

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MAY 10, 2012**

MEMBERS PRESENT

Robin Baldree
John Cain
Don Crohan
Holli Givens
John Lackey
Pete Mosley
Tom Murdic
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Katy Daugherty, Planner
William Andrews, Assistant to County Engineer
Kristi Ransom, Attorney
Sheila Myers, Administrative Assistant
Lania Escobar, Secretary
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, May 10, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Fisher, Lane, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. The County Commission will hold a public hearing on May 14, 2012 at 7:00 p.m. to consider the adoption of the Update to the Williamson County Zoning Ordinance and Official Zoning Map.
2. A letter from Puryear, Newman and Morton, PLLC, concerning an update on the Mystic Ridge development, has been provided to the Commission. The letter indicates that the foreclosure has been postponed until May 31, 2012.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the April 12, 2012 Planning Commission meeting.

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

OLD BUSINESS:

ITEM 2

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

Ms. Ransom reviewed the background (see Staff report) recommending that the development be declared in Default, with the proper notice placed in the Register of Deeds office, notice given to the Directors of Building Codes and Codes Compliance and notice provided to each property owner in this development.

Ms. Ransom noted that she has been in discussion with the County Mayor and Staff exploring other potential recourse against the developer per the bond agreement. She stated that she is also researching what the response to the FDIC should be, possibly a Proof of Claim for the amount of the Letter of Credit.

Chairman Lackey asked for any comments from the Commission.

Commissioner Walton asked, if the subdivision goes into default, will the plans that were put in place when the subdivision was developed still have to be adhered to by the new owners.

Ms. Ransom for the entitlement, this is a Final Plat so whoever purchases it will be purchasing it subject to the standards and requirements currently in place unless the plat is invalidated, and that can only be done if all of the property owners in the development agree to it.

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

ITEM 3

GROVE PARK, ADDITION 1, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Ms. Ransom reviewed the background (see Staff report) recommending that the development be declared in Default, with the proper notice placed in the Register of Deeds office, notice given to the Directors of Building Codes and Codes Compliance and notice provided to each property owner in this development.

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.

ITEM 4

IVAN CREEK, PERFORMANCE BOND FOR LANDSCAPING

Ms. Ransom reviewed the background (see Staff report) recommending that this bond be extended in the current amount for six (6) months with the condition that the original Letter of Credit be received within thirty (30) days.

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.

ITEM 5

IVAN CREEK, PERFORMANCE BOND FOR OFF-SITE ROAD IMPROVEMENTS

Ms. Ransom reviewed the background (see Staff report) recommending that this bond be extended in the current amount for six (6) months with the condition that the original Letter of Credit be received within thirty (30) days.

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.

ITEM 6

IVAN CREEK, PERFORMANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Ms. Ransom reviewed the background (see Staff report) recommending that this bond be extended in the current amount for six (6) months with the condition that the original Letter of Credit be received within thirty (30) days.

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.

CONSENT AGENDA:

BONDS:

8. **Arrington Retreat, Section 1** – Maintenance Bond for Landscaping - \$34,725
Recommendation: Release the bond.
9. **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.
10. **Bell Pond** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Extend in the current amount for a period of six (6) months.
11. **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.
12. **Breiz Valley Addition, Section 2** – Performance Bond for Landscaping - \$4,800.
Recommendation: Extend in the current amount for a period of six (6) months.
13. **Chardonnay, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$220,000.
Recommendation: Extend in the current amount for a period of six (6) months.
14. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment System - \$90,000.
Recommendation: Extend in the current amount for a period of one (1) year.
15. **Durham Manor** – Maintenance Bond for Roads, Drainage and Erosion Control - \$210,000.
Recommendation: Extend in the current amount for a period of six (6) months.
16. **Gateway Church** – Performance Bond for Landscaping - \$36,250.
Recommendation: Extend in the current amount for a period of one (1) year.

17. **Inns of the Cove, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$575,000.
Recommendation: Extend in the current amount for a period of six (6) months.
18. **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 condition this project be completed at that time or the bond could be called.
19. **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.
20. **The Grove, Section 1 (aka Laurel Cove)** – Performance Bond for Roads, Drainage and Erosion Control - \$75,000.
Recommendation: This bond be reviewed at the June, 2012 Regional Planning Commission meeting.
21. **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.
22. **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.
23. **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.
24. **Stag's Leap, Section 2A** – Maintenance Bond for Wastewater Collection System - \$14,520.
Recommendation: Release the bond.
25. **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.
26. **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.
27. **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.

Final Plats:

28. **FINAL PLAT REVIEW FOR STAG'S LEAP, SECTION 3A, CONTAINING 2 LOTS ON 1.08 ACRES LOCATED OFF ARNO ROAD IN THE 4TH VOTING DISTRICT**

Staff recommends approval of this plat subject to the following:

1. Establishment of a performance bond for roads, drainage and erosion control in the amount of \$9,000;
2. This section cannot be put to record until the water bond for Section 2B has been posted;
3. Establishment of a performance bond for the sewer collection system in the amount of \$5,100;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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.

29. FINAL PLAT REVIEW FOR STAG'S LEAP, SECTION 2B, CONTAINING 12 LOTS ON 6.88 ACRES LOCATED OFF ARNO ROAD IN THE 4TH VOTING DISTRICT

Staff recommends approval of this plat subject to the following:

1. Establishment of a performance bond for roads, drainage and erosion control in the amount of \$227,000;
2. Establishment of a performance bond for water improvements as specified by Milcrofton Utility District in the amount of \$90,000;
3. Establishment of a performance bond for the sewer collection system in the amount of \$30,600;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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.

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

FINAL PLATS:

ITEM 30

FINAL PLAT REVIEW FOR UNDERWOOD SUBDIVISION. LARGE LOT EASEMENT SUBDIVISION, CONTAINING 2 LOTS (2ND AND 3RD LOT OFF EASEMENT), ON 26.55 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 4TH VOTING DISTRICT (1-2012-409)

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

1. The issuance of a Land Disturbance Permit; and
2. The approval of the individual on-site septic systems for each lot by the Williamson County Department of Sewage Disposal of Management.

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 31

**FINAL PLAT REVIEW FOR JOSH CAMPBELL LARGE LOT EASEMENT
SUBDIVISION, CONTAINING 1 LOT (3RD LOT OFF EASEMENT), ON 9.98
ACRES LOCATED OFF SHOALS BRANCH ROAD IN THE 2ND VOTING
DISTRICT (1-2012-410)**

Mr. Sweet reviewed the background (see Staff report) recommending approval subject to the signatures of all owners of the three (3) parcels taking access from the Ingress/Egress/Utility Easement being obtained on the Private Driveway Notation prior to recording of the plat.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked if the other owners who access the easement have given their approval for this.

Mr. Sweet stated that the plat could not be recorded until the other owners' signatures have been affixed to the plat.

There being no other comments, Commissioner Givens made a motion to accept Staff's recommendation. 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 7:22 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON JUNE 14, 2012**

_____ CHAIRMAN JOHN LACKEY