ARRINGTON VINEYARDS RURAL RETREAT, ON 20 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (5-2012-006)

Mr. Matteson reviewed the background (see Staff report) recommending approval of the Preliminary Site Plan. The following items must be addressed in conjunction with Final Site Plan submittal:

1. The parcels that comprise the site shall be combined into a single parcel;
2. Construction of the wastewater treatment and disposal system shall be completed and approved by TDEC prior to Final Site Plan submittal;
3. Establishment of a Performance Bond for the wastewater treatment and disposal system;
4. Establishment of a Performance Bond for landscaping;
5. Abandonment of residual sub-surface septic system be completed, inspected and approved by the Department of Sewage Disposal Management;
6. The following items shall be filed along with the Final Site Plan submittal:
 - a. A letter from TDEC stating that the wastewater treatment and disposal system was installed and is functioning;
 - b. A sealed certification from the design engineer that the wastewater treatment and disposal system was constructed in accordance with the approved construction plans and specifications; and
 - c. A letter from the owner/utility provider stating it has accepted the wastewater treatment and disposal system and is currently operating same.

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.

PRELIMINARY PLATS:

ITEM 13

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 (1-2012-300)

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

In conjunction with Final Plat consideration, the following items will need to be addressed:

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.

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 14

PRELIMINARY PLAT REVIEW FOR THE GROVE (a.k.a. LAUREL COVE), PHASE 1, (REVISED), CONTAINING 112 LOTS ON 558.60 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2012-301)

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Preliminary Plat, along with the requested roadway variances.

In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to the final plat submittal that includes the 201st lot within the development, the improvements to Eudailey-Covington Road, including the right turn lane at the site entrance, must be completed in accordance with the approved plans;
2. Prior to the final plat submittal that opens the Arno-College Grove site entrance, the improvements to Arno-College Grove Road, including the left and right turn lanes at the site entrance, must be completed in accordance with the approved plans;
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of a performance bond for the sewer treatment, disposal, and collection system as applicable;
6. Submission of landscaping plans and establishment of appropriate performance bonds for landscaping;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

8. Submission 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 from the Commission.

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

FINAL PLATS:

ITEM 15

FINAL PLAT REVIEW FOR IVAN CREEK, (REVISED), CONTAINING 58 LOTS ON 127.76 ACRES LOCATED OFF PEYTONSVILLE ROAD IN THE 3RD VOTING DISTRICT (1-2012-403)

This item was withdrawn.

ITEM 16

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 6A, CONTAINING 14 LOTS ON 5.15 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT 1-2012-402)

This item was on Consent.

ITEM 17

FINAL PLAT REVIEW FOR STANFORD ACRES. LARGE LOT EASEMENT SUBDIVISION, CONTAINING 2 LOTS (2ND AND 3RD LOT ON EASEMENT), ON 15 ACRES LOCATED OFF PEYTONSVILLE ROAD IN THE 3RD VOTING DISTRICT (1-2012-404)

This item was withdrawn.

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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 APRIL 12, 2012

_____ CHAIRMAN JOHN LACKEY