

MUNICIPAL PLANNING COMMISSION

May 8, 2018, Regular Meeting @ 7 p.m.

Brandon Butler, Chairman
Daniel Jenkins, V Chairman
Christie Slaughter, 1st Secretary
Mike Anderson, 2nd Secretary
Patti Carroll, Mayor

Derek Burks, Commissioner
Salvatore Cali
Jim Powers
Sheree Qualls

Present: Butler, Jenkins, Qualls, Anderson, Powers, Cali, Burks, Carroll

Absent: Slaughter

Others Present: Attorney Potter, Planner Kristin Costanzo, Engineer Will Owen, Micah Sullivan

- Butler Called Meeting to Order at **7:07 PM**
- Opening Prayer and Pledge - **Butler**
- Approval of Agenda
Carroll made a motion for approval. Jenkins Seconded.
New Business Item 4 to be removed, Add Bond to be set for Sweetbriar Springs Subdivision All were in favor.
- Citizen Comments *(limited to the first five citizens to sign in and three minutes each)*
None
- Approval of Minutes: **April, 2018 – Regular Meeting**
Carroll made a motion for approval. Jenkins Seconded. All were in favor.

NEW BUSINESS

- 1. Final Plat, Willow Crest Subdivision. 21 Proposed Lots on 14.31 acres. Property located along Horn Tavern Road (Tax Map 022, Parcel 66.00). R-20 Zoning District. Property owned by Habitat for Humanity of Williamson County.**

Dan Reynolds Present

No Staff Comments

Carroll- questions plans to buffer along length of development

Reynolds- plans to leave natural 73' buffer

Anderson- questions if tree board is to sign off on development, Carroll says no

Burks- questions there being a buffer at detention basin

Reynolds-replies that basin will fenced and have a 30' natural buffer

Burks made a motion to approve, Qualls seconded the motion, All were in favor

- 2. Master Development Plan, Fernvale Springs Apartments. 14 Proposed Units on 1.17 acres. Property located along Fernvale Road (Tax Map 042, Part of Parcel 63.00). RM-12 Zoning District. Property owned by McGehee Family Trust.**

Trent Smith Present

Jenkins read Staff Comments (Attached)

Smith- addresses staff comments

Carroll made a motion to approve with staff comments to be required, Qualls seconded the motion, all were in favor

3. Development Plan/Site Construction Plans, Fernvale Springs, Phase Four. 36 Proposed Units on 5.46 acres. Property located off Fernvale Springs Way (Tax Map 042, Part of Parcel 63.00). RM-12 Zoning District. Property owned by McGehee Family Trust.

Trent Smith and Tim Mangrum Present

Jenkins read Staff Comments (Attached)

Smith- addresses staff comments on 15' buffer at stream

Explains the need for the "Notice of Coverage" from TDEC

Burks- asks timeframe on TDEC notice, Smith- approx. 3 weeks after PC approval

Mangrum- addresses staff comments on garages and driveways

Clarifies 6 garages are close to private street with low traffic count

Explains the demand for garages and the previous sections

Jenkins- questions Owen on concern with garages in staff comments

Owen- noted concern is the 3' driveway into the garage

Carroll- questions if Phase 1 & 2 are designed the same

Mangrum- answers several houses in Ph 1&2 have carports

Carroll- questions if they will look similar

Mangrum- addresses sprinklers, all units will be individually sprinkled

Anderson- questions the lack of parking for each unit

Mangrum- overflow parking available, older tenants with less vehicle/traffic

Butler- asks square footage of planned units

Mangrum- answers approximately 1,500 sf/unit

Burks- inquires about sidewalks around center section but not both sides of road

Owen- agrees that is what is shown

Carroll- questions residential development restrictions regarding age

Mangrum- no age restrictions

Jenkins- asks Owen for clarification on Staff Comments item 7

Owen- explains Section 4-108 of Sub Regs

If city street requirements are met, there would be no way for garages to be built as shown

