

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

**MEMBERS PRESENT**

Robin Baldree  
John Cain  
Don Crohan  
Steve Lane  
Pete Mosley  
Tom Murdic  
Paul Pratt, Jr.  
Jack Walton

**STAFF PRESENT**

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

The Williamson County Regional Planning Commission met in regular session Thursday, December 13, 2012 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Fisher, Givens, Lackey and Sanders were unable to attend.

Vice Chairman Crohan called the meeting to order.

Mr. Horne made the following announcement:

1. The Open House kicking off the Grassland Village Special Area Plan was held at Grassland Middle School on Monday, December 10, 2012 from 6:30 p.m. until 8:30 p.m. All of the material from the Open House is available on the County's website.
2. The new Zoning Ordinance becomes affective January 1, 2013 but due to where the agenda deadline for January falls, we will still be operating under the old Zoning Ordinance for projects considered at the January meeting.
3. Within the next few months Staff will be looking to amend the fee schedule which has been the same since the 1988 Zoning Ordinance was adopted. Staff will also be looking at updating the Subdivision Regulations.
4. Item 13 and Item 15 have been withdrawn.

Mr. Matteson stated that the Administrative Manual which was included in the agenda packets was developed to help the new Zoning Ordinance be more user-friendly. This will be a good tool for not only staff, the development community and the general public as well.

**CONSIDERATION OF MINUTES:**

Vice Chairman Crohan asked for a motion to consider the minutes of the November 8, 2012 Planning Commission meeting.

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

**CONSENT AGENDA:**

**BONDS:**

1. **Breizn Valley Addition, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$82,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

2. **Breiz Valley, 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. **Breiz Valley, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months and that the required improvements at the detention pond are completed during this time frame.
4. **Security Central Storage** – Maintenance Bond for Landscaping - \$3,100.  
**Recommendation:** Extend in the current amount for a period of three (3) months.
5. **Temple Hills, Section 16, Phase B** – Performance Bond for Roads, Drainage and Erosion Control - \$175,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
6. **Vale Creek** – Performance Bond for Roads, Drainage and Erosion Control - \$200,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
7. **Vulcan Materials** – Performance Bond for Landscaping/Revegetation - \$53,350.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
8. **Watkins Creek, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$125,000.  
**Recommendation:** Extend in the current amount for a period of six (6) months.

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

**PUBLIC HEARINGS:**

**ITEM 11**

**SITE PLAN AND CONDITIONAL USE REVIEW FOR B&L TRUCKING (RESIDENTIAL BUSINESS), ON 5.05 ACRES LOCATED AT 7790 LAMPLEY ROAD IN THE 1<sup>ST</sup> VOTING DISTRICT (5-2012-038)**

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

1. All equipment and vehicles used in the business shall be stored in the proposed accessory structure or outside and screened from view of the road and neighboring properties;
2. Completion of an Affidavit of Compliance to ensure continued adherence to Section 4520 (M) of the Williamson County Zoning Ordinance (Attachment 11-4) and the applicant's Letter of Intent (Attachment 11-3); and
3. Removal of the trailer utilized for storage.

Vice Chairman Crohan opened the Public Hearing.

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

Vice Chairman Crohan 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 voice vote.

#### **ITEM 12**

#### **SITE PLAN AND CONDITIONAL USE REVIEW FOR MID AMERICA DISTRIBUTORS FOR A TEMPORARY FIREWORKS STAND, ON 1.32 ACRES LOCATED AT 1270 LEWISBURG PIKE IN THE 2<sup>ND</sup> VOTING DISTRICT (5-2012-039)**

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 seven (7) days annually; specifically from December 26 through January 1;
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; and
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 December 12, 2013, indicating Williamson County as an additional insured.

Vice Chairman Crohan opened the Public Hearing.

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

Vice Chairman Crohan 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 voice vote.

#### **ITEM 13**

#### **SITE PLAN AND CONDITIONAL USE REVIEW FOR THE MIXED COMMERCIAL CENTER FOR THE LUCY COVINGTON PROPERTY, ON 4.95 ACRES LOCATED AT 2121 HILLSBORO ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2012-037)**

This item was withdrawn.

#### **PRELIMINARY PLATS:**

#### **ITEM 14**

#### **PRELIMINARY PLAT REVIEW FOR ARRINGTON RETREAT, PHASE 1 (REVISED), CONTAINING 90 LOTS ON 155.34 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2012-304)**

Mr. Holmes reviewed the background (see Staff report) recommending approval of this revised Preliminary Plat with the same stipulations that were established in conjunction with the original approval (See Attachment 14-3), and

with the added stipulation that signatures of all lot owners within Section 1 must be affixed to the revised Final Plat prior to recording.

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

**FINAL PLATS:**

**ITEM 15**

**FINAL PLAT REVIEW FOR ISKOWE ACRES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 15 ACRES LOCATED OFF LONG LANE IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2012-423)**

This item was withdrawn.

**ITEM 16**

**PENDING LITIGATION MATTERS**

The session was closed for approximately fifteen (15) minutes.

The session was re-opened.

No action was required.

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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 JANUARY 17, 2013**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY