

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 14, 2017**

MEMBERS PRESENT

Don Crohan
Holli Givens
Steve Lane
Sammie McCoy
Pete Mosley
Eddie Sanders
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Rachel Durham, Planner
Lania Escobar, Secretary
Debbie Smith, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, September 14, 2017 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Hatcher, Lackey, Richter and Pratt, were unable to attend.

Vice Chairman Crohan called the meeting to order.

Vice Chairman Crohan asked if there were any announcements.

Mr. Horne announced the following:

1. The Triune Special Area Plan Open House will be on September 21, 2017 at the Triune United Methodist Church from 5:30 p.m. to 7:00 p.m.
2. A meeting to introduce the plans for the realignment of Hillsboro and Old Hillsboro Roads will be held on October 4, 2017 from 4:30 p.m. to 6:30 p.m. and;
3. A training meeting concerning property rights will be held immediately following this meeting.

CONSIDERATION OF MINUTES:

Vice Chairman Crohan asked for a motion to consider the minutes of the August 10, 2017 Planning Commission meeting.

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

CONSENT AGENDA:

Vice Chairman Crohan asked if any of the Commissioners would like to consider an item for separate discussion. There being none, Mr. Horne read the following into the record:

3. **Belle Vista, Section 3** - Performance Bond for Roads, Drainage and Erosion Control - \$243,000.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Falls Grove Amenity Center** – Maintenance Bond for Wastewater Collection System - \$8,160.
Recommendation: Release the Bond.
5. **Falls Grove, Section 2** – Maintenance Bond for Water - \$33,000.
Recommendation: Release the Bond.
6. **Falls Grove, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control - \$375,000.

Recommendation: Reduce to the amount of \$250,000 and extend for a period of one (1) year.

7. **Ivan Creek** – Maintenance Bond for Off-Site Road Improvements - \$45,000.
Recommendation: Release the Bond.
8. **Silver Stream Farm, Section 4G** – Performance Bond for Sewer - \$121,000.
Recommendation: Release the Bond.
9. **The Grove, Section 8** – Maintenance Bond for Water - \$6,555.50.
Recommendation: Release the Bond on September 22, 2017.
10. **The Grove, Section 8** – Performance Bond for Wastewater Collection System - \$20,200.
Recommendation: Extend in the current amount for a period of six (6) months.
11. **The Grove, Section 8** - Performance Bond for Roads, Drainage and Erosion Control - \$233,000.
Recommendation: Extend in the current amount for a period of one (1) year.
12. **Waterleaf, Section 1** - Performance Bond for Water - \$30,000.
Recommendation: Convert to Maintenance in the amount of \$9,116 and extend for a period of one (1) year.
13. **Waterleaf, Section 1** - Performance Bond for Landscaping - \$25,960.
Recommendation: Extend in the current amount for a period of three (3) months.
14. **Waterleaf, Section 1** - Maintenance Bond for Water - \$18,578.10.
Recommendation: Release the Bond on September 28, 2017.
15. **Waterleaf, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$350,000.
Recommendation: Extend in the current amount for a period of one (1) year.

FINAL PLATS:

ITEM 20

FINAL PLAT REVIEW FOR THE GROVE, SECTION 10, CONTAINING 1 LOT ON 45 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT

Staff recommends approval of the Final Plat pending the 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.

Vice Chairman Crohan asked for comments from the Commission.

There being no comments, Commissioner McCoy made a motion to accept Staff's recommendation on the Consent Agenda Items. Commissioner Lane seconded the motion, which passed by unanimous vote.

OLD BUSINESS:

ITEM 16

**FINAL PLAT REVIEW FOR FARMS AT CLOVERCROFT, SECTION 3,
CONTAINING 27 LOTS ON 59 ACRES LOCATED OFF CLOVERCROFT
ROAD IN THE 5TH VOTING DISTRICT**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this Final Plat with the following conditions:

1. The posting of a Performance Bond in the amount of \$545,000 for roads, drainage and erosion control;
2. The posting of a Performance Bond in the amount of \$116,000 for the wastewater collection system;
3. The posting of a Maintenance Bond in the amount of \$77,500 for water improvements as specified by Nolensville-College Grove Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
5. 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.

Vice Chairman Crohan asked for comments from the Commission.

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

PUBLIC HEARINGS:

ITEM 17

**AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE
REGARDING SUBDIVISION BUFFERS**

Mr. Matteson reviewed the background (see Staff Report) recommending approval. Staff also recommended that the Resolution be forwarded to the County Commission for adoption.

Vice Chairman Crohan opened the Public Hearing.

There being no one having signed up to speak, Vice Chairman Crohan closed the Public Hearing.

Vice Chairman Crohan asked for comments from the Commission.

Commissioner Mosley asked for clarification of where the buffer begins and ends.

Mr. Matteson stated there would be a one hundred (100) foot buffer for Conservation Subdivisions and a fifty (50) foot buffer for Major Traditional Subdivisions around the perimeter of the development. This buffer will be required between all lots and the perimeter of the development.

Commissioner Walton asked if this amendment would affect the placement of the Sewer Treatment facility.

Mr. Matteson stated it would not as they are required to be at least three hundred (300) feet away from the property line.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 18

NON-RESIDENTIAL SITE PLAN FOR GATEWAY CHURCH, PHASE 2 (REVISED), ON 11 ACRES LOCATED AT 1288 LEWISBURG PIKE IN THE 2ND VOTING DISTRICT

This item was withdrawn.

FINAL PLATS:

ITEM 19

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 1, PHASE 1A, CONTAINING 63 LOTS ON 29 ACRES LOCATED OFF PASQUO ROAD IN THE 9TH VOTING DISTRICT

This item was withdrawn.

ITEM 20

FINAL PLAT REVIEW FOR THE GROVE, SECTION 10, CONTAINING 1 LOT ON 45 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT

This item was on the Consent Agenda.

OTHER:

ITEM 21

ESTABLISHMENT OF A PERFORMANCE BOND FOR WATER IMPROVEMENTS FOR SOUTH CREEK RURAL RETREAT, ON 235 ACRES LOCATED AT 1994 CARTERS CREEK PIKE THE 11TH VOTING DISTRICT

This item was withdrawn.

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There being no further business, the meeting was adjourned at approximately 5:55 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON OCTOBER 12, 2017

CHAIRMAN JOHN LACKEY