

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MARCH 14, 2013**

MEMBERS PRESENT

John Cain
Don Crohan
Susan Fisher
John Lackey
Pete Mosley
Tom Murdic
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
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, March 14, 2013 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioner Baldree, Givens, Lane, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. The second public input meeting for the Grassland Village Special Area Plan will be held Monday, March 18, 2013 at Grassland Middle School at 6:30 p.m.
2. Item 19 was withdrawn.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the February 20, 2013 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:

4. **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.
5. **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.
6. **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 three (3) months and request that the final required documents be presented to the office of the Williamson County Engineer within that timeframe. This would allow a possible recommendation to convert this bond to maintenance at the next review.

7. **Mint Springs Farm** – Performance Bond for Landscaping - \$10,275.
Recommendation: Extend in the current amount for a period of one (1) year.
8. **Security Central Storage** – Maintenance Bond for Landscaping - \$3,100.
Recommendation: Re-review this bond at the April 2013 meeting.
9. **Silver Stream Farm, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$95,000.
Recommendation: Release the bond.
10. **Traders Post** – Maintenance Bond for Landscaping - \$1,500.
Recommendation: Release the bond.

FINAL PLATS:

ITEM 15

FINAL PLAT REVIEW FOR BELLE VISTA, SECTION 3, CONTAINING 36 LOTS ON 20.49 ACRES LOCATED OFF HENPECK LANE IN THE 2ND VOTING DISTRICT (1-2012-405)

The Plat is in order, and Staff recommends approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$350,000 for roads, drainage, and erosion control, which is based upon work done to date;
2. The posting of a Performance Bond in the amount of \$154,000 for water improvements as specified by H.B. & T.S. Utility District;
3. The posting of a Performance Bond in the amount of \$108,000 for the wastewater collection system;
4. The posting of a Performance Bond in the amount of \$7,260 for landscaping;
5. Execution of a Stormwater Maintenance Agreement and Submission of an Operation and Maintenance Plan for Stormwater improvements; and
6. The applicant provide two (2) copies of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to the signature and recording of the plat.

ITEM 16

FINAL PLAT REVIEW FOR CHARDONNAY, SECTION 1 (REVISED), CONTAINING 1 LOT ON 28.22 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT (1-2013-406)

Staff recommends approval of this revised Final Plat, with the stipulation that the applicant must submit 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.

ITEM 17

FINAL PLAT REVIEW FOR CHARDONNAY, SECTION 4 (REVISED), CONTAINING 16 LOTS ON 22.76 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT (1-2013-407)

Staff recommends approval of this revised Final Plat with the following stipulations:

1. That the signature of all owners within this Section be affixed to the plat prior to recordation; and
2. 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 Crohan made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

OLD BUSINESS

ITEM 3

SITE PLAN AND CONDITIONAL USE REVIEW FOR ADVENTURE DAWGS BOARDING DAYCARE AND GROOMING (ANIMAL BOARDING FACILITY), ON 4.78 ACRES LOCATED AT 7157 BAHNE ROAD IN THE 1ST VOTING DISTRICT (5-2012-046)

Commissioner Crohan stated prior to the February 20, 2013 meeting and also tonight's meeting, he consulted with legal counsel on a potential conflict of interest as a result of his residence being located on Bahne Road, approximately one-half mile away from the applicants property. He stated he was advised by counsel that there was no conflict of interest, direct or indirect. He also stated he is reviewing the application based solely on the information presented and the applicable Ordinance.

Mr. Holmes reviewed the background (see Staff report) stating Staff can not recommend approval of this request, due to the fact that Staff does not believe the soundproofing measures proposed by the applicant for the outdoor play area will prevent noise from being heard at the property line as required by the 1988 Zoning Ordinance.

Ms. Michelle Weststeyn, the applicant, 7157 Bahne Road, stated she had multiple letters from neighbors in support of this request. She read a statement that she had prepared stating that this business would allow her to work from home, thus enabling her to have foster children.

Chairman Lackey asked for any comments from the Commission.

Commissioner Cain made a motion to deny this request agreeing with Staff recommendation noting that the request does not meet the requirements of the 1988 Zoning Ordinance based on the fact that the soundproofing has not been proven and Staff believes what is proposed will not work. Commissioner Murdic seconded the motion which passed by unanimous vote.

NON-RESIDENTIAL SITE PLANS:

ITEM 11

**SITE PLAN RE-APPROVAL FOR MYSTIC RIDGE (A.K.A. STILLWATER),
WASTEWATER TREATMENT AND DISPOSAL SYSTEM, ON 109.67 ACRES
LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (5-2013-005)**

Mr. Matteson reviewed the background (see Staff report) recommending approval of the Site Plan.

The following items must be addressed in conjunction with Final Plat consideration for the Mystic Ridge Development:

1. Prior to Final Plat submittal, a Zoning Certificate for the completed system necessary to serve the number of lots proposed must be obtained. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a) A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - b) As-built drawings showing the location of all system components and a sealed certification from the design engineer that the Nontraditional Wastewater Treatment and Disposal System was constructed in accordance with the approved construction plans and specifications;
 - c) A letter from the Owner/Utility provider that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same; and
 - d) The posting of a Performance Bond in the amount of \$537,000 for the wastewater treatment and disposal system as specified by the County's wastewater consultant;
2. The applicant's design engineer must seal and certify the cost estimate provided to the County's wastewater consultant;
3. Prior to beginning construction on the system, the applicant must provide a letter from the Tennessee Department of Environment and Conservation (TDEC) indicating its approval of the updated proposal;
4. Construction of the aerated lagoon treatment system and the disposal system necessary to serve at least 201 lots shall be completed and approved by TDEC prior to submittal of the first Final Plat;
5. For each phase or stage following the initial construction, the treatment and disposal sufficient for the proposed number of lots within that stage or phase shall be constructed prior to submittal of the Final Plat for that Section;
6. The primary and secondary disposal areas sufficient to serve the entire proposed development shall be dedicated with the first Final Plat for the development; and
7. A Performance Bond for landscaping improvements shall be established in conjunction with consideration of the first Final Plat.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked if Staff had any knowledge concerning the neighbor's septic area noted in the letter that was distributed to the Commission.

Mr. Matteson read aloud the letter for the benefit of the Commission and stated that the issue addressed in the letter would be a private matter between the developer and the property owner.

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

PRELIMINARY PLATS:

ITEM 12

PRELIMINARY PLAT REVIEW FOR CHARDONNAY, PHASE 1 (REVISED), CONTAINING 79 LOTS ON 98.55 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT (1-2013-302)

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Preliminary Plat, including the requested roadway variances, with the same stipulations of approval that were established in conjunction with the September 2007 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 voice vote.

ITEM 13

PRELIMINARY PLAT REVIEW FOR CHARDONNAY, PHASE 2 (REVISED), CONTAINING 49 LOTS ON 63.62 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT (1-2013-301)

Mr. Matteson reviewed the background (see Staff report) recommending approval of this revised Preliminary Plat, including the requested roadway variance, with the same stipulations of approval that were established in conjunction with the January 2013 approval.

Chairman Lackey asked for any comments from the Commission.

Commissioner Mosley asked if any bond amounts needed to be changed due to these revisions.

Mr. Matteson stated these were minor boundary changes that do not affect the public improvements.

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

ITEM 14

CONTINUATION OF THE PRELIMINARY PLAT FOR MYSTIC RIDGE, PHASE 1 (A.K.A. STILLWATER), CONTAINING 203 LOTS ON 570.49 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2013-303)

Mr. Matteson reviewed the background (see Staff report) recommending approval of this Preliminary Plat continuation request, subject to the stipulations established in conjunction with the initial 2008 approval.

Chairman Lackey asked for any comments from the Commission.

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

FINAL PLATS:

ITEM 15

FINAL PLAT REVIEW FOR BELLE VISTA, SECTION 3, CONTAINING 36 LOTS ON 20.49 ACRES LOCATED OFF HENPECK LANE THE 2ND VOTING DISTRICT (1-2013-405)

This item was on the Consent Agenda.

ITEM 16

FINAL PLAT REVIEW FOR CHARDONNAY, PHASE 1 (REVISED), CONTAINING 1 LOT ON 28.22 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT (1-2012-406)

This item was on the Consent Agenda.

ITEM 17

FINAL PLAT REVIEW FOR CHARDONNAY, SECTION 4 (REVISED), CONTAINING 16 LOTS ON 22.76 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4TH VOTING DISTRICT (1-2013-407)

This item was on the Consent Agenda.

ITEM 18

FINAL PLAT AND VARIANCE REQUEST FOR OFF-SITE SEPTIC EASEMENT FOR HILLSBORO VALLEY, ADDITION, LOT 3, CONTAINING 1 LOT ON 3.65 ACRES, LOCATED AT 2216 HILLSBORO VALLEY ROAD IN THE 8TH VOTING DISTRICT (4-2013-006)

Mr. Sweet reviewed the background (see Staff report) recommending approval of this plat and variance request, pending the approval of the soil areas by Department of Sewage Disposal Management, the execution and recording of an off-site septic easement by the owners of the adjacent parcel, and appropriate notation of this easement on this plat.

Chairman Lackey asked for any comments from the Commission.

Commissioner Crohan asked if the applicant had attempted to acquire the land to put their septic on.

Chairman Lackey asked if the applicant was in attendance.

The applicant was not in attendance.

Mr. Horne stated due to the fact that the applicant isn't present to respond to questions, he would recommend deferring this item to the next meeting.

There being no other comments, Commissioner Crohan made a motion to defer this item to the April 11, 2013 meeting and the applicant must provide documentation to ensure the legal authority to use the adjoining property. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 19

FINAL PLAT REVIEW FOR SADDLE SPRINGS, PHASE 2A, SECTION 7 (REVISED), CONTAINING 9 LOTS ON 72.94 ACRES, LOCATED OFF BETHESDA-ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2013-404)

This item was withdrawn.

ITEM 20

FINAL PLAT REVIEW FOR SPARKMAN SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 43.25 ACRES, LOCATED OFF S. CAROTHERS ROAD IN THE 4TH VOTING DISTRICT (1-2012-424)

Ms. Rucker reviewed the background (see Staff report) recommending approval 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; and
3. Features that could be identified as karst features shall be located and field marked with appropriate buffers (25 feet from the outermost edge of the feature) by a licensed surveyor, and noted as such on 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 Crohan seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 7:45 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON APRIL 11, 2013

CHAIRMAN JOHN LACKEY