Burks- questions variance for streets as shown

Mangrum-explains that they are trying to match the older sections

Owen- older sections have 20' road without curb and gutter

Burks- says that sidewalks are something would like to see

Mangrum- explains maintenance expense for HOA

Carroll- asks why to change from what is there, stay consistent

Mangrum- explains demand for garages, compares project to other similar projects

Burks- expresses concerns for the risk of garages and low visibility

Anderson- asks for project to show more width for streets or driveway lengths

Mangrum- discusses possibilities

Owen- questions grading elevations for units 61-72

Smith- will require stem wall

Burks made a motion to approve the project to include the addressing of staff comments with the variance given for a 20' road width plus curbs, gutters, and sidewalks to city specs, Jenkins seconded the motion, Butler, Jenkins, Qualls, Anderson, Powers, Cali, Burks were in favor, Carroll opposed

~~4. Recommendation to the Board of Commissioners on the Rezoning of Property, requested by Janette Hughes. Property located at 7102 Westview Boulevard (Tax Map 069C, Group A, Parcel 1.00). 1.00 acre. Current zoning district: RS-40; Proposed zoning district: CG.~~

REMOVED FROM AGENDA

4. Recommendation to the Board of Commissioners on the Rezoning of Property, requested by Tony Cavender. Property located along Cox Pike (Tax Map 043, Parcel 23.00). 104.7 acres. Current zoning district: RS-40; Proposed zoning district: R-20 PUD.

Jamie Reed Present

Jenkins read Staff Comments (Attached)

Burks made a motion to defer based on staff comments, Jenkins seconded the motion

Carroll- Asks for traffic study, shows concern with traffic flow

Reed- Will have traffic study by next submittal

Burks- asks Owen if the city should hire the traffic study out and be reimbursed by developer

Owen- discusses it being better to set standards and he will make the assessment

Jenkins- asks for future plans of road terminations with the option to tie to Lake Rd

Carroll- asks developers what type of homes to be built and what buffer at adjoining subdivisions

Jenkins- raises concerns with safety issue of two roads egress at Cox Pk

All in Favor

BONDS/LETTERS OF CREDIT

1. **Scarborough Village – letter of credit in the amount of \$52,000 to cover roads, sidewalks, storm drainage, and other improvements specified by the approved plans. The Planning Commission set the bond on February 12, 2008. Bond expires May 19, 2018.**

Renewed, no action

2. **Deer Valley Downs - letter of credit in the amount of \$464,000.00 to cover roads, sidewalks, storm drainage and other improvements specified by the approved plans. The Planning Commission set the bond on November 10, 2014. The Planning Commission reduced the bond on August 09, 2016 to \$225,000.00. Bond expires May 19, 2018.**

Cavender- Will have letter to the city this week

Burks made a motion to call the bond if not renewed, Cali seconded the motion, all were in favor

3. **Sweetbriar Springs-**

Owen recommends a performance bond of \$742,000 and a reclamation bond of \$180,000

Burks made a motion to set both bonds at Owen's recommendation, Carroll seconds, all were in favor

4. **Willowcrest Subdivision-**

Jenkins made a motion to add the Willowcrest Subdivision Bond to the agenda, Carroll seconded the motion, all were in favor

Owen recommends a performance bond of \$394,000

Burks made a motion to set both bonds at Owen's recommendation, Jenkins seconds, all were in favor

REPORTS FOR DISCUSSION AND INFORMATION

- City Planner – **None.**
- City Engineer – **None.**
- City Attorney – **None.**
- City Manager – **None.**

COMMUNICATION FROM THE PLANNING COMMISSION MEMBERS

Slaughter – **None.**
Qualls – **None.**
Anderson – **None.**
Powers – **None.**
Cali – **None.**
Burks – **None.**
Carroll – **None.**
Jenkins – **None.**
Butler – **None.**

ADJOURNMENT –

Motion for adjournment to Executive Session. Adjourned at 8:15 p.m.

Chairperson

Secretary