

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF SEPTEMBER 13, 2012**

**MEMBERS PRESENT**

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

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Katy Rucker, 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 13, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcement:

1. Staff received request for a non-agenda item regarding a road name change for Chardonnay, Section 4.

Mr. Matteson made the following announcements:

2. The Grassland Village Special Area Plan process has started. Postcards have been mailed out to property owners in the area requesting volunteers for the Citizen's Advisory Committee, and the information has also been placed on the Williamson County Website. Staff has had a very good response to this request and at the October meeting Staff will be asking the Planning Commission to endorse the makeup of this Committee.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the August 9, 2012 Planning Commission meeting.

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

**CONSENT AGENDA:**

**BONDS:**

3. **Addition to Legends Ridge, Section 2A, Lot 924** – Performance Bond for Roads, Drainage and Erosion Control - \$65,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
4. **Addition to Legends Ridge, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$8,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
5. **Chardonnay, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$30,000.  
**Recommendation:** Release the bond.
6. **Chardonnay, Section 3** – Maintenance Bond for Water (Milcrofton) - \$8,500.  
**Recommendation:** Extend in the current amount for a period of one (1) year.

7. **Cherry Valley** – Maintenance Bond for Roads, Drainage and Erosion Control - \$12,000.  
**Recommendation:** Release the bond.
8. **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.
9. **Inns of the Cove, Section 1** – Maintenance Bond for Wastewater Treatment & Disposal System - \$74,639.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
10. **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.
11. **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.
12. **Pet Vet** – Maintenance Bond for Landscaping - \$3,300.  
**Recommendation:** This bond will be re-reviewed at the October 11, 2012 meeting.
13. **Traders Post** – Performance Bond for Landscaping - \$3,750.  
**Recommendation:** Convert to maintenance in the amount of \$1,500 for a period of six (6) months.

**Final Plats:**

**19. FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 6B, CONTAINING 16 LOTS ON 8.63 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT**

Staff recommends approval of this plat subject to the following stipulations:

1. Posting of a Performance Bond in the amount of \$103,000 for roads, drainage, and erosion control;
2. Posting of a Performance Bond for water improvements in the amount of \$35,000 as specified by the Nolensville/College Grove Utility District;
3. Posting of a Performance Bond for sewer improvements in the amount of \$15,000 as specified by Metro Nashville Water and Sewer Services;
4. Posting of a Performance Bond for landscaping improvements in the amount of \$54,300;
5. Execution and recording of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. Submission of two 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 Cain seconded the motion, which passed by unanimous vote.

**PUBLIC HEARINGS:**

**ITEM 14**

**AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE, EFFECTIVE JANUARY 1, 2013, REGARDING THE HAMLET (H) AND MGA-HAMLET (MGA-H) ZONING DISTRICTS (6-2012-005)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of the proposed Amendment and that the Resolution be forwarded to the County Commission for adoption.

Chairman Lackey opened the public hearing.

Mr. Rob Shaffer, 1804 Popes Chapel Road, stated he did not believe any changes should be made to the Ordinance regarding the building size and that it should be kept as written in order to preserve the character of these small areas.

Mr. Wayne Jones, 6407 Peytonsville-Arno Road, stated he lives at the base of SR-840 and because of where his property is located it is only good for some type of commercial use. He believes each Hamlet should have its own individual study done because one size does not fit all.

Mrs. Diane Jones, 6407 Peytonsville-Arno Road, stated they were zoned Crossroad Center and now they are zoned Hamlet. She stated because of her land being located at the SR-840 exit, it will never be rural and no one would ever want to buy it except for a commercial use.

Mr. Greg Langeliers, 915 Battlefield Drive, Nashville, stated he understands how difficult this process is and he believes doing design review would be a good idea. He stated that one size fits all, given the topography of the area, does not work. He also stated he believes the balance that Staff has come up with is a good idea.

Mr. David Giles, 6868 Bethesda-Arno Road, stated he wants the area to remain as is.

Mr. Charles Moore, 5106 Pheasant Run Trail, stated he believes Staff has done their best to reach a compromise on this issue. He stated he owns a farm on Carter's Creek Pike where the SR-840 exit is in Burwood. He also stated that this property was zoned Community Crossroads (CC) and would allow commercial use. He asked that the property continue to be commercial because that is the only good use for this property because of the SR-840 exit.

Mr. David Taylor, 6293 Meeks Road, stated he still has opposition to the amount of square footage that is being allowed in the Hamlet District. He stated the CC Zoning District has been divided into two, the Village and the Hamlet, and he believes this is a mistake. He stated if a Hamlet is ever going to be considered a Village then special area plans will have to be conducted and this will encumber development in those areas and with the current zoning of CC there would be no encumbrance. He asked if the Hamlet could be eliminated and everyone who is currently zoned CC stay zoned CC. He agrees one size does not fit all.

Mr. Alan Poteete, 5351 Carters Creek Pike, stated that studies should be done to each Hamlet area and if growth is going to occur, don't hinder it. Each area is different and growth is going to occur at different rates and in Burwood, with the SR-840 exit, growth is going to happen.

Mr. Paul Grammar, 4819 Highway 96, stated he is currently zoned CC and would like the area to continue to be zoned CC, but if it has to be changed; then the size of buildings needs to be increased.

Mr. Wayne Jadoobirsingh, 8650 Taliaferro Road, stated each person's property should be considered on an individual basis when it comes to zoning rules and regulations.

Mr. Marc Stewart, 6238 Patton Road, stated one size zoning does not fit all and he would ask the Commission to take into consideration that everyone inside a Hamlet or Village may not be the same size and it may not fit.

Ms. Jane Giles, 6868 Bethesda-Arno Road, stated that her family is long time farmers in the area and asked that the area remain as is.

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

Commissioner Mosley stated he has had several people approach him about the Hamlet Zoning. He stated each lot in the Hamlet should be looked at separately. He also stated any solution will not satisfy everyone, but if the infrastructure is there to sustain a commercial property then the property owner should have the right to develop it as they wish.

Commissioner Fisher asked what the maximum size of a building is in the current CC Zoning.

Mr. Matteson stated the current Zoning Ordinance did not establish a specific building size.

Chairman Lackey stated as a member of the Steering Committee, a multitude of different options were discussed. After going over the findings of the two (2) public hearings, the people were evenly divided on whether to keep the buildings below five thousand square feet or to increase the building size above 25,000 square feet. This Amendment is a compromise. It also gives the Hamlets an opportunity as they mature to be reclassified as a Village. The advantage of a Village is the people in the area can create their own plan and become a stakeholder in the Village and the way it grows. As of now, it is premature to classify the Hamlets as Villages because the infrastructure is not in place for that type of growth.

Commissioner Murdic stated he was also on the Steering Committee and based on the input received, he believes this amendment is a fair compromise. The committee tried to strike a balance in maintaining the character of the communities and commercial growth.

Commissioner Givens stated she believes there are some misconceptions in the idea that the Hamlet Zoning will not allow commercial use. She stated it is her understanding that commercial uses will be allowed in the Hamlets and this Amendment gives the Hamlets the opportunity to grow into a Village if that is what the community wants to do.

Commissioner Mosley asked how a large parcel with multiple buildings would be dealt with if the infrastructure is in place.

Chairman Lackey stated that more than one building could be constructed on a given parcel.

Commissioner Mosley asked if the property owners would still be allowed to develop their property commercially if the infrastructure is there.

Chairman Lackey stated as long as the infrastructure is in place, yes.

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

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 15**

**SITE PLAN FOR THE GATEWAY CHURCH (REVISED), ON 10.68 ACRES LOCATED AT 1288 LEWISBURG PIKE IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2012-025)**

Mr. Holmes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. All signage be approved per Ordinance requirements;
2. Evidence of approval for the driveway connection from TDOT prior to the issuance of a Land Disturbance Permit;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. The posting of a Performance Bond for Landscaping in the amount of \$37,350.

Chairman Lackey asked for any comments from the Commission.

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

**PRELIMINARY PLATS:**

**ITEM 16**

**PRELIMINARY PLAT REVIEW FOR THE GROVE (A.K.A. LAUREL COVE), PHASE 1 (REVISED), CONTAINING 112 LOTS ON 526 ACRES LOCATED OFF ARNO ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2012-302)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Preliminary Plat.

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

1. Prior to the final plat submittal that includes the 201<sup>st</sup> lot within the development, the improvements to Eudailey-Covington Road, including the right turn lane at the site entrance, as well as off-site improvements as stipulated in the traffic review study findings provided by the County's traffic consultant and incorporated into the stipulations of approval for the Site Plan governing this development, 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. Such would include off-site improvements as stipulated in the traffic study review findings provided by the County's traffic consultant and incorporated into the stipulations of approval for the Site Plan governing this development;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of any applicable bonds for the sewer treatment, disposal, and collection system;

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 Pratt made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

**FINAL PLATS:**

**ITEM 17**

**FINAL PLAT REVIEW FOR ESTATES OF GALLANT RIDGE, CONTAINING 10 LOTS ON 12.73 ACRES LOCATED OFF SOUTH CAROTHERS ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2012-421)**

Mr. Holmes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$220,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$88,500 for water improvements as specified by Milcrofton Utility District;
3. The posting of a Performance Bond for landscaping in the amount of \$7,000;
4. Submission of the 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;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. That the applicant provides two 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 from the Commission.

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

**ITEM 18**

**FINAL PLAT REVIEW FOR LAURELBROOKE, SECTION 8 (RE-APPROVAL), CONTAINING 8 LOTS ON 40.11 ACRES LOCATED OFF SNEED ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2012-420)**

Mr. Sweet reviewed the background (see Staff report) recommending approval.

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 19**

**FINAL PLAT REVIEW FOR SILVER STREAM FARM, SECTION 6B, CONTAINING 16 LOTS ON 8.63 ACRES LOCATED OFF ROCKY FORK ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2012-422)**

This item was on the Consent Agenda.

**OTHER:**

**ITEM 20**

**APPROVAL OF THE PLANNING COMMISSION MEETING SCHEDULE FOR 2013**

Mr. Matteson reviewed the proposed schedule recommending its approval.

Chairman Lackey asked for any comments from the Commission.

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

**NON-AGENDA ITEM**

**ITEM 21**

**CHARDONNAY, SECTION 4**

Mr. Matteson reviewed the background recommending approval of the road name change to Cake Bread Court.

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 nine (9) to one (1) with Commissioner Mosley voting "no".

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There being no further business, the meeting was adjourned at approximately 8:30 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON OCTOBER 11, 2012**

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CHAIRMAN JOHN LACKEY